

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 7, 2012

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson

Absent: Ron Peterson

Staff Present: Angela Freitas, Interim Director; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; 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. May 3, 2012
Ramos/Etchebarne, 6-0, **APPROVED**
Commissioners Boyd and Gammon abstained.

V. **CORRESPONDENCE**

Interim Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST**

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. TENTATIVE PARCEL MAP APPLICATION NO. 2011-08 – BRAH/BASRAI -**
Request to create two (2) 58.75 acre parcels from a 117.5 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at the northeast corner of Highway 33 and S. McCracken Road, in the Patterson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 016-004-009
Staff Report: Rachel Wyse Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke

FAVOR: No one spoke

Public hearing closed.

Boyd/Crabtree, 8-0 (Unanimous), **APPROVED THE STAFF
RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 8, 2012: Adopted the decision from the Nuisance Abatement Hearing Board to abate the dangerous building located at 901 Parklawn Avenue, in the Modesto area.

May 15, 2012: Reconsidered an Appeal of the Planning Commission's February 5, 2009, Decision to Deny Vesting Tentative Subdivision Map Application No. 2006-06, Knights Ferry Overlook to Divide a 33.70 Acre Parcel to Create 8 Parcels Ranging in Size from 0.50 to 5.00 Acres with a 12.03-acre Remainder Located at the Southeast Corner of Cemetery and Frymire Roads, in the Knights Ferry Area. Public Hearing to reconsider was conducted and continued to May 22, 2012.

May 22, 2012: Approved Appeal of the Planning Commission's February 5, 2009, Decision to Deny Vesting Tentative Subdivision Map Application No. 2006-06, Knights Ferry Overlook. (See May 15, 2012.)

June 5, 2012: Approved the Negative Declaration Pursuant to the California Environmental Quality Act (CEQA), Accepted the Conditional Award of \$80,000,000 from the State of California Corrections Standards Authority from the Assembly Bill 900 Phase II Jail Construction Financing Program, and Related Matters for the Public Safety Center Jail Expansion located on Hackett Road, in the Ceres area; and

Adopted the Recommended Proposed Budget for Budget Year 2012-2013 and Related Action including modification of operating hours for the Stanislaus County Department of Planning and Community Development from 8:00 – 5:00 to 8:30 – 4:30.

MISCELLANEOUS & ON THE HORIZON

LAFCO Annexations

June 1, 2012: Shackelford area annexed to the City of Modesto

June 4, 2012: West Landing Specific Plan area annexed to the City of Ceres

Planning Commission

June 21, 2012: General Plan Amendment to the 2007-2014 Housing Element and Safety and Planning Commission Protocol and Procedures Workshop.

July 5, 2012: General Plan Amendment, Rezone, and Tentative Subdivision Map Application in the Del Rio area; Rezone Application in the Modesto area; and Use Permit and Parcel Map Application in the Oakdale area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. Commissioner Gammon brought handouts for the commissioners from the Smart Valley Places Convention she and Commissioner Crabtree attended on Thursday, May 31, 2012.

XI. ADJOURNMENT

The meeting was adjourned at 6:07 p.m.

Signature on file
Angela Freitas, 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.)