

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 15, 2004

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Tony Cusenza, Marie Assali, Allen Layman, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- Absent: Rachelle Antinetti, Kathleen Griffin
- Staff Present: Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Debra Whitmore, Senior Planner; Angela Freitas, Associate Planner; Carole Maben, Assistant Planner; Sara Lytle-Pinhey, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Mike Newton, Environmental Resources Manager; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. April 1, 2004
White/A. Souza, 6-0, **APPROVED**
Commissioner Jim Poore abstained.
- V. CORRESPONDENCE**
Deputy Director Kirk Ford informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:
- A. Fax received April 8, 2004 from Ron West & Associates regarding Item VII-A, Use Permit Application No. 2004-05 - San Joaquin Valley Mobile Homes.
- B. California Planning & Development Report, Vol. 19, No. 3, March 2004
- C. Farmland Working Group, Vol. No. 2, Spring 2004
- VI. CONFLICT OF INTEREST**
- A. Commissioner Assali knows Bob Yohanan, Item VII-A, Use Permit Application No. 2004-05 - San Joaquin Valley Mobile Home Sales, but this will have no bearing on her ability to render an impartial decision.

- B. Commissioner Andrew Souza knows the Farinha family, Item VII-B, Parcel Map Application No. 2003-54 - Steve and Lois Farinha, but this will have no bearing on his decision.

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. **USE PERMIT APPLICATION NO. 2004-05 - SAN JOAQUIN VALLEY MOBILE HOME SALES** - Request to expand and operate a mobile home sales business and sign program, located in the H-1 (Highway Commercial) zoning district. The project site is located at 5431, 5437, 5303, 5505, and 5407 Rohde Road, in Keyes. The project is Exempt for CEQA.
APN: 045-016-037, 038, 039, 040, 041, and 043
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.
Poore/A. Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- *B. **PARCEL MAP APPLICATION NO. 2003-54 - STEVE AND LOIS FARINHA** - (Continued from March 18, 2004 Planning Commission meeting.) Request to create two parcels of 20+ (gross) acres from a 40+ (gross) acre site in the A-2-20 (General Agriculture) zoning district. The property is located at the southeast corner of Almond and Locust Avenues, north of Pomelo Avenue, in the Patterson area. A Negative Declaration will be considered.
APN: 048-016-028
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.
Poore/A. Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- C. **NONE**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF APRIL 5, 2004

- A. The Board did not meet on this date.

BOARD OF SUPERVISORS' ACTION OF APRIL 13, 2004

- A. The Board did not meet on this date.

MISCELLANEOUS & ON THE HORIZON

May 6, 2004

1. Ordinance Amendment for Produce Stands/Markets & Seasonal Activities
2. One Use Permit
3. One Rezone

May 20, 2004

1. Three Parcel Maps
2. One Use Permit
3. Airport Land Use Commission meeting

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Commissioner Cusenza and the Commission thanked the Planning Director for the book, "The Job of the Planning Commissioner."
- B.** Commissioner Cusenza asked if the Commission could be provided a listing and definition of all planning zones. Deputy Director Ford said that will be provided to the Commissioners prior to the workshop to be held May 22, 2004.

XI. ADJOURNMENT

The meeting was adjourned at 6:08 p.m.

Kirk Ford, Deputy Director for 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.)