

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 21, 2004

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Tony Cusenza, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- Absent: Rachelle Antinetti, Marie Assali, Allen Layman
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Bob Kachel, Senior 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
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. October 7, 2004
White/Poore, Unanimous (6-0) **APPROVED.**
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo from Planning Department regarding Item VII-A, Parcel Map Application No. 2004-23 - Karnail Sandhu.
- 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. 2004-23 - KARNAIL SANDHU** - Request to create a 50 acre parcel with a 58.72 acre Remainder located in an A-2-40 (General Agriculture) zoning district at 7001 S. McCracken Road, adjacent to Interstate Highway 5, west of the town of Westley. This project is exempt from CEQA.
APN: 016-36-13
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/A. Souza, Unanimous (6-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT, INCLUDING CORRECT SIZE OF THE REMAINDER PARCEL AS 58.72 ACRES AS REPORTED IN MEMO DATED OCTOBER 21, 2004.**

NON-CONSENT ITEMS

- B. **PARCEL MAP APPLICATION NO. 2004-20, VARIANCE APPLICATION NO. 2004-04 - BILL HUMMER** - Request to create two residential lots of 3.0 and 4.0 acres from a 7.0 acre site in a R-A (Rural Residential) zoning district. A Variance is necessary in order to create a flag lot with a 30-foot wide street frontage on a county-maintained road. The property is located at 12412 Lancaster Road, southeast of the Orange Blossom Road and Lancaster Road intersection, in the Oakdale area. This project is exempt from CEQA.
APN: 010-010-029
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Crowley Lindsey, Hawkins and Associates, representing the applicant.
Public hearing closed.
R. Souza/A. Souza, Unanimous (6-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 12, 2004

- A. The Board approved amendments to the Development Cooperation Agreement between the Stanislaus County and the City of Patterson regarding Conditions for Annexation of the West Patterson Business Park.
- B. The Board approved to accept conveyance of a portion of the Crows Landing Air Facility, which is approximately 1352 acres, from the United States of America to

Stanislaus County for the creation of an airport facility.

- C. The Board set a public hearing for November 9, 2004 at 9:30 to consider Rezone Application 2004-04, Ray's Carpets and the adoption of related mitigated negative declaration.
- D. The Board set a public hearing for November 9, 2004 at 9:35 to consider Rezone Application 2004-08, Kiernan Station and the adoption of related negative declaration.
- E. The Board conducted a public hearing and approved the appeal of Planning Commission denial of Use Permit Application 2003-36, D B Truck Body and Trailer Repair. The Board, in approving the appeal, stipulated that there be no long term truck parking on site and made findings that they felt, in this instance, the repair of the truck vans and trailers and related equipment was an agricultural service.

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 19, 2004

- A. The Board conducted a special meeting with respect to Landfill issues and accepted the report.
- B. At a later meeting, the Board conducted a joint meeting with the City of Ceres Council.

MISCELLANEOUS & ON THE HORIZON

Mark your calendars for January 22, 2005 for the Planning Commissioners/Planning Directors Annual Workshop. This year it will be held at Samaritan Village in Hughson. As the agenda develops, we'll keep you posted as to the kind of items that will be discussed. But again, just as a reminder, mark your calendars for January 22, 2005 for this workshop.

The Airport Land Use Commission scheduled for November has been cancelled, as there are no items that need to be discussed.

A. On the Horizon

November 4, 2004

- 1. Tentative Map with a Rezone
- 2. Variance with a Lot Line Adjustment
- 3. Two Parcel Maps, one with a Variance
- 4. Use Permit

November 18, 2004

- 1. Two General Plan Amendment and Rezone
- 2. Specific Plan Amendment - Diablo Grande Sewer line and Patterson Wastewater

3. Treatment and Addendum to the Patterson EIR
One Use Permit
4. Two Parcel Maps, one with a Variance and Exception

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:15 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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