

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 4, 2008

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Michael Navarro, Jim Poore, and Ray Souza

Absent: Arsenio Mataka

Staff Present: Kirk Ford, Interim Director; Angela Freitas, Senior Planner; Kristin Doud, Assistant Planner; Edward R. Burroughs, 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. November 20, 2008
Poore/Souza, 5-0, **APPROVED**
Commissioner Gammon abstained.
- V. **CORRESPONDENCE**

Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

 - A. Memo dated December 4, 2008 from the Planning Department regarding Item VII-A, Vesting Tentative Parcel Map Application No. 2008-10 - G3 Enterprises, Inc.
 - B. 2009 Planning Commission Meeting Calendar
- VI. **CONFLICT OF INTEREST**
 - A. Commissioner Layman has a conflict with G3 Enterprises, Inc., and he will recuse himself from this hearing.
- VII. **PUBLIC HEARINGS (* - Consent Items)**

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

6:05 p.m. - Commissioner Layman left the chambers.

*** CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-10 - G3 ENTERPRISES, INC.** - This is a request to divide four parcels totaling 113± acres into seven separate parcels with a 95.90 acre remainder in the M (Industrial) zoning district. The property is located on the southeast corner of E. Whitmore Avenue and Crows Landing Road, in the Modesto/Ceres area. This project is exempt from CEQA.

APN: 086-015-008, 086-015-018, 086-015-020, 086-015-021

Staff Report: Kristin Doud Recommends **APPROVAL, ALONG WITH AMENDED AND ADDED CONDITIONS OF APPROVAL AS STATED IN MEMO DATED DECEMBER 4, 2008.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Souza/Poore, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH AMENDED AND ADDED CONDITIONS OF APPROVAL AS STATED IN MEMO DATED DECEMBER 4, 2008:**

17. Prior to recording of the parcel map, on-site fire apparatus access **for existing development on the remainder parcel** shall be reviewed and approved by the Stanislaus Fire Prevention Bureau. Approved fire apparatus access shall be shown on the recorded map as Emergency Vehicle Access Ways.
28. Any future construction **that requires discretionary approval** would be subject to Air District Rule 9510 (Indirect Source Review) if it includes the construction of one of the following:
 - A. 2,000 square feet of commercial space;
 - B. 25,000 square feet of light industrial space;
 - C. 100,000 square feet of heavy industrial space;
 - D. 20,000 square feet of medical office space; or
 - E. 39,000 square feet of general office space.

City of Ceres:

35. **The City of Ceres Municipal Code Section 12.16 and General Plan 1.J.2. requires that street trees be planted for all parcels with street frontages. The applicant, therefore, needs to place street trees along the Crows Landing Road frontage consistent with City of Ceres**

Standards. The applicant shall work with the City of Ceres for the selection of trees, location, size, and quantity. The placement of these street trees and associated irrigation systems shall be placed prior to the occupancy of any building(s) on parcels 1 through 7.

36. The City of Ceres General Plan 4.L.2. requires new development and redevelopment to underground all overhead utilities along the frontage of the project or on private property. Therefore, The applicant needs to underground all existing overhead utilities lines along the Crows Landing Road frontage per the standards of Turlock Irrigation District and to the review and approval of the Ceres Community Development Department. The undergrounding of these overhead utilities lines shall be placed underground prior to occupancy for any building(s) on parcel 1 through 7.
37. The applicant, consistent with City of Ceres General Plan Goal 2.B., needs is required to work with City of Ceres staff to minimize direct access to industrial and commercial developments from Crows Landing Road. The applicant shall work with the Ceres Community Development Department regarding potential locations of limited direct access point(s) for these properties and associated easements to meet the intent of the Ceres General Plan Goal 2.B. The proposed limited direct access point(s) and easements shall be determined as to all parcels prior to issuance of the first building permit for any building on any parcel.

6:07 p.m. - Commissioner Layman returned to the chambers.

NON-CONSENT ITEMS

- B. **DEVELOPMENT SCHEDULE FOR EL REMATITO MARKETPLACE** - Update of Development Activities and Request to Modify the Development Schedule for the El Rematito Marketplace, P-D (285). The property is located at the northwest corner of Crows Landing and W. Hackett Roads, in the Modesto/Ceres area. This project is exempt from CEQA.
APN: 056-055-004 & 056-055-005
Staff Report: Kirk Ford Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Salvador Pleitez
Public hearing closed.
Poore/Layman, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, AND MODIFIED THE DEVELOPMENT SCHEDULE TO EXTEND THE FINAL CONSTRUCTION COMPLETION DATE TO JULY 6, 2009, WITH THE ABILITY FOR THE DIRECTOR OR HIS DESIGNEE TO EXTEND THE FINAL COMPLETION DATE BY UP TO 60 DAYS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Change of Nuisance Abatement Hearing Board Members, presented by Tod Woodward, Code Enforcement Unit Manager.

It was decided that the current Nuisance Abatement Hearing Board Members would continue in their role: Chair - Commissioner Navarro; Member - Commissioner Mataka; Alternate - Commissioner Gammon.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 25, 2008

- A. The Board Set a Public Hearing for December 16, 2008, at 6:40 p.m., to Consider General Plan Amendment No. 2008-05, a Minor Text Amendment to Add the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan to the Safety Element of the General Plan

BOARD OF SUPERVISORS ACTIONS OF DECEMBER 2, 2008

- A. The Board did not meet on this date.

MISCELLANEOUS & ON THE HORIZON

December 18, 2008 - There will be no Planning Commission meeting.

January 1, 2009 - New Years Holiday - There will be no Planning Commission meeting.

January 15, 2009

1. Four Use Permits
2. One Parcel Map
3. One Time Extension

January 24, 2009 - Planning Commissioners Workshop, Bret Harte School
Agenda Topic: Schools

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:27 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.)