

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 5, 2009

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Allen Layman, Tom DeLaMare, Annabel Gammon, Michael Navarro, Greg Pires, and John Ramos
- Absent: Marie Assali, Jim Poore, and Ray Souza
- Staff Present: Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Thomas E. Boze, Deputy County Counsel; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Administrative Clerk III

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM**

- A. No one spoke.

IV. **APPROVAL OF MINUTES**

- A. October 15, 2009
Navarro/DeLaMare, 5-0, **APPROVED**
Commissioner Pires abstained.

V. **CORRESPONDENCE** - None

VI. **CONFLICT OF INTEREST** - None

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

Commissioner Layman informed the public there were no consent items.

*** CONSENT ITEMS** - No Consent Items

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. 2009-15 - JOHN & JILL GAUTHIER** - This is a request to amend Planned Development No. 245 to allow the height limit of accessory buildings to be modified to a maximum height of 35 feet. P-D (245) consists of 20 parcels along Jeffrey Court which is located east of Waring Road and west of Lester Road, in Denair. This project is exempt from CEQA. APN: 024-049-014 through 024-049-033
Staff Report: Joshua Mann Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Larry Boone, 3900 Eastgate Drive, Denair, Theresa Vincent, 3808 Eastgate Drive, Denair

FAVOR: Ted Brandvold, Commercial Architecture, representing John & Jill Gauthier
Public hearing closed.

DeLaMare/Ramos, 6-0, **APPROVED AS RECOMMENDED WITH MODIFICATION TO CONDITION OF APPROVAL NO. 2 AS FOLLOWS:**

2. Uses within P-D (245) shall comply with the R-1 (Single-Family Residential) zoning district regulations, except for height limitations. Maximum height limit of ~~thirty-five (35)~~ **twenty-seven (27)** feet for all buildings.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 20, 2009

- A. The Board approved a minor lot line adjustment on Williamson Act property in the area southwest of Turlock, but otherwise, there were no items related to Planning and Community Development on the Agenda.

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 27, 2009

- A. There were no items related to Planning and Community Development on the Agenda.

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 3, 2009

- A. The Board awarded a contract to Granite Construction Company for the construction of the Empire Improvement Project - Phase IA and awarded Construction Management and Inspection Services to Nolte Associates, Inc. The project will be funded through a combination of Community Development Block Grant (\$1.9 million) and Stanislaus County Redevelopment Agency (\$1.1 million) funds.

IV. MISCELLANEOUS & ON THE HORIZON

ON THE HORIZON

November 19, 2009

1. A Use Permit for an expansion of an existing irrigation supply and installation operation in Oakdale.
2. A Use Permit for a storage facility at the Sikh Temple on Hatch Road in the Hughson area.

December 3, 2009

1. A Parcel Map creating eight 40-acre parcels in the Newman area.
2. A Parcel Map with an Exception, creating 3 parcels in the East Oakdale area.
3. A Use Permit for a cell tower in the Vernalis area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:49 p.m.



Angela Freitas, Deputy Director

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Department.)