

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 16, 2004

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Tony Cusenza, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- Absent: Rachelle Antinetti
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Department of Environmental Resources; and Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. September 2, 2004
A. Souza/Poore, 7-0, **APPROVED**
Ray Souza abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter received September 16, 2004 from Paul Wenger, 4267 Beckwith Road, Modesto, regarding Item VII-C, Use Permit Application No. 2003-36 - D.B. Truck Body and Trailer Repair.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Andrew Souza is acquainted with Ed Maring but sees no conflict.
- 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. 2003-35 - GURDWARA SAGAR CHURCH - CONTINUANCE OF HEARING** - Request to continue to November 4, 2004 a request to construct a new 4800 square foot temple at 3418 Golf Road on 2.22 acres in an A-2-40 (General Agriculture) zoning district in the south Turlock area. A Negative Declaration will be considered.
APN: 044-052-019
Staff Report: Bob Kachel Recommends **APPROVAL OF CONTINUANCE TO NOVEMBER 4, 2004.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/A. Souza, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION TO CONTINUE TO NOVEMBER 4, 2004.**
- *B. PARCEL MAP APPLICATION NO. 2004-05 - EDWARD MARING** - Request to split three parcels, under Williamson Act contract, totaling 507.56 acres into ten (10) parcels ranging in size from 40 acres to 91.77 acres in an A-2-40 (General Agriculture) zoning district located at the intersection of Cox and Frank Cox Roads, in the Grayson area. A Negative Declaration will be considered.
APN: 016-031-011, 016-031-012 & 016-031-013
Staff Report: Bob Kachel Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/A. Souza, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2003-36 - D.B. TRUCK BODY AND TRAILER REPAIR** - Request to operate a truck and trailer repair business, specializing in agricultural related trucks, located in an A-2-40 (General Agriculture) zoning district at 4125 Beckwith Road, west of Dakota Avenue, in the Salida area. A Negative Declaration will be considered.
APN: 076-027-038 and 076-027-038
Staff Report: Bob Kachel Recommends **DENIAL.**
Public hearing opened.
IN FAVOR OF PROJECT: George Reed, 4107 Beckwith Road, Modesto; Dimas Borba, 700 Rosemore, Modesto; Traci Borba, 700 Rosemore, Modesto; Steve Brubaker, 3025 Dakota Avenue, Modesto.
IN OPPOSITION OF PROJECT: No one spoke.
Public hearing closed.
Assali/A. Souza, 6-2 (Navarro, Poore), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT TO DENY THIS**

PROJECT.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 7, 2004

- A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 14, 2004

- A. Awarded the construction contract for the installation of shade shelters at Murphy Park in Salida to M.A.K. Associates.
- B. Approved lot line adjustment and Williamson Act contracts.
- C. Set a public hearing for September 28, 2004, at 9:30 a.m., to consider the introduction, waiving of the reading, and adoption of Planning and Community Development Department Ordinance Amendment No. 2004-02, an ordinance amending the Stanislaus County code relating to large retail businesses.
- D. Set a public hearing for October 5, 2004, at 9:25 a.m., to consider Rezone Application 2003-15, Raman V. Patel and adoption of the related Mitigated Negative Declaration.
- E. Set a public hearing for September 28, 2004, at 9:40 a.m., to consider Specific Plan Amendment Application No. 2002-01 and Tentative Map Application No. 2002-05, Diablo Grande Unit 2A, and adoption of the related Mitigated Negative Declaration.
- F. Set a public hearing on September 28, 2004, at 9:35 a.m., to consider cancellation of Williamson Act Contract No. 2004-02 and Use Permit Application No. 2003-26 - Forrest Aarvig.
- G. Adopted the final budget for fiscal year 2004-05.

MISCELLANEOUS & ON THE HORIZON

California County Planning Commissioners Association will hold it's State Conference in Pleasanton November 11-14. Registration is due the first part of October, so please let Eva know by October 1st if you are interested in going. We are able to send two commissioners, if you will be staying the week-end. If you will be driving, we can send more.

October 7, 2004

- A. Two Rezones

October 21, 2004

- A. Two Parcel Maps, one with a Variance
- B. City of Patterson Well Site Conditional Certificate of Compliance

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 7:50 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.)

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