

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 1, 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, Jim Poore, and Ray Souza

Absent: Mike Navarro

Staff Present: Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Jack Doering, Assistant County Counsel; Paul Saini, Public Works Department; Michael Newton, 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 18, 2005
Layman/Cusenza, 4-0, **APPROVED**
Marie Assali, Jim Poore, and Ray Souza abstained

V. **CORRESPONDENCE**

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

- A. Memo from Department of Environmental Resources requesting continuance of Item VII-A, Subdivision Sign Ordinance
- B. Memo from Planning Department regarding Item VII-B - Use Permit Application No. 2004-23 - Lighthouse Church
- C. Farmland Working Group Newsletter, Summer 2005
- D. Brochure Regarding California County Planning Commissioners Association's Annual State Conference to be held October 28-29, 2005 in San Diego

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** - None

NON-CONSENT ITEMS

A. ORDINANCE AMENDMENT NO. 2005-01 - Department of Environmental Resources is requesting to add Chapter 21.78 - Subdivision Signs to the Stanislaus County Zoning Ordinance. The chapter will address the allowable locations, general requirements, time limits, removal, and application process for subdivision signs within the unincorporated area of Stanislaus County. The request will also amend various Chapters of the County Zoning Ordinance to insure overall consistency regarding subdivision signs. This project is Exempt from CEQA. **Requesting Continuance to September 15, 2005.**

Staff Report: Michael L. Newton, Code Enforcement Unit Manager IV, Department of Environmental Resources Recommends **CONTINUANCE TO SEPTEMBER 15, 2005.**

Public hearing opened.

OPPOSITION: None.

FAVOR: None

Public hearing closed.

Poore/R. Souza, Unanimous (7-0) **CONTINUED TO SEPTEMBER 15, 2005.**

B. USE PERMIT APPLICATION NO. 2004-23 - THE LIGHTHOUSE CHURCH -

Request to construct a new church and develop a campus including a private school, food ministry, on-site community garden, horse riding academy, athletic fields and facilities, and conference grounds. It is proposed to be located on a 27 acre parcel in an A-2-40 (General Agriculture) zoning district, located on the south side of Delaware Avenue, just west of Hickman Road, in Hickman. The Planning Commission will consider a Negative Declaration.

APN: 080-010-026

Staff Report: Bob Kachel Recommends **DENIAL.**

Public hearing opened.

OPPOSITION OF DENIAL: Roy Plant, Pastor of The Lighthouse Church; Linda Young, 211 E Street, Waterford; Virgil Sameno; Sheila Boer, Farmington; Molly Portillo; Rosa Cantana; Stuart Frampton.

7:30 p.m. - Recessed
7:35 p.m. - Reconvened

FAVOR OF DENIAL: Michael Frantz; Kathy Massengill, 12561 River View Road; June Hunt, 12642 Delaware Road; Maureen Gilmore, Delaware Road.
Public hearing closed.
Layman/Assali, Unanimous (7-0), **DENIED THE USE PERMIT DUE TO THE INABILITY TO ESTABLISH THE FINDINGS NECESSARY TO APPROVE THE PROEJCT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF AUGUST 23, 2005

- A. The Board authorized the expenditure of \$45,000 of Community Development Block Grant program income funds for the purchase of a single family residential lot located in the Riverdale Park Tract neighborhood.
- B. The Board considered Rezone Application No. 2005-06, Woods Furniture Inc. This was a request to rezone a 5.7 acre parcel to a new planned development to allow retail furniture store and warehouse use within an existing 15,000 square foot office building, located on Taylor Court. The Board unanimously approved the rezone.
- C. The Board approved the response to the 2004-2005 Stanislaus County Civil Grand Jury Final Report.

BOARD OF SUPERVISORS' ACTIONS OF AUGUST 30, 2005

- A. The Board did not meet this date.

MISCELLANEOUS & ON THE HORIZON

- A. You should have received a flyer regarding the Annual County Planning Commissioners Association Conference in San Diego, October 28 - 29. We have enough money in our budget, and have budgeted enough this year to cover two people to attend the conference. We estimate the cost to be about \$1,000 per person. Commission will need to decide who will like to attend.

Commissioner Cusenza would like to attend conference. Commissioner Andrew Souza said that if no one else wanted to attend, he would. Commissioners were asked to contact the Planning Department by September 7th if they were interested in attending.

September 15, 2005

1. Four Use Permits
2. One Street Name Change

October 6, 2005

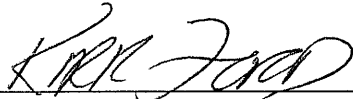
1. Two Use Permits
2. One Time Extension
3. Seven Parcel Maps

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** None.

XI. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.



Kirk Ford, Deputy Director

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)