

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 4, 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; Javier Camarena, Assistant Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Judy Lindsay, Senior Engineering Tech, Public Works; Tod Woodward, Code Enforcement Unit Manager, Department of Environmental Resources; 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. May 21, 2009
Assali/Gammon, 8-0, **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 June 4, 2009, from Department of Planning and Community Development, regarding Item VII-A, Time Extension for Vesting Tentative Map No. 2005-06 - Wenstrand Ranch
- B. Letter dated May 28, 2009, from Tena Heaton, regarding Item VII-B - Use Permit Application No. 2008-11 - Kreative Kennels
- C. Letter dated May 29, 2009, from Glenn Burghardt, Secretary, Valley Home Municipal Advisory Council (MAC), regarding Item VII-B - Use Permit Application No. 2008-11 - Kreative Kennels
- D. Letter dated June 4, 2009, from Shauna Saito Rico, regarding Item VII-B, Use Permit Application No. 2008-11 - Kreative Kennels

- E. Letter dated June 1, 2009 from Angel Willett, regarding Item VII-B, Use Permit Application No. 2008-11 - Kreative Kennels
- F. Email received June 4, 2009 from Helen Quaccia, regarding Item VII-B, Use Permit Application No. 2008-11 - Kreative Kennels
- G. Letter dated June 1, 2009 from Tammie Smith, regarding Item VII-B, Use Permit Application No. 2008-11 - Kreative Kennels

VI. CONFLICT OF INTEREST - No conflicts

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. TIME EXTENSION FOR VESTING TENTATIVE MAP NO. 2005-06 - WENSTRAND RANCH** - This is a request for a time extension for a tentative map to create 45 lots ranging from 8,000 to 12,000 square feet in size, on a 12± acre property located within the R-A (Rural Residential) zoning district. To account for the provisions of SB 1185, the time extension time frame will be extended from one to two years, expiring on December 20, 2010. The property is located 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 TIME EXTENSION TO DECEMBER 20, 2010.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/DeLaMare, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND APPROVED TIME EXTENSION TO DECEMBER 20, 2010.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. 2008-11 - KREATIVE KENNELS** - This is a request to establish a dog breeding facility for a maximum of 50 German Shepherd breeding males and females within an existing 10,200 square foot barn on approximately 10 acres in the A-2-10 (General Agriculture) zoning district. The project is located at 12730 Valley Home Road, in the Valley Home area. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 002-055-021
Staff Report: Javier Camarena Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Alvin Nunes, 5061 Freelove Road; Myer Lanting, 9525 Rodden Road; Zoltan Balffy, Sawyer Avenue; Mike Osmundson, 12730 Valley Home Road
Public hearing closed.

Gammon/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Change of Nuisance Abatement Hearing Board Members, presented by Tod Woodward, Code Enforcement Unit.
Appointed to Nuisance Abatement Hearing Board: Commissioners Gammon (Chair), Pires (Member), Navarro (Alternate).

IX. REPORT OF THE DIRECTOR

Next Tuesday, June 9th, the Board of Supervisors will approve the budget for Fiscal Year 2009-2010.

BOARD OF SUPERVISORS ACTIONS OF MAY 26, 2009

- A. The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF JUNE 2, 2009

- A. The Board approved an Amendment to the Fiscal Year 2007-2012 Community Development Block Grant Consolidated Plan and the Fiscal Year 2008-2009 Annual Action Plan to Incorporate the Community Development Block Grant – Recovery Act Funds (CDBG-R) in the Amount of \$669,134, specifically to incorporate solar energy and other energy savings enhancements into the Neighborhood Stabilization Program, and to provide workforce training for Project YES interns.

MISCELLANEOUS & ON THE HORIZON

June 18, 2009

1. Parcel Map with a Variance

July 2, 2009

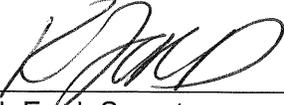
1. Parcel Map
2. General Plan Amendment, Rezone, Parcel Map, and Use Permit for a veterinary hospital

Additionally, Staff and the General Plan Update Committee are working on releasing an RFP for our upcoming Comprehensive General Plan Update and related EIR.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:47 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.)