

**MADERA COUNTY PLANNING COMMISSION  
AGENDA**

**ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.**

**REGULAR MEETING**

**TIME: 6:00 p.m., Tuesday, November 1, 2016**

**PLACE: 3<sup>rd</sup> Floor Hearing Room, Madera County Government Center, 200 West Fourth Street, Madera, California**

Chairman Ross Thornton  
Vice Chairman John Reed      Commissioner Larry Pistoresi  
Commissioner Luis Ceja      Commissioner Thomas Hurst

**All persons wishing to give testimony on quasi judicial items (noted with an \*) must sign an oath as supplied by the Planning Commission Secretary.**

**CALL TO ORDER**

INVOCATION  
PLEDGE OF ALLEGIANCE  
INTRODUCTION OF COUNTY STAFF  
PLANNING COMMISSION MEETING PROCEDURES  
RULES FOR PRESENTING TESTIMONY  
ADMINISTER OATH FOR QUASI JUDICIAL ITEMS

**TURN OFF ALL CELL PHONES**

**BUSINESS**

Supporting documents relating to the items on this agenda that are not listed as “Closed Session” are available through the Madera County Planning Division website at <http://madera-county.com/index.php/planning-home>. The documents are also available at the Community and Economic Development Department - Planning Division, 200 West Fourth Street, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Division for updates.

**REQUEST FOR COMMENTS FROM THE AUDIENCE**

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time. For items appearing on the agenda, the public is invited to comment at the time the item is called for

consideration by the Commission. Any person addressing the Commission under public comment will be limited to a 3 minute presentation to insure that all interested parties have an opportunity to speak. Also, all persons addressing the Commission must state their name and County of residence for the record.

**ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.**

**CONSENT CALENDAR**

Approval of the agenda.

Approval of the minutes of October 4, 2016.

**PUBLIC HEARINGS:**

- \*1. MICHAEL KARBY, ARCHITECT – VARIANCE (VA #2016-004), SETBACK VARIANCE (ZV #2016-006) - WISHON (DISTRICT #5) LEAD PLANNER: JOEY DINH**

Michael Karby, Architect is requesting to a Variance (VA #2016-004) to allow a proposed 45 foot 6 inch high single family dwelling where the maximum height allowed by ordinance is 35 feet. A Setback Variance (ZV #2016-006) will also be considered to allow a 22 foot right-of-way setback where a 25 foot right-of-way setback is required by ordinance. The property is owned by Jeffrey Allen and Cindy Yvette Faulkner and is located on the east side of Emory Lane, approximately 613 feet north of its intersection with Upper Emory Lane (37981 Emory Lane), Wishon. The property is zoned RMS (Residential, Mountain, Single Family) District. This item is categorically exempt from California Environmental Quality Act (CEQA) pursuant to §15303(a) and §15305. Size: 0.22 acres. APN: 070-250-004.

- \*2. CHARLES WEAVER AND NANCY STABEL – TENTATIVE SUBDIVISION MAP (S #2016-001) – AHWAHNEE (DISTRICT #5) LEAD PLANNER: JUDY GUTIERREZ**

Charles Weaver and Nancy Stabel are requesting a Tentative Subdivision Map (S #2016-001) to divide 64.24 acres into three lots (Lot #1 – 40.85 acres gross, Lot #2 – 20.42 acres gross, and Lot #3 – 5.03 acres gross). The property is owned by Charles Weaver and Nancy Stabel and is located on the east side of Road 628, approximately 547 feet from its intersection with Right Road (45500 Right Road), Ahwahnee. The zone is RRS-5 (Residential, Rural, Single Family-5 Acre) District. A draft Negative Declaration (ND #2016-19) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 64.24 acres. APN: 055-054-006.

