

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 1, 2011

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Annabel Gammon, Greg Pires, Steve Boyd, Robert Crabtree, Richard Gibson, Allen Layman, Michael Navarro, Ron Peterson, John Ramos
- Absent: None
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Thomas E. Boze, Deputy County Counsel; Janis Mein, Environment Health and Code Enforcement Program Manager; 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. November 3, 2011
Boyd/Layman, 7-0, **APPROVED**
Commissioners Navarro and Peterson abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo from Stanislaus County Planning and Community Development staff requesting indefinite continuance for item VII-A - Tentative Parcel Map Application No. 2011-04 – Kochevar
- B. San Joaquin Valley Blue Print Road Map
- 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. TENTATIVE PARCEL MAP APPLICATION NO. 2011-04 – KOICHEVAR – Requesting Indefinite Continuance.** Request to create four (4) 10± acre parcels from a 40.74± acre site in the A-2-10 (General Agriculture) zoning district. The property is located at 11880 Valley Home Road, south of Lambuth Road and east of Walnut Avenue, in the Valley Home area. The Planning Commission will consider a CEQA Negative Declaration for this project.
APN: 002-014-010
Staff Report: Carole Maben Recommends **INDEFINITE CONTINUANCE.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Boyd, 9-0 (Unanimous), **CONTINUED HEARING INDEFINITELY**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A.** Assignment of Nuisance Abatement Hearing Board Members, presented by Janis Mein, Environment Health and Code Enforcement Program Manager.

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

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 8, 2011

- A.** Authorized the purchase of computer equipment to be used for the implementation of the new one-stop permitting Accela software.

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 15, 2011

- A.** Approved the Recommendations of the Nuisance Abatement Hearing Board Regarding Abatement and Dangerous Building Cases Located at: 510 E. Hatch Road; 503, 505, and 507 Kerr Avenue; and 1421 Canal Street, Modesto, California.
- B.** Approved Submittal of a \$1,000,000 Grant Application to the California State Department of Housing and Community Development (HCD) Under the CalHome Program to Supplement the Stanislaus County First Time Home Buyer Program.
- C.** Approved Continuing Implementation of Shorter Williamson Act Contracts in Return for a Reduction in Landowner's Property Tax Relief in Calendar Year 2012 and Related Actions Under AB 1265.

The Board did not meet on November 22 or November 29, 2011.

MISCELLANEOUS & ON THE HORIZON

The December 15, 2011, Planning Commission meeting is canceled.

The January 5, 2012, Planning Commission meeting is canceled.

January 19, 2012

1. One Use Permit Application for Wooden Shoe Dairy in the Oakdale area.
2. A possible enforcement action regarding a Use Permit Revocation.

Commissioners Navarro and Layman term out on December 31, 2011; therefore, this is their last meeting. Director Ford thanked them for their years of service.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Chair Gammon thanked the departing commissioners for their years of service.
- B. Commissioner Navarro thanked staff and stated he enjoyed his time on the Stanislaus County Planning Commission.
- C. Commissioner Layman echoed Commissioner Navarro's comments.

XI. ADJOURNMENT

The meeting was adjourned at 6:10 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.)