

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 2, 2009

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

Absent:

Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Thomas E. Boze, Deputy County Counsel; Judy Lindsay, 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. June 18, 2009
Poore/Souza, 6-0, **APPROVED**
Commissioners Gammon, Navarro, and Pires abstained.

V. **CORRESPONDENCE** - No correspondence.

VI. **CONFLICT OF INTEREST**

- A. Commissioner Poore has known Mr. O'Brien for a number of years, but that will not cause a conflict.

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. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2009-02 - ELM STREET - Requesting Indefinite Continuance.** Request to divide a 18,663 square foot site into parcels of 7,340± and 11,323± square feet in the R-2 (Medium

Density Residential) zoning district. The project is located at 5345 Elm Street, in the Salida area. This project is exempt from CEQA.

APN: 135-004-079

Staff Report: Javier Camarena Recommends **INDEFINITE CONTINUANCE.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

DeLaMare/Gammon, Unanimous (9-0), **CONTINUED INDEFINITELY.**

NON-CONSENT ITEMS

B. GENERAL PLAN AMENDMENT APPLICATION NO. 2008-06, REZONE APPLICATION NO. 2008-06, USE PERMIT APPLICATION NO. 2008-27 & VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-15 - O'BRIEN VETERINARY HOSPITAL - This is a four-part request consisting of the following:

1) A request for a Use Permit to allow a Large Animal Veterinary Hospital to be established; 2) A request for a Vesting Tentative Parcel Map to subdivide 24.36 acres into a 2.22-acre parcel and a 22.14-acre "Remainder" parcel; 3) A request to amend the 2.22-acre parcel's General Plan designation from Agriculture to P-D (Planned Development); 4) A request to amend the 2.22-acre parcel's zoning designation from A-2-40 (General Agriculture) to a P-D (Planned Development) zone to allow the large animal facility to also be used as a small animal veterinary hospital. The General Plan and Zoning designation of the 22.14-acre "Remainder" parcel would not change nor is any development proposed to take place on this parcel. The proposed development includes a 14,000 square foot veterinary hospital and office, a 5,000 square foot "Treatment" Barn, parking lot, and landscaping. The 24± acre site is currently zoned A-2-40 (General Agriculture) and is located at 3254 Beckwith Court, just west of Hwy 99, in the Modesto area. A CEQA Negative Declaration will be considered on this project.

APN: 005-034-009, 010, 011

Staff Report: Joshua Mann Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Jim Freitas, Associated Engineering; Michael O'Brien

Public hearing closed.

Souza/Pires, Unanimous (9-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS.**

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

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JUNE 23, 2009

A. The Board did not meet on this date.

BOARD OF SUPERVISORS ACTIONS OF JUNE 30, 2009

- A. Approved Submission of Neighborhood Stabilization Program 2 (NSP2) Application to Housing and Urban Development (HUD) for Funding in an Amount Not to Exceed \$40 Million to Assist with Stabilizing Neighborhoods Whose Viability Has Been and Continues to Be Damaged by the Economic Effects of Properties that Have Been Foreclosed Upon and Abandoned.
- B. Conducted a Public Hearing to Accept Testimony on the Proposed Revisions to the Public Facilities Impact Fee Program and Authorization to Schedule a Public Hearing for a Future Date Still to be Determined.

MISCELLANEOUS & ON THE HORIZON

July 16, 2009

- 1. Two Parcel Maps, one with an Exception
- 2. A Use Permit for a Church

August 6, 2009

- 1. Two Use Permits

Director Ford informed the Commissioners that he granted a 60 day extension to El Ramitito Market Place for completion of improvements.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None.

XI. ADJOURNMENT

The meeting was adjourned at 6:35 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.)