

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 19, 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: None
- Staff Present: Angela Freitas, Deputy Director; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, 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. November 5, 2009
Gammon/Navarro, 6-0, **APPROVED**
Commissioners Assali, Poore, and Souza abstained.

V. **CORRESPONDENCE** - None

VI. **CONFLICT OF INTEREST** - None

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. **USE PERMIT APPLICATION NO. 2009-19 - SIKH TEMPLE** - Request to expand the existing Sikh Temple (UP No. 90-13) by converting a 2,400 square foot Ag-storage building (under construction) to a storage building for the existing temple on an 11.25-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 5713 E. Hatch Road, northwest of the E. Hatch Road and S. Santa Fe Avenue intersection, in the Hughson area. This project is Exempt from CEQA.

APN: 018-065-004

Staff Report: Kirk Ford Recommends **APPROVAL/DENIAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/Poore, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *B. USE PERMIT APPLICATION NO. 2009-08 - AMERINE SYSTEMS - Requesting Continuance to December 3, 2009.** Request to expand an existing agricultural sprinkler/irrigation business on a 13± acre site in the A-2-40 (General Agriculture) zoning district. The site is located at 10866 Cleveland Avenue, between Lon Dale Road (SR 120) and Valley Home Road, in the Oakdale/Valley Home area. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 006-005-003
Staff Report: Sean Purciel Recommends **CONTINUANCE TO DECEMBER 3, 2009**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Assali/Poore, Unanimous (9-0), **CONTINUED HEARING TO DECEMBER 3, 2009.**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 10, 2009

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

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 17, 2009

- A. The Board of Supervisors did not meet this date.

MISCELLANEOUS & ON THE HORIZON

ON THE HORIZON

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.
4. A Use Permit for an expansion of an existing irrigation supply and installation operation in Oakdale.

December 17, 2009

1. Two Parcel Maps in the Industrial zoning district.
2. A Parcel Map creating four 5-acre parcels in the R-A, Estate Residential zoning district on Rodden Road.
3. A Use Permit to install a restroom and five RV sites for private family use on Yosemite Blvd, in Waterford.

There will be no Planning Commission meeting on January 7, 2010. The first meeting in 2010 will be January 21.

The offices at 1010 10th Street will be closed from noon on Christmas Eve through New Years, and will re-open on Monday, January 4th.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:06 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.)