

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 1, 2006

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Ray Souza, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, and Jim Poore
- Absent: Marie Assali, Tony Cusenza, Rob Hardie
- Staff Present: Ron E. Freitas, Director; Bob Kachel, Senior Planner; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Sara Lytle-Pinhey, 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. Orion Fulton spoke about the Green Building Council, and handed out information to the commissioners.
- IV. APPROVAL OF MINUTES**
- A. May 18, 2006
Poore/Mataka, 5-0, **APPROVED**
Commissioner Gammon abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Article from May 21, 2006 Modesto Bee regarding Commissioner Allen Layman traveling to Honduras to teach local firefighters how to operate a fire engine donated by the Modesto Sunrise Rotary Club and the Woodland Avenue Fire Department.
- B. Letter received June 1, 2006 from Louis F. Brichetto, regarding an incorrect article in May 20, 2006 Modesto Bee.

VI. CONFLICT OF INTEREST

- A. Commissioner Poore will excuse himself from Item VII-A, Use Permit Application No. 2006-08 - Joe & Amy Bento.

VII. PUBLIC HEARINGS (* - Consent Items)

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

***CONSENT ITEMS**

6:14 p.m. Commission Poore left the Chambers.

- *A. USE PERMIT APPLICATION NO. 2006-08 - JOE & AMY BENTO** - Request to construct a single-family residence on a 10-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the south side of Harding Road, east of Mitchell Road, in the Turlock area. This project is exempt from CEQA.
APN: 058-030-003
Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Navarro, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

6:15 p.m. Commissioner Poore returned to the Chambers.

- *B. USE PERMIT APPLICATION NO. 2006-11 - FERNANDO & KIM VASQUEZ** - Request to construct a 2,400 square foot single family residence on a 2.62-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at the intersection of Lundy Road, Freitas Road and Villa Manucha Road, north of Newman. This project is exempt from CEQA.
APN: 049-027-001
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *C. USE PERMIT APPLICATION NO. 2006-14 - RICHARD & LEOLA CLARK -**
Request to construct a single family dwelling of approximately 5,000 square feet on a 4.85-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the south side of Barnhart Road, west of Sperry Road, and east of the Santa Fe Railroad, in the Denair area. This project is exempt from CEQA.
APN: 019-036-031
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *D. PARCEL MAP APPLICATION NO. 2005-39, WILLIAMSON ACT CANCELLATION NO. 2005-01 - CLIPPER RANCH - Requesting Continuance to June 15, 2006.**
Request to split 9.27 gross acres into three 3-acre gross parcels in the A-2-3 (General Agriculture) zoning district, and a petition for cancellation of the existing Williamson Act Contract (#78-3286). The property is located at 7125 Langworth Road, on the west side of Langworth Road between Highway 108 and Patterson Road, in the Oakdale area. The Planning Commission will consider a Negative Declaration on this project.
APN: 062-013-009
Staff Report: Bill Carlson Recommends **CONTINUANCE TO JUNE 15, 2006**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Mataka, Unanimous (6-0) **CONTINUED TO JUNE 15, 2006.**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF MAY 23, 2006

- A. The Board approved setting a public hearing for June 6, 2006 at 9:30 a.m. to consider an appeal of Planning Commission's Condition of Approval No. 26 for Parcel Map 2005-30, Barbara Dykzeul.
- B. The Board approved a resolution to include the City of Oakdale into the Enterprise Zone 40.

- C. The Board approved Rezone Application 2005-14, Cherokee Plaza / Patricia Cochran. This was a request to create a planned development zone to allow 50,000 square feet of permanent buildings to house a beauty college, restaurants, and retail service business located in the Community of Keyes.

BOARD OF SUPERVISORS' ACTIONS OF MAY 30, 2006

- A. The Board did not meet on this date.

MISCELLANEOUS & ON THE HORIZON

Next Thursday, June 8th, County Counsel will be conducting a mandatory AB 1234 training here in the Chambers. This is a must-have training under state law, so please mark your calendars and plan on attending. Eva will call to remind you of this important meeting.

June 15, 2006

1. Produce Stands and Produce Markets Ordinance Amendment
2. One Use Permit
3. One Parcel Map and Williamson Act Cancellation
4. Mike Newton will be asking for new appointees to the Nuisance Abatement Hearing Board

July 6, 2006

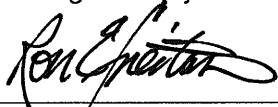
1. Two Parcel Maps, one with a Use Permit
2. One Rezone Application
3. Appeal of Denial of Business License

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None

XI. ADJOURNMENT

The meeting was adjourned at 6:18 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.)