

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

March 4, 2004

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Tony Cusenza, Rachelle Antinetti, Marie Assali, Kathleen Griffin, Allen Layman, Jim Poore, Andrew Souza, Ray Souza  
  
Absent: Helen White  
  
Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Angela Freitas, Associate Planner; Carole Maben, Assistant Planner; Sara Lytle-Pinhey, Assistant Planner; Ed Burrows, County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
  - A. No one spoke.
- IV. **APPROVAL OF MINUTES**
  - A. February 19, 2004  
Poore/R. Souza, 6-0, **APPROVED**  
Griffin and Assali abstained.
- V. **CORRESPONDENCE**

Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:

  - A. Memo dated March 3, 2004 from Department of Planning and Community Development regarding Item VII-C, Use Permit Application No. 2003-37 - Anderson Stables.
  - B. Memo dated March 1, 2004 from Thom Holmquist Co regarding Item VIII-A, Thom Holmquist, along with photographs.
- VI. **CONFLICT OF INTEREST**
  - A. Commissioner Poore is familiar with the Holmquists, but this will not impact his decision.
  - B. Commissioner A. Souza is acquainted with David Harris, who is the agent for David

and Margie Robinette, but this will not impact his decision.

- C. Commissioner Layman is acquainted with Thom Holmquist but that will not effect his decision.
- D. Commissioner Cusenza will excuse himself from Item VIII, Annual Review of Use Permit No. 90-36 - Thom Holmquist Co., as he owns the property next to the Holmquist's.

**VII. PUBLIC HEARINGS ( \* - Consent Items )**

Commissioner Cusenza informed the public of the consent items and procedure.  
Public hearing opened.  
Public hearing closed.

**CONSENT ITEMS**

- \*A. **PARCEL MAP APPLICATION NO. 2003-44 - BRAH, BASRAI, AND GREWAL -**  
(This project was continued indefinitely at the December 18, 2003 Planning Commission hearing.) This is a request to create four parcels of 45± acres each from a 181.6± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Welty Road, north of W. Hamilton Road and west of McCracken Road, in the Westley area. A Negative Declaration will be considered.  
APN: 016-013-024  
Staff Report: Carole Maben Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Griffin/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
  
- \*B. **PARCEL MAP APPLICATION NO. 2003-51 - DAVID AND MARGIE ROBINETTE -**  
This is a request to divide a 648-acre site into parcels of 40, 40, 40, 45.7, and 137.4 acres and a 344-acre remainder parcel located in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Tim Bell Road, south of Claribel Road and north of Hazeldean Road, in the Waterford area. A Mitigated Negative Declaration will be considered.  
APN: 015-002-007 and 015-002-008  
Staff Report: Carole Maben Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Griffin/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- \*C. USE PERMIT APPLICATION NO. 2003-37 - ANDERSON STABLES** - This is a request to allow a horse training and stable business on a 15.9 acre parcel located in the A-2-40 (General Agriculture) zoning district. The project will consist of a caretaker's house, parking area, a 3,840 square foot barn with horse stalls for 14 horses, and two arenas (one arena is a 70-foot radius, the other arena is 80 feet x 130 feet). The property is located at 5036 Eleanor Road in the Riverbank / Oakdale area. This project is Exempt from CEQA.  
APN: 062-030-020  
Staff Report: Bill Carlson Recommends **APPROVAL WITH THE WORDS "MOBILE HOME" AND "TEMPORARILY" REMOVED FROM THE PROJECT DESCRIPTION IN THE STAFF REPORT.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Griffin/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT, WITH THE WORDS "MOBILE HOME" AND "TEMPORARILY" REMOVED FROM THE PROJECT DESCRIPTION IN THE STAFF REPORT.**
- \*D. TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2002-01 - SARGENTI KENNELS** - This is a request for a one-year time extension to January 9, 2005, to allow for construction of a dog kennel with the capability to house 50 dogs maximum for boarding and training on 57.88 acres in the A-2-40 (General Agriculture) zoning district. The property is located on 28-Mile Road, south of Dorsey and north of Frankenheimer Road, in the Oakdale area.  
APN: 002-054-009  
Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL OF TIME EXTENSION.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Griffin/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION OF A TIME EXTENSION TO JANUARY 9, 2005 AS OUTLINED IN THE STAFF REPORT.**
- \*E. PARCEL MAP APPLICATION NO. 2003-17 - CRANBROOK REALTY INVESTMENT FUND, LP** - (This project was continued indefinitely at the August 7, 2003 Planning Commission hearing.) This is a request to create 3 parcels (2.29, 2.29, and 9.6 acres) and a 23.4 acre remainder in the M (Industrial) zoning district. The property is located on the northeast side of the Finch Road and Mariposa Avenue intersection, in the Modesto area. This project is Exempt under CEQA.  
APN: 036-015-046  
Staff Report: Angela Freitas Recommends **APPROVAL.**  
Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Griffin/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS**

- A. None.

**6:05 p.m. Commissioner Cusenza removed himself from the meeting.**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. **ANNUAL REVIEW OF MODIFIED USE PERMIT NO. 90-36 - THOM HOLMQUIST CO.**

Andrea and Thom Holmquist, 2418 E. Service Road, Ceres, owners of property, spoke regarding what had been done to bring the property in to compliance.

Planning Commissioners requested the Holmquists to continue cleaning up the property to allow for planting of trees along the entire property line and for Staff to bring the matter back in March 2005 for another review.

**6:23 p.m. Commissioner Cusenza returned to meeting.**

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 24, 2004**

1. The Board did not meet this date.

**BOARD OF SUPERVISORS ACTIONS OF MARCH 2, 2004**

1. The Board set a public hearing for March 30, 2004 at 9:30 a.m. to set aside and void the approvals of the 2001 Addendum to the Diablo Grande Specific Plan Environmental Impact Report, and they modified Condition No. 57 for Vesting Tentative Map 97-01, Diablo Grande Unit 1 in related action.
2. The Board set a public hearing for March 30, 2004 at 9:25 a.m. to consider Rezone Application 2003-07, Ray Gritton.
3. Approved Rezone Application 2003-08, Vesting Tentative Parcel Map 2003-15 for B & D United Builders Inc. This was a request to rezone 23 acres from PD233 to two new Planned Development zones and create 8 parcels and a storm drain basin.
4. The Board continued an appeal of Stanislaus County Planning commission approval

of Use Permit 2002-28, Santa Fe Aggregates to March 23, 2004 at 9:30 a.m.

5. The Board received a letter from United States Department of Housing and Urban Development regarding FY 2004 allocation of \$2,288,000 for the Community Development Block Grant program and \$85,000 in emergency shelter grants. This is money that comes to the county under the Community Development Block Grant program that we administer as an entitlement agency along with the City of Oakdale and the City of Patterson.

## **ON THE HORIZON**

### **March 18, 2004**

1. Two Time Extensions
2. Four Parcel Maps
3. Two Use Permits
4. One General Plan Amendment, with a Rezone and a Parcel Map

### **April 1, 2004**

1. East Oakdale Projects: Hillsborough II, Lands of Schutz, and Kushar
2. Three Use Permits
3. Two Parcel Maps

There will be no Nuisance Abatement Hearings April 1<sup>st</sup>.

## **X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A. Commissioner Antinetti asked if were possible to hold a meeting regarding the Williamson Act and other planning items, especially since there are new people on the Planning Commission. Director Freitas said that he will conduct a workshop in the near future.

## **XI. ADJOURNMENT**

The meeting was adjourned at 6:32 p.m.

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Ron E. Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)