

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 2, 2011

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Annabel Gammon, Robert Crabtree, Allen Layman, Michael Navarro, Ron Peterson, and John Ramos

Absent: Greg Pires, Steven Boyd

Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Tod Woodward, Code Enforcement Unit Manager, Department of Environmental Resources; Kit McClurg, 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 5, 2011
Navarro/Peterson, 6-0 (Unanimous), **APPROVED**
- V. **CORRESPONDENCE**

Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

 - A. Farmland Working Group Newsletter, Spring 2011
 - B. McHenry Avenue Corridor Improvement Project Flier
 - C. Memo dated June 2, 2011, from Department of Planning and Community Development staff regarding item VII-A - Vesting Tentative Parcel Map Application No. 2010-05 - Montpelier Farming Corporation.
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Gammon informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2010-05 - MONTPELIER FARMING CORPORATION - Requesting Continuance to August 4, 2011.** Request to create 15 parcels ranging in size from 40+ to 77+ acres from a 686+ acre site in the A-2-40 (General Agriculture) zoning district on the south side of Highway 120 (14078 E. Highway 120), at the intersection of Lancaster Road, in the Oakdale area. The property is currently enrolled in Williamson Act Contract No. 77-2759.
APN: 010-011-033
Staff Report: Carole Maben Recommends **CONTINUANCE TO AUGUST 4, 2011.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Peterson, 6-0 (Unanimous), **CONTINUED HEARING TO AUGUST 4, 2011**
- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2011-02 - STERLING RANCH 6** - Request to subdivide two (2) parcels totaling 34,717 square feet into four (4) 8,500± square foot parcels for the purpose of constructing single-family dwellings as an extension of Sterling Ranch 5 in the P-D (249) (Planned Development) zoning district on the north side of Tuolumne Road (4611 & 4615 Tuolumne Road), between Brickburg Street and N. Gratton Road, in the Denair area.
APN: 024-063-001 & 002
Staff Report: Rachel Wyse Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Peterson, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

- C. REZONE APPLICATION NO. 2010-04 - HARTSOG** - Request to rezone a .48 acre site to allow the following as permitted uses: Child Care Facility; Senior Care Residential Facility; Senior Assisted Care Facility; and Rooming House. The Senior Care Residential and Senior Assisted Care Facilities would allow up to 15 beds total. The Rooming House would allow up to eight residents. The property is zoned P-D (188) and is located at 1300 Bystrum Road, between Eugene and Joyce Avenues, in the Sphere of Influence of the City of Ceres. The project is CEQA Exempt.
APN: 038-043-037
Staff Report: Bill Carlson Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: Ken Claussen, 1109 Eugene Avenue, Modesto.

FAVOR: Terry Murphy, 142 La Espiral, Orinda; Tom Westbrook, City Planner, City of Ceres.

Public hearing closed.

Navarro/Ramos, **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS WITH REMOVAL OF DEVELOPMENT STANDARD NOS. 14 & 15.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

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

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

Tod Woodward informed the commission that this would be his last time presenting the Nuisance Abatement Hearing Board appointments as he is laid off due to budget cuts as of July.

Commissioner Navarro thanked Tod Woodward for all of his hard work in his time as the Code Enforcement Unit Manager.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF MAY 10, 2011

- A. Approved a minor Lot Line Adjustment with rescission and re-entry of two Williamson Act Contracts on Claribel Road, west of Waterford.
- B. Authorized the Director of the Stanislaus County Public Works Department to execute an agreement with the Stanislaus County Redevelopment Agency, upon review and approval of the agreement by County Counsel, for administration, design, engineering, environmental, and construction of the Airport Neighborhood Sewer, Empire Storm Drain, and Parklawn Neighborhood Sewer projects and any future public improvement projects identified in the Agency's Implementation Plan on a "pay-as-you-go" basis as net tax increment funding becomes available.

BOARD OF SUPERVISORS ACTIONS OF MAY 17, 2011

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

BOARD OF SUPERVISORS ACTIONS OF MAY 24, 2011

- A. Set a Public Hearing for June 14, 2011 at 9:05 a.m. to Consider Lot Line Adjustment Application No. 2010-26 and Williamson Act Cancellation Application No. 2010-03, Garner

MISCELLANEOUS & ON THE HORIZON

On June 7, 2011 the Board of Supervisors will be discussing and considering adoption of the County's 2011-2012 Budget. The Planning and Community Development Department will be taking about a 20% cut in general fund support and that will affect the Department's ability to provide services. At this point the Department is not anticipating additional reductions in force, but staff will be reassigned to other funded projects (General Plan Update, Community Development, etc.)

June 16, 2011, Planning Commission meeting is canceled.

July 7, 2011

1. One Use Permit Application for an AT&T cell tower on N. Stearns Road in the Oakdale area.
2. One Parcel Map Application on Grimes Avenue in the Modesto area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 6:43 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.)