

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 1, 2007

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Jim Poore, Annabel Gammon, Arsenio Mataka, Michael Navarro, and John Shores
Absent: Marie Assali, Ray Souza, Robert Hardie, and Allen Layman
Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Javier Camarena, Assistant Planner; Ed Burroughs, Deputy County Counsel; Ron Cherrier, Transportation Project 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. February 15, 2007
Navarro/Mataka, 4-0, **APPROVED**
Annabel Gammon abstained.
- V. CORRESPONDENCE**
- A. No Correspondence.
- VI. CONFLICT OF INTEREST**
- A. No conflict of interest.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Poore informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

***A. PARCEL MAP APPLICATION NO. 2006-49, VARIANCE APPLICATION NO. 2006-05, EXCEPTION APPLICATION NO. 2006- 06- SCHWARTZ PARCEL MAP (Continued from February 15, 2007 - Requesting Continuance to April 5, 2007)**

This is a request to create 4 residential lots, ranging in size from 36,725 to 52,009 square feet, with a 2.44 acre remainder (total of 5 parcels) from three existing parcels, in the R-A (Rural Residential) zoning district. Two parcels will be served by public water, the other three parcels will be served by private water wells. All the lots will be served by private septic systems. A variance is needed to create three parcels with less than 65 feet of width along the street frontage. The exception is to allow for three lots to be served by private water wells. The project is located at the southwest corner of Scarlet Oak Drive and Black Oak Court, east of Oakdale. This project is exempt from CEQA.

APN: 010-025-076, 010-025-101, and 010-025-102

Staff Report: Bill Carlson Recommends **CONTINUANCE TO APRIL 5, 2007.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Mataka/Gammon, Unanimous (5-0), **CONTINUED TO APRIL 5, 2007.**

NON-CONSENT ITEMS

A. None.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

Director Freitas introduced Javier Camarena to the Commission.

A. PROPOSED SCHOOL SITE EXPANSION FOR GRATTON SCHOOL - Proposed expansion of Gratton Elementary School through acquisition of 3.0 acres of an adjacent Williamson Act property, along Doerksen Road near the intersection of South Gratton Road, in Denair. The Planning Commission will determine the site's consistency with the County General Plan.

APN: 019-028-037 & 019-028-036

Report Presented by Javier Camarena

Public Comment: No one spoke.

Navarro/Gammon, Unanimous (5-0), **FINDS THE PROPOSED SCHOOL SITE EXPANSION NOT CONSISTENT WITH THE GENERAL PLAN.**

B. STATUS REPORT FOR EL REMATITO MARKETPLACE

Report Presented by Kirk Ford.

Public Comment: Salvador Pleitez

Commissioners requested Planning Staff to return April 5, 2007, with an update.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF FEBRUARY 20, 2007

- A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTIONS OF FEBRUARY 27, 2007

- A. The Board approved Ordinance Amendment No. 2006-06, regarding yard set-backs and expiration of variances to coincide with map approval time frames.
- B. The Board picked a master developer to negotiate on the Crows Landing Naval Air Station re-use project, and chose PCCP - West Park.

MISCELLANEOUS & ON THE HORIZON

Director Freitas reminded the commissioners to return their 700 Forms to Eva by March 15th.

March 15, 2006

- 1. One General Plan Amendment with a Rezone
- 2. One Use Permit
- 3. Two Rezone Applications, one with a Parcel Map
- 4. Three Parcel Map Applications, one with a Variance

April 5, 2007


- 1. One Use Permit
- 2. One GPA (the Ag Element Update)
- 3. One Parcel Map, Variance, and Exception (that you continued from tonight's meeting)
- 4. Update on El Rematito

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Chair Poore reminded the Commissioners of the workshop in Stockton on March 10th.

XI. ADJOURNMENT

The meeting was adjourned at 6:50 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.)