

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 3, 2008

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Jim Poore, Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, and John Shores
- Absent: Michael Navarro and Ray Souza
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Javier Camarena, Assistant Planner; Karlha Arias, Assistant Planner; Kristin Doud, Assistant Planner; Jack Doering, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Kit McClurg, 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. December 20, 2007
Assali/Gammon, 8-0, **APPROVED**
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Flyer from the Great Valley Center, titled "Did you know..."
- B. Information regarding Stanislaus County Planning Commissioner's Workshop, to be held Saturday, January 26, 2008, in Oakdale.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Layman has done work for the First Baptist Church of Salida, and will be stepping down during this hearing.

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. 2006-37 - MONTPELIER ROAD PARCEL MAP - Requesting Continuance to February 7, 2008.** This is a request to divide a 249.3 acre property into six (6) parcels ranging in size from 41.3 to 41.6 acres in the A-2-40 (General Agriculture) zoning district. The project is east of Montpelier Road, in the Hickman area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 019-013-019
Staff Report: Javier Camarena Recommends **CONTINUANCE TO FEBRUARY 7, 2008.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Mataka, Unanimous (6-0), **CONTINUED TO FEBRUARY 7, 2008.**

Item VII-B Removed from Consent Calendar and had a full hearing.

- *B. PARCEL MAP APPLICATION NO. 2007-21 - HILLAR PARCEL MAP** - This is a request for approval of a tentative parcel map which would divide a 20.07 acre parcel into two (2) parcels of 10+ acres in the A-2-10 (General Agriculture) zoning district. The property is located on the east side of Grimes Avenue, north of Paradise Road, and south of Maze Boulevard, west of Modesto. The Planning Commission will consider a Negative Declaration on this project.
APN: 007-047-004
Staff Report: Kristin Doud Recommends **APPROVAL, ALONG WITH MODIFIED DEPARTMENT OF FISH AND GAME FEE OF \$1,933.75.**
Public hearing opened.
OPPOSITION: Gina Bosio, 2236 California Avenue
FAVOR: Jim Freitas, Associated Engineering
Public hearing closed.
Layman/Assali, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH MODIFIED DEPARTMENT OF FISH AND GAME FEE OF \$1,933.75.**
- *C. PARCEL MAP APPLICATION NO. 2007-13 - JOANN WILSON** - This is a request to create a 3.02 acre parcel with a 3 acre remainder from an existing 6.02 acre parcel in the A-2-3 (General Agriculture) zoning district. The property is located at 7266 Snedigar Road, in the Riverbank area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 062-010-021

Staff Report: Bill Carlson Recommends **APPROVAL, ALONG WITH MODIFIED DEPARTMENT OF FISH AND GAME FEE OF \$1,933.75.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Layman/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH MODIFIED DEPARTMENT OF FISH AND GAME FEE OF \$1,933.75.**

NON-CONSENT ITEMS

- D. REZONE APPLICATION NO. 2007-05 - DENAIR LUMBER** - This is a request to change the zoning designation of a 1.75 acre parcel from H-1 (Highway Frontage) to a P-D (Planned Development) zone to allow a lumber yard to be developed in two phases. Phase 1 consists of a 15,400 square foot pole shed and a 300 square foot temporary office. Phase 2 consists of 4,000 square foot retail sales and home center building. The project is located on Fresno Avenue, south of Main Street and north of Village Avenue, in Denair. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 024-032-017

Staff Report: Joshua Mann Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**

Report presented by Angela Freitas.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Rick Mummert, 213 S. Sierra Avenue, Riverbank

Public hearing closed.

Assali/Gammon, Unanimous (6-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- E. USE PERMIT APPLICATION NO. 2007-22 - HOLIDAY INN EXPRESS SIGN** - This is a request to amend an approved Planned Development by replacing an approved 35 foot high, 150 square foot pole sign with a requested 65 foot high, 150 square foot pole sign for existing hotel in P-D 290 (Planned Development) zoning district, at 4300 Bangs Avenue, Salida. This project is exempt from CEQA.

APN: 135-042-028

Staff Report: Karlha Arias Recommends **DENIAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Layman/Assali, Unanimous (6-0), **DENIED THE PROJECT.**

6:45 p.m. - Recessed

6:55 p.m. - Reconvened

6:55 p.m. - Commissioner Layman left the chambers.

- F. USE PERMIT APPLICATION NO. 2007-17 - FIRST BAPTIST CHURCH** - This is a request for an 11,000 square foot church on a 37,000 square foot lot with 42 on-site parking spaces and a parking agreement with the Salida Middle School for 61 additional spaces (103 total parking spaces), in the R-1 (Single-Family Residential) zoning district. There will be 3 phases of interior improvements (no exterior building additions). The project will connect to both public water and sewer. The property is located at 4567 Finney Road, on the southwest corner of Finney Road and Westwood Drive, in the Salida area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 135-006-043
Staff Report: Bill Carlson Recommends **APPROVAL, ALONG WITH MODIFIED DEPARTMENT OF FISH AND GAME FEE OF \$1,933.75.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Gary Dew, pastor of First Baptist Church of Salida
Public hearing closed.
Gammon/Assali, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH MODIFIED DEPARTMENT OF FISH AND GAME FEE OF \$1,933.75.**

7:20 p.m. - Commissioner Layman returned to the Chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

December 25, 2007 and January 1, 2008 Board of Supervisors' meetings were canceled due to the fact that they fell on Holidays.

MISCELLANEOUS & ON THE HORIZON

- A. Reminder that the Stanislaus County Planning Commissioners Workshop will be held Saturday, January 26, 2008 in Oakdale. Please let us know who will attend, and we will complete the registration process.

January 17, 2008

1. Use Permit Application
2. Time Extension Request for a Tentative Map
3. Appeal of a Staff Decision
4. Election of Chair and Vice Chair

February 7, 2008

1. Two Use Permit Applications
2. Two Parcel Map Applications
3. General Plan Amendment, Rezone, and Lot Line Adjustment
4. Time Extension for a Parcel Map

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Chairman Poore appointed Commission Gammon as the alternate to the General Plan Update Committee, replacing Commissioner Hardie, who has resigned.

XI. ADJOURNMENT

The meeting was adjourned at 7:25 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.)