

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 16, 2009

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

Absent: Annabel Gammon, Greg Pires

Staff Present: Kirk Ford, Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Sean Purciel, Associate Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Judy Lindsey, Senior Engineering Tech, 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. April 2, 2009
Assali/Souza, 6-0, **APPROVED**
- V. **CORRESPONDENCE**

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

 - A. Memo dated April 9, 2009, from Planning Department, regarding Item VII-A - Use Permit Application No. 2008-23 - Denair Community Services District Water Tank
 - B. Letter received April 14, 2009, from John Chance, regarding Item VII-A - Use Permit Application No. 2008-23 - Denair Community Services District Water Tank
 - C. Save-The-Date reminder for the California County Planning Commissioners Association 2009 Central District Spring Conference to be held May 16, 2009, in Tulare
- 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**

Item VII-A was removed from Consent and will have a full hearing.

- *B. TIME EXTENSION FOR USE PERMIT NO. 2006-23 - UNITARIAN UNIVERSALIST CHURCH** - Request for a one (1) year time extension to April 4, 2010 to obtain a building permit to activate Use Permit No. 2006-23 - Unitarian Universalist Church. The Use Permit was approved on October 4, 2007 to allow a new building of approximately 5,200 square feet for classrooms, meeting rooms, service areas and related parking to be used in conjunction with the existing church to the east. The project site is located on a 0.5 acre parcel in the A-2-10 (General Agriculture) zoning district at 2206 Kiernan Avenue in the north Modesto area. This project is exempt from CEQA.
APN: 078-016-018
Staff Report: Javier Camarena Recommends **APPROVAL OF ONE-YEAR TIME EXTENSION TO APRIL 4, 2010.**
Public hearing opened.
OPPOSITION: None
FAVOR: None
Public hearing closed.
Poore/DeLeMare, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND GRANTED A ONE-YEAR TIME EXTENSION TO APRIL 4, 2010.**

NON-CONSENT ITEMS

Item VII-A was removed from Consent and will have a full hearing.

- A. USE PERMIT APPLICATION NO. 2008-23 - DENAIR COMMUNITY SERVICES DISTRICT WATER TANK** - Request to construct a one million gallon water tank on a .23-acre parcel in the A-2-10 (General Agriculture) zoning district. The size of the on-ground tank is proposed at a 75 foot diameter and at a 35 foot height. The property is located on the west side of Lester Road, approximately 660 feet south of E. Zeering Road, adjacent to the Junior High School currently under construction, in the Denair Community. The Planning Commission will consider a Negative Declaration on this project.
APN: 024-012-027
Staff Report: Sean Purciel Recommends **APPROVAL, ALONG WITH ADDED CONDITIONS OF APPROVAL FROM PUBLIC WORKS, AS STATED IN APRIL 9, 2008 MEMO.**

Public hearing opened.

OPPOSITION: John Greer, 3817 Lester Road; John Smith, 4549 Gratton Road

FAVOR: Dennis Barksdale, Claybar Engineering; Gaylon Wade, Denair CSD
District Manager

Public hearing closed.

Poore/Souza, 5-1 (Assali) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH STRONGLY RECOMMENDING ENHANCED LANDSCAPING AND SCREENING AROUND PROJECT SITE, AND ADDED CONDITIONS OF APPROVAL FROM PUBLIC WORKS:**

1. If a paved driveway is not present at this site, one shall be installed per County Standards and Specifications. All new driveway locations and widths shall be approved by the Department of Public Works.
2. An encroachment permit will be obtained for the installation of the driveway.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF APRIL 7, 2009

- A. The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF APRIL 14, 2009

- A. Approved an Amendment to the Consolidated Plan Fiscal Year 2007-2012 and Annual Action Plan Fiscal Year 2008-2009, to Include the Expenditure of \$1,023,163.00 in Housing and Urban Development Under the Homeless Prevention and Rapid Re-Housing Program.
- B. Approved the Fiscal Year 2009-2010 Annual Action Plan that Includes Approximately \$2,463,579 in Community Development Block Grant Award, and Approximately \$109,694 in Emergency Shelter Grant Award, for a Total of Approximately \$2,573,273 for Fiscal Year 2009-2010.

MISCELLANEOUS & ON THE HORIZON

May 7, 2009 - Meeting canceled

May 21, 2009

1. Agricultural Parcel Map in the Westley/Patterson Area
2. Agricultural Parcel Map in the Waterford Area

June 4, 2009

1. Use Permit for a dog kennel

As requested at the last meeting, Director Ford informed the Commissioners of the members of the Historical Site Subcommittee: Marie Assali, Annabel Gammon, Allen Layman, Jim Poore, and Ray Souza. The Subcommittee was appointed January 19, 2006.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:02 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.)