

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 4, 2007

I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marie Assali, Annabel Gammon, Robert Hardie, Allen Layman, Arsenio Mataka, John Shores, and Ray Souza

Absent: Jim Poore, Michael Navarro

Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Javier Camarena, Assistant Planner; Jack Doering, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** - No one spoke.

IV. **APPROVAL OF MINUTES**

A. September 20, 2007
Souza/Shores, 4-0, **APPROVED**
Commissioners Assali, Gammon, and Hardie abstained

V. **CORRESPONDENCE** - None

VI. **CONFLICT OF INTEREST** - None

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

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

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

A. **USE PERMIT APPLICATION NO. 2006-23 - UNITARIAN UNIVERSALIST CHURCH** - *Continued from September 20, 2007* Request for expansion of an existing church onto an adjacent property, located in the A-2-10 (General Agriculture) zoning district. The expansion would consist of a new building of approximately 5,200 square feet for classrooms, meeting rooms, service areas, and related parking. The facility would be used in conjunction with the long-existing

church on the adjacent parcel to the east. The project site is approximately 0.5 acres in size and is located at 2206 Kiernan Avenue, within the Sphere of Influence of Modesto. A CEQA Mitigated Negative Declaration will be considered on this project.

APN: 078-016-018

Staff Report: Javier Camarena Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke in opposition.

FAVOR: James Sparkman, 3617 Viader Drive, Modesto; Ted Pack, 10624 E. Whitmore, Hughson; Gary Wheeler, 615 Stoddard Avenue, Modesto; Colleen Sparkman, 3617 Viader Drive, Modesto; Pat Egenberger, 1444 Warfield, Modesto
Public hearing closed.

Layman/Mataka, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, WITH AMENDED CONDITION OF APPROVAL NO. 17 TO READ:**

17. **Once access due to development is available to the south of the property, the existing church site will be required to gain access from the south and close both the existing driveways onto SR 219. An internal access easement shall be required from the existing adjacent church access to the project site. The ingress/egress access onto the project site shall be used for emergency access situations only.**

NOTE: The Commission's intent is for the internal access easement and restricted used of the driveways for "emergency access only" to occur after the new access to the south is obtained.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 25, 2007

- A. The Board approved several Lot Line Adjustments and Williamson Act Contracts rescissions and new contracts.
- B. The Board conducted a public hearing on the 2006-2007 Consolidated Annual Performance Evaluation Report, or CAPER, for the Community Development Block Grant Program.

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 2, 2007

- A. The Board cancelled the public hearing on the appeal of Planning Commission's decision for Use Permit Application No. 2002-30, Salida Hulling Association, and set a new public hearing date for October 23, 2007, 9:15 a.m., to consider an appeal for Use Permit Application 2002-30, Salida Hulling Association. This was done because staff in Planning had not met the advertising requirements for land owner notices.

MISCELLANEOUS & ON THE HORIZON

October 18, 2007

1. Two Use Permits
2. Parcel Map Application


November 1, 2007

1. Two Variances, one with a Lot Line Adjustment and a Williamson Act Cancellation
2. One Use Permit
3. One Parcel Map

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:40 p.m. to reconvene for a workshop.



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.)