

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 4, 2005

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Andrew Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Mike Navarro, and Ray Souza
Absent: Jim Poore
Staff Present: Ron E. Freitas, Director; Debra Whitmore, Senior Planner; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Michael Wilson, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Senior Environmental Health Specialist, 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. July 21, 2005
R. Souza/Layman, 6-0, **APPROVED**
Gammon abstained.
- V. CORRESPONDENCE**
- A. None.
- VI. CONFLICT OF INTEREST**
- A. Commissioner R. Souza is familiar with the Woods family, however, this will not effect his ability to render an impartial decision.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Souza informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. APPEAL OF DENIAL OF STAFF APPROVAL APPLICATION NO. 2005-021 - CINGULAR WIRELESS** - Appeal of Planning Department Staff denial of a permit to add 15' in height and 6 panel antennas onto an existing 75' 9" tele-communications monopole located at 3841 Topeka Street, Riverbank. **Staff is requesting the Planning Commission continue this request until additional information is received.**
APN: 132-049-003.
Staff Report: Michael Wilson Recommends **CONTINUANCE UNTIL ADDITIONAL INFORMATION IS RECEIVED.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Cusenza/Layman, Unanimous (7-0) **APPROVED CONTINUANCE UNTIL ADDITIONAL INFORMATION IS RECEIVED.**

NON-CONSENT ITEMS

6:05 p.m. - Recessed due to technical difficulties
6:10 p.m. - Reconvened

- B. REZONE APPLICATION NO. 2005-06 - WOODS FURNITURE, INC.** - This is a request to rezone a 5.7 acre parcel to a new planned development to allow a retail furniture store and warehouse use within an existing 15,210 square foot office building. The parcel is located 4918 Taylor Court, north of Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider a Negative Declaration.
APN: 045-062-003
Staff Report: Bill Carlson Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Randy Woods; Randy Brekke.
Public hearing closed.
R. Souza/Assali, Unanimous (7-0) **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF 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 JULY 26, 2005

- A. The Board denied the appeal of Planning Commission decision for Parcel Map Application No. 2005-02 and Variance Application No. 2005-01, Rifenburg Ranch. This was a request to create parcels of 12.2 and 3.9 acres in the A-2-40 (General Agriculture) zoning district. The Planning Commission had denied this application; the applicants appealed the decision to the Board. The Board denied the appeal, which means the Planning Commission's decision stands.

BOARD OF SUPERVISORS' ACTIONS OF AUGUST 2, 2005

- A. The Board set a public hearing for August 16 at 6:40 p.m. for General Plan Amendment Application No. 2005-06 and Rezone Application No. 2005-07, Larry Turner. This will be the second regularly scheduled general plan hearing for the year.

MISCELLANEOUS & ON THE HORIZON

August 18, 2005

1. One Use Permit Application
2. Airport Land Use Commission

September 1, 2005

1. One Use Permit
2. One Ordinance Amendment

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:20 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.)

RECONVENED TO A WORKSHOP PRESENTING CALTRANS CEQA REVIEW AND ENCROACHMENT PERMIT PROCESSES FOR LOCAL DEVELOPMENT PROJECTS.