

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 20, 2005

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

Absent: Marie Assali

Staff Present: Ron E. Freitas, Director; Bob Kachel, Senior Planner; Angela Freitas, Senior Planner; Dean Wright, Deputy 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. October 6, 2005
Layman/Poore, 5-0, **APPROVED**
Commissioners Cusenza and Navarro abstained.

- V. **CORRESPONDENCE**

There was no correspondence for this meeting.

- VI. **CONFLICT OF INTEREST**
 - A. Commissioner Poore has known the Varni family, Item VII-B, for many years, but this will not cause a conflict.

 - B. Commissioner Cusenza has known the Varni family, Item VII-B, for many years, but this will not cause a conflict.

- VII. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Andrew Souza informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2005-20 - RONALD & ELAINE THOMAS** - This is a request to create parcels of 1.10 and 0.97 acres located in Planned Development (PD) #180 on the east side of Enterprise Avenue north of Bangs Avenue, Salida. This project is exempt from CEQA.
APN: 135-043-013
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Cusenza/Ray Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- *B. TIME EXTENSION APPLICATION NO. 2005-03 - PARCEL MAP 2001-30 - JOHN VARNI SR.** - This is a request for a time extension for Parcel Map 2001-30 & Time Extension 2004-04 approved in February 17, 2005 for a parcel map creating six parcels of 1.1 to 2.1 acres in Planned Development (PD) #25, which remains in effect. The site is located on the north side of Kiernan Avenue (Highway 132) between Pentecost Drive and Mc Henry Avenue, in the Modesto area. This project is exempt from CEQA.
APN: 004-094-008
Staff Report: Bob Kachel Recommends **APPROVAL OF TIME EXTENSION FOR PARCEL MAP 2001-30 TO AUGUST 20, 2006**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Cusenza/Ray Souza, Unanimous (7-0), **APPROVED THE TIME EXTENSION FOR PARCEL MAP 2001-30 TO AUGUST 20, 2006.**
- *C. PARCEL MAP APPLICATION NO. 2005-23 - DAVE & MARLENE DOTUR** - This is a request to create three parcels of 3.0 acres each in R-A (Rural Residential) zoning district, general planned Estate Residential located between State Highway 108/120 and Lancaster Road, east of Oakdale. This project is exempt from CEQA.
APN: 010-012-035
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Cusenza/Ray Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- D. **PARCEL MAP APPLICATION NO. 2002-01 AND EXCEPTION APPLICATION NO. 2005-01 - JIM AND KAREN BRADFORD - Continued from October 6, 2005.** This is a Request to create two 10-acre parcels in the A-2-10 (General Agriculture) zoning district. An Exception to the Stanislaus County Subdivision Ordinance is being requested due to the fact that both parcels do not front on a County-maintained road. The property is located at 12545 Lambuth Road, between Lambuth and Valley Home Roads, in the Valley Home/Oakdale area. A Negative Declaration will be considered on this project.
APN: 002-057-031
Staff Report: Carole Maben Recommends **APPROVAL**. Report presented by Angela Freitas.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Jim Bradford, 12545 Lambuth Road, Oakdale
Public hearing closed.
Layman/Poore, Unanimous (7-0), **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 11, 2005

- A. The Board approved General Plan Annual Report for Fiscal Year ending June 30, 2005.
- B. Approved a Williamson Act / Lot Line Adjustment.

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 18, 2005

- A. While the Board did meet this date, there were no items directly effecting the Planning Department or Planning Commission.

MISCELLANEOUS & ON THE HORIZON

November 3, 2005

1. Two General Plan Amendments, both with Rezone Applications
2. One Use Permit
3. Two Parcel Map

November 17, 2005

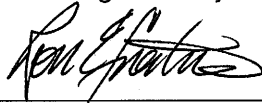
1. Airport Land Use Commission Meeting
2. One Time Extension
3. One Use Permit

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:12 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.)