

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

June 3, 2010

- I. ROLL CALL:** Meeting called to order at 6:02 p.m.
- Present: Chair Michael Navarro, Annabel Gammon, Tom DeLaMare, Greg Pires, and Jim Poore
- Absent: Marie Assali, Steve Boyd, Allen Layman, and John Ramos
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Rachel Wyse, Assistant Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Tod Woodward, Code Enforcement Unit Manager, Department of Environmental Resources; 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. May 6, 2010  
Gammon/DeLaMare, 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 from Modesto Irrigation District, dated May 25, 2010, regarding item IIV-B - Community Plan Amendment Application No. 2009-01, Rezone Application No. 2009-01 - Pelandale Commercial.
- 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. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2010-01 - RONALD MARTELLA** - Request to divide a 42.8± acre parcel into a 26.8± acre parcel and a 16± acre remainder in the A-2-40 (General Agriculture) zoning district. The parcel map is being proposed to separate an approved walnut storage facility (UP 2009-12 - Martella Farms - E. Service Road) from the existing walnut orchard. The parcel is located at 8133 E. Service Road, on the northeast corner of the Geer and E. Service Road intersection, southeast of the City of Hughson. The Planning Commission will consider a CEQA Negative Declaration for this project.  
APN: 018-056-007  
Staff Report: Javier Camarena Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Poore/Gammon, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS**

- B. COMMUNITY PLAN AMENDMENT APPLICATION NO. 2009-01, REZONE APPLICATION NO. 2009-01 - PELANDALE COMMERCIAL** - Request to amend the Salida Community Plan and zoning designation of an 8.71 acre parcel from Highway Commercial Planned Development (HCPD) to Planned Development (P-D) and P-D (151) to a new P-D to permit construction of 107,000 square feet of new buildings for retail and drive thru businesses. The property is located at the northeast corner of Pelandale Avenue and Sisk Road, in the Modesto area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.  
APN: 135-029-019  
Staff Report: Rachel Wyse Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Norman Soares, Bright Development, 1620 N. Carpenter Road, Modesto  
Public hearing closed.  
Pires/DeLaMare, Unanimous (5-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS.**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

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

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF MAY 18, 2010**

- A. Approved an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services.
- B. Approved an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits.
- C. Continued the Public Hearing to Consider the Introduction, Waiving of the Reading, and Adoption of Planning and Community Development Department Ordinance Amendment No. 2009-01, an Ordinance Adding Subsection "G" to Section 21.20.030 of Title 21 of the Stanislaus County Code Relating to Truck Parking in the Agricultural Zone until June 8, 2010.

**BOARD OF SUPERVISORS ACTIONS OF MAY 25, 2010**

- A. Approved a Residential Building Permit Pilot Amnesty Program.
- B. Approval of Lot Line Adjustment Application No. 2009-13 and Williamson Act Cancellation No. 2009-02, Lindskoog.

**BOARD OF SUPERVISORS ACTIONS OF JUNE 1, 2010**

The Board did not meet on this date.

**MISCELLANEOUS & ON THE HORIZON**

There will be no Planning Commission meeting on June 17, 2010. Our next meeting will be July 1, 2010.

July 1, 2010

- 1. A Use Permit application for a walnut huller/dryer in the Modesto area.

Tuesday, June 8, 2010, the Board of Supervisors will be hearing the Truck Parking Ordinance and the Proposed Budget. The Proposed Budget is available on line at <http://www.stancounty.com/budget>

The Planning Department Budget, as with all General Fund Department budgets, was subject to an additional 9% decrease for FY 2010/2011. This is on top of a 12% reduction in this fiscal year. Next year, we are told will be the same or worse.

The County, CEO, in his budget message stated: "... we must redefine how we are going to continue to provide critical public services to our community, and it will be important for our community to understand that services won't be at the same level we have enjoyed in the past."

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**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:29 p.m.

Signature on file

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.)

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