

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 16, 2012

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Greg Pires, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson
- Absent: Annabel Gammon and John Ramos
- 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. February 2, 2012
Peterson/Crabtree, 7-0 (Unanimous), **APPROVED**
- V. **CORRESPONDENCE**
Director Ford informed the Commissioners there was no correspondence.
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Pires informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

* CONSENT ITEMS

- *A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT 2010-01 AND REZONE 2010-01 – EL REMATITO** – Request for a time extension to fulfill development standards for a project which was approved to amend the General Plan and zoning designations of a 9± acre parcel from Agriculture/A-2-40 to Planned Development/P-D (324) and to remove all existing structures (three [3] dwellings, a barn, and a shop) in order to install a new parking area and driveway for 930 cars in two (2) phases. The property is located at 3025 Crows Landing Road, in the Ceres area. This project is Exempt from CEQA.
APN: 056-055-003
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Boyd/Crabtree, 7-0 (Unanimous), **APPROVED THE TIME EXTENSION REQUEST**

- *B. **REVOCAION OF USE PERMITS 78-21, 87-14, AND 2009-08 – AMERINE SYSTEMS** – *Requesting indefinite continuance.* Request to consider revocation of three (3) use permits authorizing the operation of an agricultural sprinkler/irrigation business on a 12.9± acre parcel in the A-2-40 (General Agriculture) zoning district at 10866 Cleveland Avenue in the Oakdale/Valley Home area. This project is Exempt from CEQA.
APN: 006-005-003
Staff Report: Kirk Ford Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Boyd/Crabtree, 7-0 (Unanimous), **CONTINUED INDEFINITELY**

NON-CONSENT ITEMS

- C. **USE PERMIT APPLICATION NO. 2011-07 – VISTA TOWERS – LAKE ROAD** – Request to install a new telecommunications facility with a 100' steel lattice tower and two (2) 12' x 20' equipment shelters within a 35' x 70' lease area of a 96± acre property in the A-2-40 (General Agriculture) zoning district. Antennas and other communications equipment will be installed on the tower (12 antennas and a microwave dish). A 12 foot wide access road will be created to access the site. The property is located on the north side of Lake Road (25251 Lake Road) in the La Grange area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project.
APN: 008-021-023
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Misako Hill, Vista Towers; William Joel Hall, 25251 Lake Road, La Grange.

Recessed item @ 6:27. Moved on to Other Matters.
Returned to the item @ 6:53.

Public hearing closed.

Peterson/Boyd, 7-0 (Unanimous), **CONTINUED TO APRIL 19, 2012**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. **TEMPORARY MODIFICATION OF DEVELOPMENT STANDARD NO. 2 FOR GPA 2001-09 REZ 2001-16 - CROWS LANDING FLEA MARKET (AKA EL REMATITO MARKETPLACE)** – Discussion related to temporarily modifying Development Standard No. 2 which prohibits charging customers for parking.
Salvador Pleitez spoke on behalf of the request.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 7, 2012

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

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 14, 2012

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

MISCELLANEOUS & ON THE HORIZON

March 1, 2012

1. Ordinance Amendment for Truck Parking in the Agricultural Zone.
2. Use Permit application for a solar farm on Fink Road.

March 15, 2012

1. Three Parcel Map applications in the Oakdale, Patterson, and Valley Home areas.
2. One Use Permit application for a huller in the Keyes area.
3. One combined Use Permit and Parcel Map application for a huller in the Hughson area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 6:59 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.)