

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 5, 2011

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Annabel Gammon, Greg Pires, Robert Crabtree, Allen Layman, Michael Navarro, Ron Peterson, and John Ramos
- Absent: Steven Boyd
- 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. April 21, 2011
Layman/Ramos, 7-0 (Unanimous), **APPROVED**
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Historic Preservation Conference Flier
- VI. CONFLICT OF INTEREST**
- A. Commissioner Ramos has known the family that owns the property being discussed in item VII-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 - None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. 2011-02 - WESTSIDE PROPERTY MANAGEMENT** - Request to establish a custom harvesting/agricultural property management business within an existing 4,800 square foot shop and farm equipment storage yard on a 2.83 acre parcel. A lot line adjustment being

processed concurrently proposes to adjust the parcel from 2.83 acres to 1.79 acres in size. The project is located within the A-2-40 (General Agriculture) zoning district at 19112 Paradise Avenue, between Paradise Avenue and the San Joaquin River, just north of Prune Avenue, in the Patterson area. This project is exempt from CEQA.

APN: 048-027-021

Staff Report: Bill Carlson Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Sean Harp, GDR Engineering.

Public hearing closed.

Crabtree/Pires, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Commissioner Gammon gave a brief report on the March 5, 2011, Stanislaus County Planning Commissioners meeting.

IX. REPORT OF THE DIRECTOR - None

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:14 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.)