

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 21, 2009

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Vice Chair Michael Navarro, Marie Assali, Tom DeLaMare, Annabel Gammon, Greg Pires, Jim Poore, John Ramos, and Ray Souza
- Absent: Allen Layman
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Sean Purciel, Associate Planner; Thomas E. Boze, Deputy County Counsel; Judy Lindsey, Senior Engineering Tech, Public Works; Eva Rosa, Planning Commission Clerk

Vice Chair Navarro introduced and welcomed new Planning Commissioner, John Ramos.

II. PLEDGE OF ALLEGIANCE

III. CITIZEN'S FORUM

- A. No one spoke.

IV. APPROVAL OF MINUTES

- A. April 16, 2009
DeLaMare/Poore, 5-0, **APPROVED**
Commissioners Gammon, Pires, and Ramos abstained.

V. CORRESPONDENCE

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

- A. Announcement of Historic Preservation Conference, to be held in Columbia, June 19, 2009, from 9 a.m. to 4 p.m.

VI. CONFLICT OF INTEREST

- A. Commissioner Souza knows Mr. Hayes, but this will not cause a conflict.

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2008-17 - BASRAI** - Request to divide a 122.60-acre parcel to create three 40± acre parcels in the A-2-40 (General Agriculture) zoning district. The project site is located north of W. Hamilton Road and west of S. McCracken Road, in the Patterson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 016-013-021
Staff Report: Sean Purciel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
DeLaMare/Souza, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *B. TENTATIVE PARCEL MAP APPLICATION NO. 2008-16 - HAYES RANCH** - Request to divide two parcels totaling 583± acres into ten 40+ acre parcels in the A-2-40 (General Agriculture) zoning district. The project is located at 15201 and 15337 Tim Bell Road, in the Waterford area. The Planning Commission will consider a CEQA Negative Declaration on this project. **Requesting Indefinite Continuance.**
APN: 015-015-063 and 015-002-011
Staff Report: Sean Purciel Recommends **INDEFINITE CONTINUANCE**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
DeLaMare/Souza, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AND CONTINUED PROJECT INDEFINITELY.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF APRIL 21, 2009

- A. Approved 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 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/Jim Davis.

BOARD OF SUPERVISORS ACTIONS OF APRIL 28, 2009

- A. Established new fees and amended existing fees for the Planning and Community Development Department Building Permits and Planning Divisions.

BOARD OF SUPERVISORS ACTIONS OF MAY 5, 2009

- A. Appointed John Ramos to the Stanislaus County Planning Commission.
- B. Sitting as the Redevelopment Agency, accepted the revised Preliminary Redevelopment Plan for the Crows Landing Air Facility Project Area; directed staff to prepare a Redevelopment Plan for a Draft Environmental Report; authorized the Agency transmittal of information to taxing agencies and officials; and, directed Agency staff and consultants to commence preparation of a Draft Environmental Report.

BOARD OF SUPERVISORS ACTIONS OF MAY 12, 2009

- A. The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF MAY 19, 2009

- A. Approved the appeal and overturned the Planning Commission's decision of approval for Use Permit Application No. 2008-10, Turlock Golf Center.

MISCELLANEOUS & ON THE HORIZON

June 4, 2009

- 1. Use Permit for a dog kennel
- 2. Time Extension for a Parcel Map
- 3. Appointments to Nuisance Abatement Hearing Board
- 4. General Plan Consistency Finding for Capital Improvement Plan (CIP)

June 18, 2009

- 1. Parcel Map with a Variance

Director Ford notified the Planning Commissioners that we will have a meeting on July 2, 2009. One item will be a General Plan Amendment that must go to the Board of Supervisors in August.

Director Ford also announced that Angie Halverson had a baby girl on May 10th.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:10 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.)