

PUBLIC HEARINGS:

1. NAIR MANAGEMENT – CONDITIONAL USE PERMIT (CUP #2021-021)

Nair Management requested approval of Mitigated Negative Declaration (MND #2024-09), Conditional Use Permit (CUP #2021-021) to allow an outdoor recreation facility to host events on a 40-acre lot. The facility can accommodate a maximum of 200 guests and ten employees. It includes a 980-square-foot main building, a 980-square-foot kitchen building, a 980-square-foot restroom building, a 2,800-square-foot main shaded structure with 546-square-foot secondary shaded structures, and a 95,000-square-foot stage with terraced seating. The parcel is zoned ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District and is located on the north side of Avenue 14, approximately 0.6 miles west of its intersection with Highway 41 (40887 Avenue 14), Madera. Size 40.09 acres. APN 051-214-005.

Annette Kephart, Senior Planner, presented the information on this item and recommended adopting the resolution to deny Conditional Use Permit #2021-021.

Comments: Jan Smith, spoke in opposition of the project. Dave Thorp, spoke in opposition of the project because he does not want a wedding venue. Daryll Mapson, spoke in opposition concerned about extra traffic, drinking, and extra deputies. Jordan Morgan, spoke in opposition regarding increase in vehicles. Tammy Wolk, spoke in opposition does not want loud music or big parties. Douglas Bowman opposes because of the increase of traffic, noise, and dust. Cary Hernandez, spoke in opposition. Tom Sargo, spoke in opposition of the project. Linda Manter, spoke in opposition. Evan Manter, spoke in opposition. Miles Newland, spoke in opposition. Sandra Valenti, spoke in opposition of her kids not being able to go outside to play if this project is approved. Matt Houts, spoke in opposition of the project. Susana Herrera, spoke in opposition. Darryl Herzog, spoke in opposition.

On a motion by Commissioner Palmer and seconded by Commissioner Miles-Mattingly it was ordered to adopt a resolution denying Mitigated Negative Declaration (MND #2024-09) associated mitigation monitoring report program, Conditional Use Permit (CUP #2021-021), findings of fact, and conditions of approval. The motion carried on a vote of 5-0 in favor. Yes: Commissioner Palmer, Commissioner Miles-Mattingly, Commissioner Estrada, Commissioner Dal Cerro, and Chairman Burdette

RESOLUTION: #2024-26
REF: CUP #2021-021
FILE: 051-214-005

DATE: October 1, 2024; REF: CUP #2021-021; 051-214-005

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

Next meeting scheduled for November 12, 2024.

4 items on for November’s agenda.

On motion, second, it was ordered to adjourn the meeting.

Matthew Treber, Planning Director
Matthew Treber, Secretary of Planning Commission