

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 17, 2008

- 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, Allen Layman, and Ray Souza
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Karlha Arias, 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. January 3, 2008
Gammon/Shores, 4-0, to Approve (Commissioner Navarro abstained)
UNABLE TO APPROVE DUE TO LACK OF QUORUM.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter dated January 9, 2008, from David Anthony Fallon, regarding an underground light rail system for the county.
- B. Photographs of Grace Community Christian Church, Item VII-B, presented by the applicant.
- VI. CONFLICT OF INTEREST** - No conflicts.
- 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. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP NO. 2005-06 - WENSTRAND RANCH** - This is a request for a one-year time extension for a Vesting Tentative Subdivision Map, which created 45 single-family residential lots, ranging in size from 8,000 to 12,000 square feet, in an R-A (Rural Residential) zoning district. The project is located at 4148 Main Street, in Denair. This project is exempt from CEQA.
APN: 024-032-023
Staff Report: Karlha Arias Recommends **APPROVAL OF TIME EXTENSION TO DECEMBER 20, 2008.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Mataka/Navarro, Unanimous (5-0), **APPROVED THE TIME EXTENSION TO DECEMBER 20, 2008.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. 2006-31 - GRACE COMMUNITY CHRISTIAN CHURCH** - This is a request to expand an existing church for a new 10,000 square foot building, and an 800 square foot porch, additional parking, and landscaping to be used as the main gathering/worship building on a 19.27± acre parcel in the A-2-10 (General Agriculture) zoning district. The site is located at 3754 E. Service Road, between Esmar and Faith Home Roads, within the Sphere of Influence of the City of Ceres. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 041-020-004
Staff Report: Rachel Wyse Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Wayne Unger, 2428 Glasgow Drive, Ceres; Larry Roberts, 1500 Amberwood Lane, Turlock.
Public hearing closed.
Navarro/Gammon, Unanimous (5-0), **APPROVED STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- C. APPEAL OF STAFF'S DETERMINATION - 2330 TWILDO AVENUE, OAKDALE** - Request to appeal staff's determination regarding the legal status of a structure located on a 12,197 square foot parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 2330 Twildo Avenue, in the Oakdale area. This project is exempt from CEQA.
APN: 064-018-045

Staff Report: Rachel Wyse Recommends **DENIAL OF APPEAL OF STAFF'S DETERMINATION.**

Public hearing opened.

OPPOSITION OF DENIAL: Kathleen Talbert, 129 N. Oak Avenue, Oakdale

FAVOR OF DENIAL: No one spoke.

Public hearing closed.

Mataka/Gammon, Unanimous (5-0), **CONTINUED TO MARCH 20, 2008.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None.

Items heard out of order.

X ELECTION OF CHAIR AND VICE CHAIR FOR 2008

Since several commissioners were absent, Chair Poore suggested postponing the election to another meeting.

Mataka/Navarro, Unanimous (5-0), **POSTPONED ELECTION TO FEBRUARY 7, 2008.**

IX. REPORT OF DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JANUARY 8, 2008

- A. The Board authorized the CEO to apply for a Caltrans Community Based Transportation Planning Grant for the development of a growth management study for the county, that will involve the county and all nine cities.
- B. The Board set a public hearing for January 29, 2008, at 9:20 a.m., to introduce and waive the reading and adopt Ordinance Amendment 2007-01, Public Events and Outdoor Entertainment.
- C. The Board considered and approved Rezone Application No. 2007-01, Santa Fe Crossing. This is a request to rezone a 14.25 acre parcel from PD 185 to a new Planning Development to allow a commercial development at the northwest corner of Santa Fe and Geer Roads, in the Hughson area.

BOARD OF SUPERVISORS ACTIONS OF JANUARY 15, 2008

- A. The Board approved initiating proceedings for the formation of a County Service Area, which would be No. 26, for the Community of Keyes, to provide for maintenance of a storm drain system and storm drainage ponds, that are being constructed in Keyes for the older portion of the community.
- B. The Board set a public hearing for February 5, 2008, at 9:15 a.m. to consider Rezone Application No. 2007-05, Denair Lumber.

MISCELLANEOUS & ON THE HORIZON

- A. Reminder that the Stanislaus County Planning Commissioners Workshop will be held Saturday, January 26, 2008 in Oakdale.

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
5. Election of Officers

February 21, 2008

1. A Use Permit Application
2. A Rezone Application
3. A Variance, with a Williamson Act Cancellation, and Lot Line Adjustment

Director Freitas announced to the Planning Commission that after 35 years with the County, he will be retiring March 28, 2008.

XI ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None.

XII. ADJOURNMENT

The meeting was adjourned at 7:14 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.)