

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 2, 2008

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore, and Ray Souza
- Absent: No one
- Staff Present: Kirk Ford, Interim Director; Bill Carlson, Senior Planner; Thomas E. Boze, Deputy 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. September 18, 2008
Poore/Layman, 7-0, **APPROVED**
- V. **CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo from Planning Department, requesting Indefinite Continuance of Use Permit Application No. 2007-19 - Turlock Christian School.
- B. Agenda for Valley Land Use Conference, to be held October 11, 2008, in Clovis.
- C. Copy of the Land Use Element of the General Plan, dated March, 2008.
- VI. **CONFLICT OF INTEREST**
- A. 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. **USE PERMIT APPLICATION NO. 2007-19 - TURLOCK CHRISTIAN SCHOOL - Applicant Requesting Indefinite Continuance.** Request to construct a private high school to be housed in one building (two stories totaling 64,662 square feet) on two parcels with a combined acreage of 19.5±, in the A-2-10 (General Agriculture) zoning district. The project site is located at 2219 E. Monte Vista Avenue, at the northwest corner of E. Monte Vista Avenue and N. Quincy Road, in the City of Turlock Sphere of Influence. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 073-007-014 & 073-007-015
Staff Report: Bill Carlson Recommends **INDEFINITE CONTINUANCE.**
Layman/Souza, Unanimous (7-0), **APPROVED INDEFINITE CONTINUANCE.**

NON-CONSENT ITEMS

- A. No Items

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 23, 2008

- A. StanCOG presented the Stanislaus County Blueprint Preferred Growth Scenario.
- B. Conducted the required public hearing and adopted the 2007-2008 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant Program

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 30, 2008

- A. Granted the Appeal of the Planning Commission's Decision of Denial for Use Permit Application No. 2007-27 – WAT Cambodian Church, located at 1538 Grimes Avenue, Modesto, and approved the project with modifications as requested by the applicant to remove the Meditation Hall, one school building, and the Cambodian Home Exhibit.
- B. Considered recommendations regarding StanCOG Blueprint Process; approved Staff Recommendation No. 2 approving the development of an Alternate Conceptual Growth Scenario that incorporates a combination of strategies that include incremental increases in housing densities and the use of green technologies; and, amended the Recommendation to work in conjunction with the cities.

MISCELLANEOUS & ON THE HORIZON

October 16, 2008

1. County-sponsored modification of Conditions of Approval for Islamic Center of Modesto

November 6, 2008

1. One Use Permit Application
2. One Parcel Map Application

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None

XI. ADJOURNMENT

The meeting was adjourned at 6:04 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 Department.)