

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 17, 2005

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Andrew Souza, Marie Assali, Mike Navarro, Jim Poore, and Ray Souza
- Absent: Tony Cusenza, Annabel Gammon, Allen Layman
- Staff Present: Ron E. Freitas, Director; Bob Kachel, Senior Planner; Debra Whitmore, Senior Planner; Angela Freitas, Senior 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. November 3, 2005
Poore/R. Souza, Unanimous (4-0) **APPROVED**
Navarro abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo dated November 17, 2005 from Department of Planning and Community Development regarding Item VII-B, Use Permit Application No. 2004-07 - Elm Street Place.
- B. California Planning & Development Report (CP&DR) Vol. 20, No. 10 - October 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. TIME EXTENSION NO. 2005-04 - FOR PARCEL MAP NO. 2003-24 - BRENDA AND MAURICE COTTER** - Request for a one-year time extension to October 2, 2006 to record an approved parcel map to create three parcels of 15,725, 15,640, and 18,105 square feet in R-A (Rural Residential) zoning district. The property is located at 2900 Lester Road, north of Eastgate Drive and south of E. Monte Vista Avenue, in the Denair area. This project is Exempt from CEQA.

APN: 024-035-019

Staff Report: Carole Maben Recommends **APPROVAL OF ONE-YEAR TIME EXTENSION TO OCTOBER 2, 2006.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/Navarro, Unanimous (5-0), **APPROVED THE ONE-YEAR TIME EXTENSION TO OCTOBER 2, 2006 AS OUTLINED IN THE STAFF REPORT.**

- *B. USE PERMIT APPLICATION NO. 2004-07 - ELM STREET PLACE** - Request to construct one duplex and one tri-plex on an 18,633 square foot parcel in R-2 (Medium Density Residential) zoning district. The property is located on the west side of Elm Avenue, south of Kiernan Avenue and north of Finney Road, in the Salida area. A Mitigated Negative Declaration will be considered.

APN: 135-004-079

Staff Report: Carole Maben Recommends **APPROVAL, ALONG WITH AMENDED CONDITION NO. 25.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/Navarro, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT, ALONG WITH AMENDED CONDITION OF APPROVAL NO. 25 TO READ:**

25. Prior to the issuance of any building permits(s), the owner/developer shall pay an In-Lieu-of-Fee of \$2,050.00 per unit to the Parks and Recreation Department.

NON-CONSENT ITEMS

- A.** None.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF NOVEMBER 8, 2005

- A. The Board authorized staff to proceed with steps necessary to designate Crows Landing Air Facility as a redevelopment project area, including a request for proposal for consultant services for the associated general plan amendment and environmental impact report.

BOARD OF SUPERVISORS' ACTIONS OF NOVEMBER 15, 2005

- A. The Board set a public hearing for December 20, 2005, 6:45 p.m. to consider General Plan Amendment 2005-11, Rezone Application 2005-12 - Zansco Properties.
- B. The Board set a public hearing for December 20, 2005, 6:50 p.m. to consider General Plan Amendment 2005-07, Rezone Application 2005-08 - CG Properties.
- C. The Board approved issuance by the Stanislaus County Redevelopment Agency of tax allocation bonds and the principal amount to not exceed \$20,000,000 relating to the provision of a storm drain project in the community of Keyes.

MISCELLANEOUS & ON THE HORIZON

- A. The Stanislaus County Planning Directors' Annual Planning Commissioners Workshop will be held on Saturday, February 4, 2006. This event will be hosted by the City of Newman. As we have more information, we will pass out that information to you and with more specifics as to the location and program. But as for now, please just mark your calendar for February 4th for the Annual Planning Commissioners' Workshop.

December 1, 2005

1. A Community Plan Amendment, with a General Plan Amendment and Tentative Map
2. A General Plan Amendment, with a Rezone and Tentative Subdivision Map
3. Two Parcel Maps
4. One Use Permits

December 15, 2005

1. Three Parcel Maps
2. Three Use Permits, one with an EIR
3. One Tentative Subdivision Map

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Commissioner Andrew Souza mentioned he had seen Director Freitas quoted in the *Patterson Irrigator* regarding the Crows Landing Air Facility and would like to thank him for keeping the community of Crows Landing in mind in his comments about possible usage of a water system, storm drainage, and sewer.

XI. ADJOURNMENT AND TO RECONVENE AS AIRPORT LAND USE COMMISSION

The meeting was adjourned at 6:05 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.)