- \*3. QUADY SOUTH WINERY, LLC – CONDITIONAL USE PERMIT (CUP #2016-015) – MADERA (DISTRICT #3) LEAD PLANNER: ROBERT MANSFIELD**

Quady South Winery LLC is requesting a Conditional Use Permit (CUP #2016-015) to amend Conditional Use Permit (CUP #2013-006) which would allow the expansion of production from 100,000 to 160,000 cases per year, and the addition of 6,016 square feet of building area partly to cover outdoor tanks. The property is owned by Quady Winery Inc. and is located on the east side of Road 24, approximately 436 feet north of its intersection with Avenue 13 (13181 Road 24), Madera. The property is zoned AR-5 (Agricultural, Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2016-20) has been prepared concerning the proposed project in compliance with provisions of

the California Environmental Quality Act (CEQA). Size: 4.24 acres. APN: 045-152-039.

**\*4. RAVINDER S. GREWAL – GENERAL PLAN (GP #2015-002), REZONE (CZ #2015-002), VARIANCE (VA #2015-004) - MADERA (DISTRICT #1) LEAD PLANNER: BECKY BEAVERS**

Ravinder S. Grewal is requesting to amend the Madera County General Plan (GP #2015-002) pursuant to Section 65358 of the Government Code. The area to be considered consists of 19.37 acres located on the north side of Avenue 7, approximately 750 feet west of its intersection with SR 99 (no address available), Madera. The proposal is to amend the area now shown as HSC (Highway, Service, Commercial) and AE (Agricultural, Exclusive) Designations to HSC (Highway, Service, Commercial) Designation. A Rezone (CZ #2015-002) will be considered to allow a 22,814 square foot travel center and fuel island for cars and diesel vehicles. The zone is ARE-20 (Agriculture Rural Exclusive-20 Acre) District. The proposed zone is PDD (Planned Development District) District. A Variance (VA #2015-004) will also be considered to allow a 100'-0" high sign where 35' is allowed by ordinance and two additional 45'-0" high signs where 35' is allowed by ordinance. The property is owned by RNDS PROP LLC. A draft Mitigated Negative Declaration (MND #2016-06) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 19.37 acres. APN: 048-191-013.

**5. AG PRESERVES – COUNTY WIDE LEAD PLANNER: JAMIE BAX**

This hearing is to consider the rezoning of lands currently proposed for inclusion in the Agricultural Preserve/Farmland Security Zone Program for 2017 (contracts with Madera County under the provisions of the Williamson Act) to ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District from ARE-20 (Agricultural, Rural, Exclusive-20 Acre), & ARF (Agricultural Rural Foothills) Districts.

**PLANNING COMMISSION COMMENTS:**

Tribal Consultation and CEQA presentation

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, December 6, 2016 @ 6:00 p.m.** - Regular Meeting – Madera County Government Center, 3<sup>rd</sup> Floor Hearing Room, 200 West Fourth Street, Madera, California.

## **PLANNING COMMISSION MEETING PROCEDURES**

Planning Commission meetings are conducted under the direction of the Chairman. Each item scheduled for public hearing at a Planning Commission meeting will be announced by the Chairman, and the hearing will be conducted as follows:

1. The Planning staff will present their report and recommendation on the matter being heard. Commission members will be provided an opportunity to question staff.
2. The Chairman will first ask the project applicant or proponent to present any points they feel the Commission should understand about their proposal. The Commission may ask questions.
3. The Chairman will ask those in support and then those opposed to the application to come to the podium and present any testimony they wish to give in regard to the proposal being considered.
4. The Chairman will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.
5. The public comment portion of the hearing will be closed and the matter will be deliberated by the Commission and a decision will be rendered.
6. Persons wishing to appeal a decision must present a written notice of appeal together with the fee to the planning commission secretary whose office is located at the Madera County Government Center 200 West 4th Street, 3rd floor, Madera CA. The notice and fee must be received within 15 days of the date the decision is rendered

### **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Commission in a public hearing must observe the following rules:

1. All testimony must be presented from the podium. When beginning to speak, first identify yourself, County of residence, and interest in the matter. This is required for the public record. Since all meetings are recorded, please speak clearly and use the microphone provided.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Planning Commission hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity, and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony should be submitted for Planning Commission consideration in advance of the actual hearing date.