

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 21, 2011

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Annabel Gammon, Greg Pires, Steven Boyd, Robert Crabtree, Allen Layman, Michael Navarro, Ron Peterson, and John Ramos
- Absent: None
- Staff Present: Kirk Ford, Director; Bill Carlson, Senior Planner; Thomas E. Boze, Deputy County Counsel; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke
- IV. APPROVAL OF MINUTES**
- A. March 17, 2011  
Navarro/Boyd , 6-0, **APPROVED**  
Commissioners Pires and Ramos abstained.
- V. CORRESPONDENCE** - None
- VI. CONFLICT OF INTEREST**
- A. Commissioner Ramos has known the family that owns the property being discussed in item VIII-A for years but this will not affect his decision.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Gammon informed the public there were no consent items.
- \* CONSENT ITEMS** - No Consent Items
- NON-CONSENT ITEMS** - No Non-Consent Items
- VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**
- A. Zoning District Boundary Determination for 19112 Paradise Road in the Patterson Area.  
APN: 048-027-017

Commissioner Layman made a motion to find, based on the evidence presented and the whole of the record, that: it is possible that in 1971 an approximately 9,450 square foot area was inadvertently not included in the SDM defining the C-2 zoning district; that the house and adjacent lands were likely directly connected to and used

in conjunction with the adjacent commercial uses; and that these lands were possibly excluded from the C-2 zoning district in error or as an oversight; and make a determination that the C-2 zoning district extends to the center of the canal for a distance of approximately 220 feet to the north of the 1971 C-2 zoning district boundary and would include all lands located between the center line of the canal and the toe of the slope of the river levee. Motion seconded by Commissioner Boyd. Motion approved, 8-0 (Unanimous).

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF MARCH 22, 2011**

There were no items related to Planning and Community Development on this date.

**BOARD OF SUPERVISORS ACTIONS OF APRIL 5, 2011**

- A. Introduced and waived the first reading of Ordinance C.S. 1102 to amend Title 16 of the Stanislaus County Code Regarding Flood Damage Prevention

**BOARD OF SUPERVISORS ACTIONS OF APRIL 19, 2011**

- A. Adopted and Waived the Second Reading of Ordinance C.S. 1102 to Amend Title 16 of the Stanislaus County Code, Regarding Flood Damage Prevention
- B. As the Redevelopment Agency, Authorized an Agreement for the Design and Construction of Stanislaus County Redevelopment Agency Project No. 1 Public Improvement Projects
- C. As the Redevelopment Agency, Authorized a Housing Rehabilitation Agreement for Sewer Hook-Up Infrastructure in the Stanislaus County Redevelopment Agency Project No. 1 Parklawn and Airport Neighborhoods

**MISCELLANEOUS & ON THE HORIZON**

May 5, 2011

Use Permit for Westside Property Management on Paradise Avenue in the Patterson area.

The May 19, 2011, Planning Commission meeting is cancelled

Commissioner Navarro asked Director Ford if the Redevelopment Agency was precluded from doing business as usual by the Governor's budget proposal. Director Ford assured him that "business as usual" is allowable until a final decision is made on that proposal.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A. Chair Gammon asked if commissioners were interested in attending the May 21, 2011 CCPCA 2011 Spring Conference.

- B.** Chair Gammon reported that she and Commissioner Pires attended the 34<sup>th</sup> Annual Stanislaus County Planning Commissioner's Workshop at the Double Tree which was very informative regarding ideas about in-fill & green development. She and Commissioner Pires will bring their notes from that workshop to the next Planning Commission meeting to share further info.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:22 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.)