

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 2, 2009

- I. **ROLL CALL:**
  - Meeting called to order at 6:01 p.m.
  - Present: Chair Allen Layman, Marie Assali, Tom DeLaMare, Michael Navarro, Jim Poore, and Ray Souza
  - Absent: Annabel Gammon and Greg Pires
  - Staff Present: Kirk Ford, Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Sean Purciel, Associate Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Judy Lindsey, 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. March 19, 2009  
Poore/DeLaMare, 5-0, **APPROVED**  
Commissioner Navarro 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 April 2, 2009 from Planning Department, requesting Indefinite Continuance of Item VII-A, Time Extension for Vesting Tentative Map No. 2005-06 - Wenstrand Ranch
  - B. Fax received March 19, 2009, from Patricia M. Cousins, regarding "E. Whitmore Ave. "Proposed" Jr. High School Ceres Unified School District"
  - C. Letter dated March 23, 2009, from Ron West & Associates, regarding "County Corridor Between Patterson (I-5) and Turlock (99)"
- VI. **CONFLICT OF INTEREST** - No Conflicts

**VII. PUBLIC HEARINGS ( \* - Consent Items )**

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

**\* CONSENT ITEMS**

- \*A. TIME EXTENSION FOR VESTING TENTATIVE MAP NO. 2005-06 - WENSTRAND RANCH - Requesting Indefinite Continuance.** Requesting a one (1) year time extension to December 20, 2009, for a tentative map to create 45 lots ranging from 8,000 to 12,000 square feet in size. The project previously obtained a one (1) year time extension in 2007, extending the life of the tentative map to December 20, 2008. The 12± acre property is located within the R-A (Rural Residential) zoning district at 4148 Main Street, at the corner of Main Street, Monte Vista Avenue and Lester Road in Denair. This request is exempt from CEQA.  
APN: 024-032-023  
Staff Report: Kristin Doud Recommends **APPROVAL OF INDEFINITE CONTINUANCE.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
DeLaMare/Assali, Unanimous (6-0), **APPROVED INDEFINITE CONTINUANCE.**
- \*B. USE PERMIT APPLICATION NO. 2008-25 - VERIZON WIRELESS - SANTA FE CELL TOWER** - This is a request to construct a new 85-foot tall wireless communication facility (cell tower monopole) on a 6.53-acre parcel located in the Planned Industrial (P-I (18)) zoning district. The ground lease area is proposed at 1,225 square feet with a new 240 square foot equipment building, generator, fences, and the new tower on a site containing a light industrial fabrication business. The property is located at 772 S. Santa Fe Avenue, on the east side of S. Santa Fe Avenue, between the MID Lateral No. 1 and the Tuolumne River, in the Empire/Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 009-020-011  
Staff Report: Sean Purciel Recommends **APPROVAL.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Souza/Navarro, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS** - No Items

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF MARCH 24, 2009**

- A. Set a Public Hearing for April 21, 2009, at 6:45 p.m., to consider General Plan Amendment Application No. 2007-08, Rezone Application No. 2007-11, and Vesting Tentative Parcel Map Application No. 2007-32, Kiernan Court Office Park.
- B. Approved a Minor Lot Line Adjustment (LLA 2009-01 - Vermeulen-Storer) located on McDonald Avenue, west of Modesto and approved new Williamson Act contract on one of the re-aligned properties.
- C. Denied the appeal and upheld the Planning Commission's decision of denial of Vesting Tentative Subdivision Map Application No. 2006-06 and Exception Application No. 2008-02, Knights Ferry Overlook.

**BOARD OF SUPERVISORS ACTIONS OF MARCH 31, 2009**

- A. Denied the appeal and upheld the Planning Commission's decision to approve Use Permit Application No. 2008-03 - Delaney Aggregates.
- B. Set a Public Hearing for April 21, 2009, at 6:50 p.m., to consider General Plan Amendment Application No. 2007-04, Rezone Application No. 2007-04, Parcel Map Application No. 2008-11 and Williamson Act Cancellation No. 2007-03, Sun Dry Products.

**MISCELLANEOUS & ON THE HORIZON**

April 16, 2009

- 1. Use Permit No. 2008-23 - Denair Community Services District
- 2. A Time Extension for Use Permit 2006-23 - Unitarian Universalist Church

May 7, 2009 - We will have a workshop that evening, topic yet to be determined.

The Planning Commission's decision to approve the Turlock Golf Center on Taylor Road was appealed by concerned neighbors.

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

**XI. ADJOURNMENT AND TO RECONVENE AS AIRPORT LAND USE COMMISSION**

The meeting was adjourned at 6:11 p.m.

  
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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.)