

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 7, 2011

I. **ROLL CALL:** Meeting called to order at 6:03 p.m.
Present: Chair Annabel Gammon, Greg Pires, Steven Boyd, Robert Crabtree, Richard Gibson, Allen Layman, Michael Navarro, Ron Peterson, and John Ramos

Absent: None

Staff Present: Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Edward R. Burroughs, Assistant 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. June 2, 2011
Layman/Navarro, 6-0, **APPROVED**
Commissioner(s) Boyd, Gibson, and Pires abstained.

V. **CORRESPONDENCE**

Deputy Director Freitas informed the Commissioners there was no correspondence.

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. 2010-06 - ZAIGER** - Request to create three (3) 11.3-acre parcels from a 33.9 acre site in the A-2-10 (General Agriculture) zoning district. The property is currently enrolled in Williamson Act Contract No. 71-0387. The property is located at 929 Grimes Avenue, at the southwest corner of California and Grimes Avenues, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration.
APN: 007-046-001
Staff Report: Carole Maben Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Ramos/Pires, 9-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

- *B. **USE PERMIT APPLICATION NO. 2011-05 - AT&T MOBILITY** - Request to install a new wireless communication facility consisting of a 130 foot high tower concealed as a pine tree with 12 antennas and a 12' x 20' radio equipment shelter at its base in the R-A (Rural Residential) zoning district. The 132± acre property is located at 243 N. Stearns Road, on the east side of N. Stearns Road, between the Stanislaus River and Highway 108/120, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration.

APN: 064-016-017

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Ramos/Pires, 9-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

- C. **USE PERMIT APPLICATION NO. 2011-04 - OASIS INVESTMENTS** - Request to establish a card room within an existing 7,000 square foot building on a 2.76± acre property in the P-D (210) (Planned Development) zoning district. The applicant requests to operate 24 hours a day, seven days a week, and expects up to 100 customers with a maximum of 14 employees. The property is located on the northwest corner of Kiernan and McHenry Avenues (5001 McHenry Avenue), in the Modesto area. This project is exempt from CEQA.

APN: 004-094-010

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Bob Degrasse, L Street Architects, 1414 L Street, Modesto.

Public hearing closed.

Ramos/Boyd, 8-1 (Gammon), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

VIII. **OTHER MATTERS (NOT PUBLIC HEARINGS)** - None

IX. **REPORT OF THE DIRECTOR**

BOARD OF SUPERVISORS ACTIONS OF JUNE 7, 2011

- A. Adopted the Recommended Proposed Budget for Budget Year 2011-2012.

BOARD OF SUPERVISORS ACTIONS OF JUNE 14, 2011

- A. Approved a Lot Line Adjustment with rescission and re-entry of a Williamson Act Contract on Oakdale/Waterford Highway, in the Oakdale Area.
- B. Approved a Lot Line Adjustment and Williamson Act Cancellation of .95 acres in the Valley Home area.

BOARD OF SUPERVISORS ACTIONS OF JUNE 28, 2011

- A. Reappointed Jeff Broumas to the Stanislaus County Airport Land Use Commission.
- B. Appointed Richard Gibson to the Stanislaus County Planning Commission.

MISCELLANEOUS & ON THE HORIZON

The July 21, 2011 Planning Commission meeting is canceled.

August 4, 2011

1. Two Parcel Map applications, one on Highway 120 and one on Horsehoe Road, both in the Oakdale area.

Last week the State Governor signed the State Budget for Fiscal Year 2011-2012 and signed several budget trailer bills including Assembly Bills (AB) 26 and 27 relating to Redevelopment Agencies. AB 26 calls for the elimination of Redevelopment Agencies by October 1, 2011. AB 27 allows Redevelopment Agencies to remain provided the Sponsoring Community elects to make 'voluntary' payments to the State. 'Voluntary' payments for the Stanislaus County Redevelopment Agency are estimated at approximately \$2.6M for Fiscal Year 2011-12 and approximately \$629,000 annually for Fiscal Year 2012-13 and beyond.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Chair Gammon welcomed Commissioner Gibson to the Commission.

XI. ADJOURNMENT

The meeting was adjourned at 6:51 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.)