

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 18, 2010

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Michael Navarro, Annabel Gammon, Greg Pires, Jim Poore, and John Ramos
- Absent: Allen Layman, Tom DeLaMare, Marie Assali, Ted Reimers
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Javier Camarena, Assistant Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke.
- IV. APPROVAL OF MINUTES**
- A. January 21, 2010
Pires/Gammon, 4-0, **APPROVED**
Commissioner Poore abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter dated December 21, 2009 from the Department of Conservation regarding Item VII-C - General Plan Amendment Application No. 2009-01 and Rezone Application No. 2009-02 - Derrel's Mini Storage.
- VI. CONFLICT OF INTEREST** - None
- 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 REZONE NO. 2006-07 - GOLDEN STATE COMMERCIAL CENTER** - Time extension request to allow an additional four years for construction to begin for P-D (310), approved on April 17, 2007, to allow a variety of commercial uses on a 2.55 acre parcel. The property is located on the east side of Highway 99, west side of N. Golden State Boulevard, and north of W. Taylor Road, in the Turlock area. The time extension would allow construction to be completed by August 21, 2016. This project is Exempt from CEQA.
APN: 045-062-014
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Applicant approached to notify Commissioners he was available for questions.
Public hearing closed.
Poore/Ramos, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *B. GENERAL PLAN AMENDMENT APPLICATION NO. 2009-04 - HOUSING ELEMENT UPDATE** - Consider a recommendation to the Board of Supervisors for adoption of an update of the Housing Element of the Stanislaus County General Plan. The changes are to State of California Department of Housing and Community Development (HCD) guidelines for context of a housing element. The 2009 Housing Element represents a modification to existing policies and implementation programs in the 2003 Housing Element. No specific housing projects are approved as a part of the Housing Element adoption. The Planning Commission will consider a CEQA Negative Declaration on this project. **STAFF IS REQUESTING CONTINUANCE TO MARCH 18, 2010.**
APN: Countywide
Staff Report: Bill Carlson Recommends **APPROVAL OF CONTINUANCE TO MARCH 18, 2010.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Ramos, Unanimous (5-0), **CONTINUED PROJECT TO MARCH 18, 2010.**

NON-CONSENT ITEMS

- C. GENERAL PLAN AMENDMENT APPLICATION NO. 2009-01 AND REZONE APPLICATION NO. 2009-02 - DERREL'S MINI STORAGE** - Request to amend the General Plan designation of a 7.37 acre parcel from Agriculture to Planned Development and the zoning designation from A-2-40 (General Agriculture) to Planned Development to allow for recreational vehicle (RV) & boat storage as an expansion of an existing mini storage facility located on the adjacent property to the

west. The property is located at 5019 Tunson Road, at the northwest corner of Kiernan Avenue and Tunson Road, north of Modesto. The Planning Commission will consider a Negative Declaration on this project.

APN: 004-057-010

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Paul Ridenour, 3265 W. Ashlan, Fresno, CA 93722

OTHER: Joseph K. Fluence, 1412 Avenida Del Rio, Modesto, CA 95356

Public hearing closed.

Ramos/Pires, Unanimous (5-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS.**

- D. USE PERMIT APPLICATION NO. 2009-13 - VARNI ALMONDS** - Request to construct a 12,000± square foot building for an almond huller on a 112± acre parcel (under Williamson Act Contract No. 77-2514), in the A-2-40 (General Agriculture) zoning district. The project is located at 15309 E. Keyes Road, east of Montpelier Road, west of Hawkins Road, in the Montpelier/Denair area. A CEQA Negative Declaration will be considered on this project.

APN: 019-041-049

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Dennis Wilson, Horizon Consulting, 909 14th Street, Modesto, CA 95354

Public hearing closed.

Poore/Gammon, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- E. ORDINANCE AMENDMENT NO. 2009-01 - TRUCK PARKING IN THE AGRICULTURAL ZONE** - Request to amend the Stanislaus County Zoning Ordinance, by adding the parking of commercial trucks, related equipment and trailers under section 21.20.030 - Uses Requiring Use Permit in the A-2 (General Agriculture) zoning district. This project is Exempt from CEQA.

APN: Countywide

Staff Report: Javier Camarena Recommends one of the following options: 1. Denial; 2. Approval as is; 3. Approval with modifications; 4. Other

Public hearing opened.

PUBLIC COMMENT: Richard Keas, 724 W. Linwood Avenue, Turlock, CA 95380;

Wayne Zipser, Stanislaus County Farm Bureau, 1201 L Street, Modesto, CA 95354;

Richard Sinclair, 8212 Oak View Drive, Oakdale, CA 95361; Stan Goblirsch, P.O.

Box 1010, Ceres, CA 95307; Michael Flood, 702 Church Street, Modesto, CA

95357; Lori Norton, 6445 River Road, Oakdale, CA 95361; Richard Keas, 724 W.

Linwood Avenue, Turlock, CA 95380; Terry Fagundes, 5313 S. Commons Road,

Turlock, CA 95380; William Silva, 3906 S. Walnut Road, Turlock, CA 95380

Public hearing closed.

Ramos/Poore, Unanimous (5-0), **RECOMMEND OPTION 2. APPROVAL AS IS TO THE BOARD OF SUPERVISORS.**

7:55 p.m. - Recessed
8:01 p.m. - Reconvened

- F. PUBLIC WORKS SUBDIVISION ORDINANCE AMENDMENT** - Request to amend the Stanislaus County Subdivision Ordinance to address road right-of-way dedications in Stanislaus County. This amendment will allow for roadway dedications to match the Circulation Element of the Stanislaus County General Plan.
APN: Countywide
Staff Report: Angie Halverson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Pires, Unanimous (5-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JANUARY 26, 2010

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

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 2, 2010

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

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 9, 2010

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

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 16, 2010

- A. The Board approved a Reduction-in-Force of Four Filled Full-Time Positions in the Department of Planning and Community Development Building Permits Division.

MISCELLANEOUS & ON THE HORIZON

March 4, 2010

1. One Use Permit application for a cemetery on Dakota Avenue

March 18, 2010

1. General Plan Housing Element Update
2. Two Parcel Map applications, one in the Waterford area, one in Denair
3. Two Use Permit applications, one for expansion of a greenhouse operation near Newman, and the other for an equestrian boarding and training facility
4. One Rezone application for an expansion of an existing winery facility

Director Ford acknowledged Crystal Rein's official promotion to the position of Planning Commission Clerk.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 8:11 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.)