



**PUBLIC HEARINGS:**

**1. TOM PISTACCHIO – GENERAL PLAN AMENDMENT (GP #2022-003) & REZONE (CZ #2024-004)**

Tom Pistacchio requested approval of a resolution approving Mitigated Negative Declaration (MND #2024-08) for General Plan Amendment (GP #2022-003) from AE (Agricultural Exclusive) to HSC (Highway Service Commercial) and Rezone (CZ #2024-004) from AR-5 (Agricultural, Rural Five Acre) District to CRG (Commercial, Rural, General) District, subject to conditions of approval, findings of fact, and the mitigation monitoring report program. The property is zoned AR-5 (Agricultural, Rural Five Acre) District and is located on the west side of Golden State Blvd, approximately 200 feet north of its intersection with Avenue 18 ½, (18612 Golden State Blvd), Madera. Size 19.5 acres. APN 029-260-038.

Sam Rashe, Senior Planner, presented the information on this item and recommended approval.

Comments: Frank Flores, representing the applicant, spoke in favor of the project. Kirk Atamian, spoke in favor of the project. Carolyn Miller, spoke in opposition of changing the zoning from Agricultural to Commercial. Patricia Boyes asked if houses were going to be built.

On a motion by Commissioner Dal Cerro and seconded by Commissioner Miles-Mattingly it was ordered to adopt a resolution approving Mitigated Negative Declaration (MND #2024-08) associated mitigation monitoring report program, General Plan Amendment (GP #2022-003), Rezone (CZ #2022-004), findings of fact, and conditions of approval. The motion carried on a vote of 5-0 in favor. Yes: Commissioner Dal Cerro, Commissioner Miles-Mattingly, Commissioner Estrada, Commissioner Palmer, and Chairman Burdette

**RESOLUTION: #2024-24**  
**REF: GP #2022-003 & CZ #2024-004**  
**FILE: 029-260-038**

DATE: September 3, 2024; REF: GP #2022-003 & CZ #2024-004; 029-260-038

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**2. ZONING ORDINANCE**

Madera County requested approval of a resolution recommending approval to the Board of Negative Declaration (ND #2023-33) SCH #20230808732 and a comprehensive update to Chapter 18 of the Madera County Code.

Annette Kephart, Senior Planner, presented the information on this item and recommended approval.

Comments: Kris Hamilton, spoke in opposition of the zoning ordinance regarding fire concerns. EIR states something different. Dwelling will be replaced as household in the ordinance. Mark Reed, spoke in opposition regarding short term rentals. Monique Taylor, spoke in opposition regarding fire issue, road easement, and change the verbiage regarding home occupation. Dan Metz, spoke about the fire dangers of having an excessive number of short-term rental occupancies in the County. Andrea Uribe, Policy Advocate for Leadership Council spoke in opposition and requested an EIR.

On a motion by Commissioner Dal Cerro and seconded by Commissioner Estrada it was ordered to table this matter to a date to be determined in the future for further action while staff works on addressing comments received from commission and the public. The motion carried on a vote

of 5-0 in favor. Yes: Commissioner Dal Cerro, Commissioner Estrada, Commissioner Palmer, Commissioner Miles-Mattingly, and Chairman Burdette.

**RESOLUTION: #2024-25**  
**REF: Zoning Ordinance**  
**FILE: Countywide**

DATE: September 3, 2024; REF: Zoning Ordinance.

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**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

Next meeting scheduled for October 1, 2024.

2 items on for October's agenda.

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

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