

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 17, 2009

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

Absent: Tom DeLaMare, Greg Pires

Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Sean Purciel, Associate Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Tod Woodward, Code Enforcement Unit Manager, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk; Crystal Rein, Administrative Assistant III
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
 - A. No one spoke.
- IV. **APPROVAL OF MINUTES**
 - A. December 3, 2009
Poore/Souza, 7-0, **APPROVED**
- V. **CORRESPONDENCE**

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

 - A. Memo from Department of Public Works, dated December 10, 2009, regarding Item VII-A, Tentative Parcel Map Application No. 2009-09 - Beard Land Improvement Company - Tenaya Drive. **(Director Ford indicated that this is for clarification only. No action needs to be taken.)**
 - B. Memo from Department of Public Works, dated December 10, 2009, regarding Item VII-B, Tentative Parcel Map Application No. 2009-10 - Beard Land Improvement Company - Leckron Road. **(Director Ford indicated that this is for clarification only. No action needs to be taken.)**
 - C. Notice from the U.S. Department of Transportation regarding a public open house regarding the San Jose to Merced Section High-Speed Train.

VI. CONFLICT OF INTEREST

- A. Commissioner Layman has a conflict with Items VII-A and B - Parcel Map Application No. 2009-09 - Beard Land Improvement Company - Tenaya Drive and Tentative Parcel Map Application No. 2009-10 - Beard Land Improvement Company - Leckron Road. His business does work for this company and he will recuse himself during these hearings.

VII. PUBLIC HEARINGS (* - Consent Items)

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

* CONSENT ITEMS

Items taken out of order

- *C. **TENTATIVE PARCEL MAP APPLICATION NO. 2008-08 - BANDUCCI** - Request to create four parcels ranging in size from 5 to 6.48 acres from a 23.59-acre parcel in the R-A (Rural Residential) zoning district, on the north side of Rodden Road, west of Gibbs Drive, in the Oakdale area. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 010-074-001
Staff Report: Javier Camarena Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Assali/Souza, Unanimous (7-0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

6:05 p.m. - Chair Layman left the Chambers.

- *A. **TENTATIVE PARCEL MAP APPLICATION NO. 2009-09 - BEARD LAND IMPROVEMENT COMPANY - TENAYA DRIVE** - Request to create five parcels ranging in size from 0.62 to 1.88 acres from an 11.7-acre parcel in the M (Industrial) zoning district. The property is located on the northeast side of Tenaya Drive in the Modesto area. This project is exempt from CEQA.
APN: 036-020-037
Staff Report: Sean Purciel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Ramos, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *B. **TENTATIVE PARCEL MAP APPLICATION NO. 2009-10 - BEARD LAND IMPROVEMENT COMPANY - LECKRON RD.** - Request to create two parcels (8.49 and 9.65 acres) from an 18± acre property in the M (Industrial) zoning district. The property is located on the south side of Leckron Road and west of Garner Road, at 3700 and 3730 Leckron Road, in the Modesto area. This project is exempt from CEQA.
APN: 036-016-046
Staff Report: Sean Purciel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Ramos, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

6:07 p.m. - Chair Layman returned to the Chambers.

NON-CONSENT ITEMS

- D. **USE PERMIT APPLICATION NO. 2009-02 - CAMP SMECK** - Request to place five (5) overnight recreational vehicle sites with full water and septic hook-ups and a 216 square foot restroom facility for private use in the A-2-40 (General Agriculture) zoning district at 14018 Yosemite Boulevard in the east Waterford area, within the City of Waterford Sphere of Influence. The Planning Commission will consider a Negative Declaration on this project.
APN: 080-015-013
Staff Report: Javier Camarena Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Bill Smeck, 14018 Yosemite Blvd, Waterford
Public hearing closed.
Souza/Assali, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, WITH ADDED CLARIFICATION TO CONDITION OF APPROVAL NO. 16.**

16. Recreation vehicles connected to hook-ups shall not be allowed to remain on-site for a period exceeding five (5) consecutive days on no more than two (2) occasions within a one month period. **Storage of owner's recreational vehicles without hook-ups and with no occupancy is allowed.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Change of Nuisance Abatement Hearing Board Members, presented by Tod Woodward, Code Enforcement Unit Manager.

Appointed to Nuisance Abatement Hearing Board: Commissioners Pires (Chair), Gammon (Member), and Ramos (Alternate).

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF DECEMBER 8, 2009

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

BOARD OF SUPERVISORS ACTIONS OF DECEMBER 15, 2009

- A. Accepted the Fiscal Year 2008-2009 Redevelopment Agency Financial Report Including the Annual Audit and the Redevelopment Agency Activities Report

MISCELLANEOUS & ON THE HORIZON

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.

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

ON THE HORIZON

January 21, 2010

1. Four Parcel Map applications
2. Three Use Permit applications

Director Ford expressed appreciation and thanked Commissioner Ray Souza for his years of service to the Planning Commission and to the citizens of Stanislaus County. Commissioner Souza has served as a Planning Commissioner from 2002 through 2009, and chaired the Commission in 2006.


Chair Layman presented a plaque to Commissioner Souza in appreciation of his hard work on the Planning Commission.

Commissioner Souza spoke of his years on the Commission and mentioned past Commissioners Tony Cusenza, John Shores, Helen White, and Supervisor Tom Mayfield. He thanked the current Commission for their hard work, along with complimenting the staff of the Planning Department for all their work.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:53 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.)