

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 7, 2010

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Michael Navarro, Annabel Gammon, Tom DeLaMare, Allen Layman, and Greg Pires
Absent: Jim Poore, John Ramos, Steven Boyd, Marie Assali
Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior 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. September 2, 2010
DeLaMare/Pires, 5-0 (Unanimous), **APPROVED**
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Valley Land Use Conference Flier.
- B. Memo from the Department of Planning and Community Development dated October 7, 2010, regarding item VII-A - Use Permit Application No. 2010-04 - Sikh Temple.
- C. Revised site plan for item VII-A - Use Permit Application No. 2010-04 - Sikh Temple.
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Navarro informed the public there were no consent items.
- * CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. 2010-04 - SIKH TEMPLE** - Request to expand an existing Sikh Temple on an 11.25-acre site in the A-2-40 (General Agriculture) zoning district by adding a 15,000 square foot multi-purpose building, a 2,400 square foot storage building, a house for visiting priests with a covered walkway and patio, a car port, a 750 square foot storage vestment, a 5,000 square foot library, and additional parking. The property is located at 5713 E. Hatch Road, in the Hughson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 018-065-004
Staff Report: Carole Maben Recommends **APPROVAL**.
Report presented by: Bill Carlson
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Jim Freitas, Associated Engineering, 4206 Technology Drive, Modesto
Public hearing closed.
Layman/DeLaMare, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING REVISED SITE PLAN AND ADDED FINDING "E"**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 14, 2010

- A. Adopted the County's Final Capital Improvement Plan (CIP) for FY 2010-2011 based on the Stanislaus County Planning Commission determination of conformance with the County's General Plan.
- B. Sitting as the Redevelopment Agency, set a public hearing on 10/19/10, at 6:35 p.m., to consider the adoption of the 2010-2014 Implementation Plan for the Stanislaus County Redevelopment Agency Project Area No. 1.
- C. Adopted the Recommended Final Budget for FY 2010-2011.

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 21, 2010

- A. Authorized submission of an application for a Sustainable Communities Planning Grant for \$1.1 million from the California Strategic Growth Council. The grant request was on behalf of the unincorporated areas of Stanislaus County and all nine cities, to prepare a Stanislaus County Regional Sustainability Toolbox, which would include various components to address recent climate legislation.
- B. Adopted the FY 2009-2010 Consolidated Annual Performance Evaluation Report (CAPER) for the various Community Development Block Grant programs administered by Stanislaus County and our Consortium Cities.

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 28, 2010

- A. Sitting as the Redevelopment Agency, approved the expenditure of \$600,000 of Housing Set-Aside funds to be used by the Housing Authority of Stanislaus County to provide affordable housing rehabilitation.

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 5, 2010

- A. Authorized the Director of the Department of Planning and Community Development to enter into a Memorandum of Agreement with the Paradise South Weed and Seed Steering Committee to provide neighborhood cleanup and related neighborhood restoration program activities in the targeted Weed and Seed area during Fiscal Year 2010-2011.

MISCELLANEOUS & ON THE HORIZON

The October 21, 2010 Planning Commission meeting is canceled.

November 4, 2010

1. One General Plan Amendment, Rezone, and Tentative Subdivision Map Application in the Del Rio area.
2. One combined Use Permit and Lot Line Adjustment Application for a solar farm in the Newman area.
3. One Interim Management Plan for a gravel mine in the Waterford area. (Modification of an existing Reclamation Plan)
4. An Airport Land Use Commission Meeting.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:23 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.)