

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 18, 2007

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Jim Poore, Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, John Shores, and Ray Souza
- Absent: Rob Hardie, and Michael Navarro
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Karlha Arias, Assistant Planner; Kristin Doud, 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. October 4, 2007
Gammon/Shores, 6-0, **APPROVED**
Commissioner Poore abstained.
- B. October 4, 2007 - Workshop
Assali/Souza, 6-0, **APPROVED**
Commissioner Poore 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 October 18, 2007, from Planning Department, regarding Item VII-C, Use Permit Application No. 2007-15 - Brindeiro Ranch.
- VI. CONFLICT OF INTEREST** - None
- 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. 2007-02 - DAVID & LAURA SIMONS - Requesting Continuance to November 15, 2007.** This is a request to create a .51 acre parcel and a 1.11 acre remainder parcel from a 1.62 acre parcel in a H-S (Historical Site District) zoning district. The project is located at 17467 Cemetery Road, on the north side of Cemetery Road, between Sonora and Frymire Roads, in the Knights Ferry area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 002-036-004
Staff Report: Joshua Mann Recommends **CONTINUANCE TO NOVEMBER 15, 2007.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Shores, Unanimous (7-0), **CONTINUED TO NOVEMBER 15, 2007.**
- *B. USE PERMIT APPLICATION NO. 2007-18 - HOMSI RANCH RESIDENCE -** This is a request to construct a single-family dwelling on a 15.53-acre parcel in the A-2-40 (General Agricultural) zoning district. The property is located on the north side of East Keyes Road, east of Sperry Road, Denair area. This project is exempt from CEQA.
APN: 019-032-009
Staff Report: Kristin Doud Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Shores, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2007-15 - BRINDEIRO RANCH -** This is a request to legalize (1) one existing single-family dwelling (garage conversion) to provide housing for full-time employees of the on-site dairy operation located in the A-2-40 (General Agriculture) zoning district. The property is located at 5231 S. Tegner Road, in the Turlock area. This project is exempt from CEQA.
APN: 057-018-001
Staff Report: Karlha Arias Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Yvonna Brindeiro, 5231 Tegner Road, Turlock
Public hearing closed.
Souza/Assali, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 9, 2007

A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 16, 2007

A. While the Board met this date, there were no items regarding the Planning Department nor the Planning Commission on that agenda.

MISCELLANEOUS & ON THE HORIZON

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

November 15, 2007

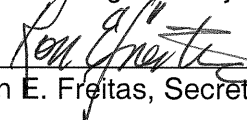
1. General Plan Amendment and Rezone
2. Three Parcel Maps

Mark your calendars for Saturday, January 26, 2008, for the 31st Annual Stanislaus County Planning Commissioners Workshop. This year it will be held in Oakdale. More information will be coming.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:30 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.)