

STANISLAUS COUNTY PLANNING COMMISSION

HISTORICAL SITE SUBCOMMITTEE MEETING

MINUTES

HISTORICAL SITE SUBCOMMITTEE MEETING

February 16, 2006

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Ray Souza, Marie Assali, Annabel Gammon, Allen Layman, and Jim Poore
- Absent: None
- Staff Present: Kirk Ford, Deputy Director; Bob Kachel, 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; Kit McClurg, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D Rein, Administrative Clerk III, Planning Department
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. CORRESPONDENCE**
- A. Map and directions to Knights Ferry Community Club House
- V. CONFLICT OF INTEREST - None**
- VI. PUBLIC HEARINGS (* - Consent Items)**
None
- * CONSENT ITEMS - None**

NON-CONSENT ITEMS

- A. HISTORIC SITE PERMIT NO. 2005-01 - WASHINGTON HOTEL** - Request to convert an existing 2,670 square foot house to a hotel with several guest rooms, located on a 1.14 acre property zoned H-S (Historic Site) located at 17712 Sonora Road (Main Street) in Knights Ferry. Rooms will be rented on a nightly basis with no weekly or monthly rates. Hotel hours will be as-needed to serve hotels guests as with any hotel. The hotel will have two restrooms, along with a small meeting room which can accommodate approximately 40 people. No food will be prepared in the hotel so it will not operate as a "bed and breakfast". Twenty-three (23) graveled parking spaces are available on the easterly side of the property. Applicants also wish to use the hotel and grounds at the rear for outdoor events such as weddings, generally on weekends. Portable restroom facilities would be brought in on an as-needed basis. Hours for outdoor events would generally be afternoon and evenings. Special events would be catered by outside caterers brought in by those conducting the event due to the lack of food preparation facilities on this site. The Planning commission will consider a Negative Declaration on this project.

APN: 002-038-009

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

Public hearing opened.

OPPOSITION: Richard C Maisel, 17701 Sonora Road, Knights Ferry;

NEUTRAL: Sharon McCarthy

FAVOR: Sally Goehring, 17560 Sonora Road, Knights Ferry; Tim McKinsey, 17525 Sonora Road, Knights Ferry; Linda Cassinetto, 12812 Dean, Knights Ferry; William B Frias, 16861 Frymire, Knights Ferry; Christine Bonjour, 17712 Sonora Road, Knights Ferry.

Public hearing closed.

Layman/Assalli, Unanimous (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NO. 3 AND 6 TO READ AS:**

3. A plan for ~~any proposed signs~~ **a proposed sign** indicating the location, height, area of the sign, and message must be approved by the Planning Director prior to installation.
6. The hours of outdoor social events shall be limited to a range from ~~11:00 am to 10:00 pm~~ **9:00 am to 11:00 pm**, at which time all guest must depart and all sound equipment turned off. Clean-up of the site may be allowed for one hour after the end of the event.

VII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

VIII. REPORT OF THE DEPUTY DIRECTOR

ON THE HORIZON

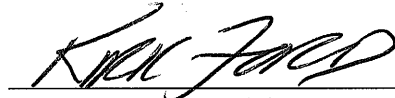
March 2, 2006

1. One Time Extension
2. Four Parcel Maps
3. One or Two Ordinance Amendments
4. Circulation Element Update
5. Design Review for Diablo Grande Hotel/Spa Conference Center

IX. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

X. ADJOURNMENT

The meeting was adjourned at 7:00 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.)