

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 17, 2008

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marie Assali, Michael Navarro, Jim Poore, John Shores, and Ray Souza
- Absent: Annabel Gammon, Allen Layman, Arsenio Mataka
- Staff Present: Kirk Ford, Interim Director; Angela Freitas, Senior Planner; Karlha Arias, Assistant Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Judy Lindsay, Senior Engineering Tech, Public Works; Eva Rosa, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** - No one spoke
- IV. **APPROVAL OF MINUTES**
- A. April 3, 2008
Poore/Navarro, 5-0, **APPROVED**
- B. April 3, 2008 Workshop
Poore/Navarro, 5-0, **APPROVED**
- V. **CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letters addressed to each Planning Commissioner from California Manufactured Housing Institute
- B. Newsletter addressed to each Planning Commissioner from California County Planning Commissioners Association
- C. Spring 2008 Farmland Working Group Newsletter
- 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** - No Consent Items

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. 2008-01 - AVILA RECYCLING CENTER** - This is a request to locate two 8' x 20' x 8' metal storage containers in the Keyes Supermarket parking lot for the purpose of collecting recyclables from the public for a fee. The property is located in the H-1 (Highway Frontage) zoning district at 5461 7th Street, on the west corner of 7th Street and Christine Avenue, in the Community of Keyes, just north of Highway 99. This project is exempt from CEQA.

APN: 045-027-004

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Richard Spratling, 5459 7th Street, Keyes

FAVOR: Lenden Webb, attorney for applicant, 246 W. Shaw, Fresno; Adrian White, 150 Clove Circle, Corona, CA

Public hearing closed.

Navarro/Souza, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH ADDING CONDITION OF APPROVAL:**

11. **The proposed location of the two storage containers may be relocated, provided a 10-foot setback to the side yard is maintained and written approval with respect to the relocation is received from the Director or his designee, with referral to other agencies as determined by Planning Staff.**

- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2005-15 AND EXCEPTION APPLICATION NO. 2005-05 - GREEN** - This is a request to create four parcels of approximately 10 acres each in the A-2-10 (General Agriculture) zoning district. An Exception to the subdivision ordinance is being requested since the parcels do not front on a county-maintained road. The property is located east of Pioneer Road, in the Valley Home area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 002-011-015

Staff Report: Karlha Arias and Kristin Doug Recommend **APPROVAL**. *Report presented by Angela Freitas.*
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Brett Dickerson, representing the applicants, 1014 16th Street, Modesto
Public hearing closed.

Poore/Navarro, Unanimous (5-0), **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 APRIL 8, 2008

- A. The Board approved the Annual Action Plan for Fiscal Year 2008-2009 that includes the \$2,463,579 Community Development Block Grant (CDBG) Award; and \$109,694 Emergency Shelter Grant (ESG) Award; for a total of \$2,573,273 for Fiscal Year 2008-2009.
- B. The Board, as the Redevelopment Agency, allocated \$700,000 from Housing Set-Aside Funds to the Land Acquisition Program and approved a Housing Loan Rehabilitation Agreement with Habitat for Humanity, Stanislaus, in the amount of \$199,575 to rehabilitate four (4) properties in the Airport Neighborhood.

BOARD OF SUPERVISORS ACTIONS OF APRIL 15, 2008

- A. The Board approved General Plan Amendment No. 2007-07, Rezone No. 2007-08, and Lot Line Adjustment No. 2007-25, Frantz Landscaping Center, to allow a retail landscape business on 5 acres, in the Hickman area.

MISCELLANEOUS & ON THE HORIZON

May 1, 2008

- 1. A Use Permit

May 15, 2008

- 1. One Use Permit with a Lot Line Adjustment
- 2. One Parcel Map

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.



Kirk Ford, 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.)