

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 5, 2004

Meeting called to order at 6:01 p.m.

I. PLEDGE OF ALLEGIANCE

Due to lack of a quorum, a recess was called at 6:03.

Meeting re-convened at 6:23

II. ROLL CALL:

Present: Vice-Chair Andrew Souza, Allen Layman, Mike Navarro, Jim Poore, Maria Assali.

Absent: Tony Cusenza, Rachelle Antinetti, Ray Souza, and Helen White.

Staff Present: Ron E. Freitas, Director; Bob Kachel, Senior Planner; Angela Freitas, Associate Planner; Bill Carlson, Associate Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk

III. CITIZEN'S FORUM

A. No one spoke.

IV. APPROVAL OF MINUTES

A. July 15, 2004
Minutes unable to be approved due to lack of a quorum (Commissioner Assali abstained). This item will continue to August 19, 2004 meeting.

V. CORRESPONDENCE

A. Memo from Planning Department providing a formal response to the letter dated July 22, 2004 from the State Department of Conservation regarding Item VII-B, Parcel Map Application No. 2004-09 - Smith Property.

B. Special Bulletin Notice from California County Planning Commissioners Association (CCPCA), regarding the State Conference to be held in Pleasanton on November 11-14, 2004.

C. Planning Commissioners Journal, Number 55, Summer 2004.

D. California Planning & Development Report, Vol. 19, No. 7, July 2004.

- E. Memo dated July 8, 2004 from Tuolumne River Regional Park regarding meeting schedule for the remainder of 2004.

VI. CONFLICT OF INTEREST

- A. None.

VII. PUBLIC HEARINGS (* - Consent Items)

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

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. 2004-06 - BILL HOUCK - (CONTINUED FROM MAY 20, 2004 PLANNING COMMISSION MEETING)** - Request to create two parcels of 1.26 and 2.00 acres in a R-A (Rural Residential) zoning district located on the southwest corner of Scarlet Oak Drive and Black Oak Court in the Oakdale area. This project is Exempt from CEQA.
APN: 010-025-075
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Assali, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- *B, **PARCEL MAP APPLICATION NO. 2004-09 - SMITH PROPERTY** - Request to create two parcels of 40.6 and 41.4 acres from an 80+ acre site, located on the south side of Taylor Road, between Berkeley Avenue and Quincy Road, in the Turlock area. The western 40.6 acres of the project site are located within the City of Turlock. A Negative Declaration will be considered.
APN: 073-001-001
Staff Report: Angela Freitas Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Assali, **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- C. ZONING ORDINANCE AMENDMENT NO. 2004-03 - SEASONAL ACTIVITIES -**
Proposed amendment to Chapter 21.100 - Staff Approval Permits, of the Stanislaus County Zoning Ordinance to address corn mazes, hay mazes, and similar seasonal activities. The proposed amendment adds language to clarify that corn mazes, hay mazes, and similar seasonal activities are allowed with a Staff Approval if they are accessory to an approved Produce Stand or Produce Market.
Staff Report: Angela Freitas Recommends **APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Assali/Layman, Unanimous (5-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (Not Public Hearings)

- A. STOP TOBACCO SALES TO YOUTH COMMITTEE - TOBACCO RETAIL LICENSING ORDINANCE** - Presentation by Mark Loeser and Heather Duval, Health Services Agency / Tobacco Education Program.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF JULY 27, 2004

- A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTIONS OF JULY 27, 2004

- A. The Board approved the special election relating to the Robertson Road In-fill area for a Measure M vote to appear on the November 2, 2004 ballot.
- B. The Board set a public hearing for September 21, 2004 at 6:40 p.m. to consider the approval of the 2003-2004 Community Development Block Grant Final Consolidated Annual Performance Evaluation Report.

BOARD OF SUPERVISORS' ACTIONS OF AUGUST 3, 2004

- A. The Board met this date but there were no items concerning the Planning Department or Planning Commission.

MISCELLANEOUS & ON THE HORIZON

- A. The Airport Land Use Commission meeting scheduled for August 19th will be cancelled as there are no items for the Airport Land Use Commission.

August 19, 2004

- A. One General Plan Amendment, with a Rezone and Parcel Map
- B. One Rezone
- C. One Parcel Map
- D. One Tentative Map and a Specific Plan Amendment
- E. One Use Permit and Williamson Act Cancellation
- F. One Ordinance Amendment

September 2, 2004

- A. Two Parcel Maps
- B. One Use Permit

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioner Andrew Souza spoke about the important information obtained at the California County Planning Commissioners Association Conferences. The next conference will be held in Pleasanton in November of this year.

XI. ADJOURNMENT

The meeting was adjourned at 6:50 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.)