

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 3, 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, and Helen White
- Absent: No one
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Angela Freitas, Associate Planner; Carole Maben, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Mike Newton, Environmental Resources Manager; Sonya Harrigfeld, Deputy Director, 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. May 20, 2004
White/Layman, 7-0, **APPROVED**
Assali and R. Souza abstained.
- B. Workshop, May 22, 2004
A. Souza/White, 6-0, **APPROVED**
Griffin, Poore, R. Souza abstained.
- V. CORRESPONDENCE**
- Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:
- A. Letter dated May 19, 2004 from Henry & Carol Homen regarding Item No. VIII-A, Temporary Mobile Home Permit Application No. 2004-11 - Ali Arshad.
- B. California Planning & Development Report, Vol. 19, No. 5, May 2004.
- C. Planning Commissioners Journal, Number 54, Spring 2004.
- D. Draft "Amending Measure X Guidelines", prepared by Department of Environmental

Resources.

- E. Draft Ordinance Amendment pertaining to private sewage disposal, prepared by Department of Environmental Resources.

VI. CONFLICT OF INTEREST

- A. None.

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. 2004-03 & EXCEPTION 2004-02 - VON EICHEL-STREIBER** - Request to create four 10-acre parcels from a 40-acre site located in the A-2-10 (General Agriculture) zoning district. An exception is being requested since two parcels do not front on a County-maintained road. The property is located at 2919 Shoemake Avenue, south of North Avenue and west of Brink Avenue, in the Modesto area. This project is Exempt from CEQA.
APN: 005-052-004
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION:
FAVOR:
Public hearing closed.
A. Souza/Assali, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- *B. **USE PERMIT APPLICATION NO. 2004-08 - JACK NICHOLS** - Request to build a single-family residence on a 3.56 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the south side of Grayson Road, between Tully and Mountain View Roads, in the Hughson Area. This project is CEQA exempt.
APN 045-036-051
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION:
FAVOR:
Public hearing closed.
A. Souza/Assali, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

- C. None.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. **TEMPORARY MOBILE HOME PERMIT NO. 2004-11 - ALI ARSHAD** - Request to allow a temporary mobile home on a 16.5 acre parcel to provide housing for a full-time employee. The project site is located at 3736 Blue Gum Avenue, in the Modesto area.
APN: 081-007-003 & 081-007-002
Staff Report given by Angela Freitas, Associate Planner
The Planning Commission gave guidance to Staff that the original decision to deny this application was correct and to proceed with the denial.
- B. **PROPOSED CHANGES TO TITLE 16 (INDIVIDUAL AEROBIC WASTEWATER TREATMENT SYSTEMS)** - Information presented by Sonya Harrigfeld, Assistant Director, Department of Environmental Resources

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF MAY 25, 2004

- A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTION OF JUNE 1, 2004

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

MISCELLANEOUS & ON THE HORIZON

- A. "The Role of the Planning Commissioner" class to be held in Sacramento on June 4th, has been cancelled.
- B. The California County Planning Commissioners Association will be holding their conference in Columbia on Friday, June 4th. Tony Cusenza, Marie Assali, and Helen White will be attending.
- C. The Department of Environmental Resources will conduct a workshop after our regularly scheduled meeting on July 1st. Mike Newton will discuss how the new Nuisance Abatement Hearing Board will work, introduction of new Ordinances, and added responsibilities.

June 17, 2004

1. Two Use Permits (Salida Hulling & Martella-Chiesa Walnut Sheller)
2. Two Parcel Maps

July 1, 2004

1. One Parcel Map
2. DER workshop will follow our meeting

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Kathleen Griffin announced that this will be her last meeting as a Planning Commissioner. She thanked the staff and commission for all the support she has received during her years as a Commissioner.
- B. Commissioner Cusenza and Director Freitas thanked Commissioner Griffin for her hard work and ability to see right to the heart of the matter on projects. She will be missed.

XI. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

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.)

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**XII. RECONVENE AS NUISANCE ABATEMENT HEARING BOARD
(See Nuisance Abatement Hearing Board Minutes)**