

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 15, 2008

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Jim Poore, John Shores

Absent: Michael Navarro, and Ray Souza

Staff Present: Angela Freitas, Senior Planner; Sean Purciel, Associate Planner; Mandy Bahia, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; 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 17, 2008
Due to a lack of quorum, approval of Minutes will be continued to next meeting.
 - B. May 1, 2008
Due to a lack of quorum, approval of Minutes will be continued to next meeting.
- V. **CORRESPONDENCE**

Senior Planner Angela Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

 - A. Flyer from Tuolumne County Community Development Department, announcing a Historic Preservation Conference to be held June 19, 2008, in Columbia.
- VI. **CONFLICT OF INTEREST** - No conflicts.
- VII. **PUBLIC HEARINGS (* - Consent Items)**

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

***CONSENT ITEMS**

***A. TENTATIVE PARCEL MAP APPLICATION NO. 2007-25 - 4242 LON DALE ROAD**

-This is a request to divide two parcels totaling 30.05 acres into three 10± acre parcels, in the A-2-10 (General Agriculture) zoning district. The property is located at 10506 Victory Avenue and 4242 Lon Dale Road, at the southeast corner of Lon Dale Road (Hwy 120) and Victory Road, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 006-001-063 & 006-001-076

Staff Report: Mandy Bahia Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Mataka/Poore, Unanimous (6-0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

***B. USE PERMIT APPLICATION NO. 2007-27 - WAT CAMBODIAN (BUDDHIST)**

CHURCH - Requesting Indefinite Continuance. This is a request to construct a church and related facilities, including two meeting halls, two school buildings, two modular homes, two storage buildings and a Cambodian (model) home, on an 11.68 acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 1538 Grimes Avenue, east of Grimes Avenue and south of California Avenue, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 017-012-023

Staff Report: Sean Purciel Recommends **CONTINUE INDEFINITELY**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Mataka/Poore, Unanimous (6-0) **CONTINUED INDEFINITELY.**

NON-CONSENT ITEMS - No Items.

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

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF MAY 6, 2008

- A. Approved and accepted all subdivision improvements for the Hillsborough Estates Subdivision in the East Oakdale area.
- B. Expanded the boundaries for the South Modesto MAC to include a large area in the Ceres Sphere of Influence along 9th Street, River Road, and Herndon Avenue.
- C. Amended the Fire Protection Facilities Fees for the Salida Fire Protection District.

BOARD OF SUPERVISORS ACTIONS OF MAY 13, 2008

- A. The Board made a minor amendment to the Stanislaus County CEQA Guidelines to Allow an Environmental Impact Report to be Prepared by Any Method Authorized by State CEQA Guidelines.

MISCELLANEOUS & ON THE HORIZON

There will be a series of "Town Hall" meetings scheduled in all of the Cities by StanCOG throughout the month of June to discuss the Regional Blueprint process. The County has scheduled June 17th from 7:00 to 9:00 p.m. at Harvest Hall. Planning Commissioners are encouraged to attend at least one of the meetings. More details will be forthcoming.

June 5, 2008 (Kirk will be gone at this meeting, too)

1. Two Parcel Map Applications
2. One Use Permit Application
3. One Request for a Time Extension

June 19, 2008

1. One Use Permit Application
2. One Parcel Map Application
3. Time Extension for a Parcel Map
4. Update on El Rematito Marketplace

X. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** - None.

XI. **ADJOURNMENT**

The meeting was adjourned at 6:07 p.m.



Angela Freitas, Senior Planner

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)