

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 18, 2005

I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Andrew Souza, Tony Cusenza, Annabel Gammon, Allen Layman, and Mike Navarro

Absent: Marie Assali, Jim Poore, and Ray Souza

Staff Present: Ron E. Freitas, Director; Debra Whitmore, Senior Planner; Joshua Mann, 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. August 4, 2005  
Layman/Cusenza, 5-0, **APPROVED**

B. August 4, 2005 Workshop  
Layman/Cusenza, 5-0, **APPROVED**

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

A. Revised August 4, 2005 Agenda

B. Letter to Planning Commissioners from Randy Woods of Woods Furniture

C. Planning Commissioners Journal, Number 59, Summer 2005

D. California Planning & Development Report, Vol. 20, No. 7 - July 2005

VI. **CONFLICT OF INTEREST**

A. None.

**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. USE PERMIT APPLICATION NO. 2005-09 - SANCHEZ HORSE TRAINING -**  
Request to operate a horse training business to be developed and operated in two phases on a 1.33 acre parcel in the A-2-40 (General Agriculture) zoning district, located at 5500 Christofferson Road, in the Turlock area. **Phase One:** Construction of a tack room, six horse stalls, restroom facilities, and concrete block wall on the east/west property line. Phase One will include a hot walker, round pen, and riding area for training purposes. Phase One will allow for a total of six horses on-site and the hours of operation will be Monday-Friday 3:00 p.m. to 8:00 p.m. and Saturday 8:00 a.m. to 8:00 p.m. **Phase Two:** Construction of additional six horse stalls, a second hot walker and round pen, and two pole barns for trailer and hay storage. The hours of operation will be Monday-Saturday 8:00 a.m. to 5:00 p.m. The Planning Commission will consider a Negative Declaration on this project.  
APN: 057-016-019 **Requesting continuance to September 15, 2005.**  
Staff Report: Joshua Mann Recommends **CONTINUANCE TO SEPTEMBER 15, 2005.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Layman/Cusenza, Unanimous (5-0) **APPROVED THE STAFF RECOMMENDATION FOR CONTINUANCE TO SEPTEMBER 15, 2005.**

**NON-CONSENT ITEMS - None**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. None.

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS' ACTIONS OF AUGUST 9, 2005**

- A. There were no items from the Planning Commission on the Board's agenda this date. However, the Board did adopt a resolution in support of the use of biotechnology in the agriculture industry in Stanislaus County.

**BOARD OF SUPERVISORS' ACTIONS OF AUGUST 16, 2005**

- A. The Board authorized the county staff to solicit proposals for tenants to lease a portion of the Crows Landing Naval Air Station for agricultural usage.

- B. The Board set a public hearing for August 23, 2005 at 9:25 a.m. to consider Rezone Application 2005-06, Woods Furniture, Inc.
- C. The Board set a public hearing for September 20, 2005 at 6:40 p.m. to consider the approval of the 2004-2005 Community Development Block Grant Draft Consolidated Annual Performance Evaluation Report.
- D. The Board authorized the release of the 2004-2005 Draft Consolidated Annual Performance Evaluation Report for the Community Development Block Grant Program for a 30-day review, to end of September 20, 2005.
- E. The Board conducted a public hearing to consider General Plan Amendment Application No. 2005-06, Rezone Application 2005-07, Larry Turner. You'll recall this was a request to amend the General Plan and Rezone a 5.16 acre property located on Dakota Avenue, west of Modesto, to a Planned Development for the purpose of allowing a concrete pumping business to remain on the subject property and add future phases for planned industrial uses. The Board deadlocked on a 2-2 vote, which in effect denied the General Plan Amendment and Rezone.
- F. Sitting as the Redevelopment Agency, the Redevelopment Agency considered and accepted a fiscal report prepared by Urban Analytics to authorize the Executive Director to take the next steps towards issuance of \$12.5 million tax allocation bond which would be utilized for the purpose of installing a drainage system in the community of Keyes.

#### **MISCELLANEOUS & ON THE HORIZON**

##### **September 1, 2005**

- 1. One Use Permit
- 2. One Ordinance Amendment

##### **September 15, 2005**

- 1. Four Use Permits
- 2. One Street Name Change

#### **X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A. None.

#### **XI. ADJOURNMENT**

The meeting was adjourned at 6:08 p.m..

  
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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.)