

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

October 17, 2013

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires  
  
Absent: None  
  
Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Kristin Doud, Associate 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. September 5, 2013  
Pires/Buehner, 7-0, **APPROVED**  
Commissioner Boyd abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter – Summer/Fall 2013
- B. Memo from the Department of Planning and Community Development dated October 17, 2013, regarding Item VII-A - Ordinance Amendment Application No. 2012-01 – Historical Site District.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Boyd will recuse himself from item VII-A - Ordinance Amendment Application No. 2012-01 – Historical Site District.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Ramos informed the public there were no consent items.

\* CONSENT ITEMS - None

**NON-CONSENT ITEMS**

6:03 - Commissioner Boyd left the chambers

- A. ORDINANCE AMENDMENT APPLICATION NO. 2012-01 – HISTORICAL SITE DISTRICT** - Request to amend the Stanislaus County Zoning Ordinance, Chapter 21.44 - Historical Site District (HS), by modifying the division of land standards and clarifying the number of permitted single-family dwelling units per parcel. The existing Historical Site Districts include the communities of La Grange and Knight's Ferry. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: Countywide (Existing Historical Site Districts)  
Staff Report: Kristin Doud Recommends **CONTINUANCE TO DECEMBER 19, 2013.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Peterson/Crabtree, 7-0, **CONTINUED TO DECEMBER 19, 2013.**

6:04 – Commissioner Boyd returned to the chambers

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

September 10, 2013: Considered the recommended decision of the Nuisance Abatement Hearing Board regarding nuisances at Central Valley Recycling at 0 Bystrum Road, Modesto, and approved revised settlement agreement with the owners of the subject property and Central Valley Recycling.

October 15, 2013: Set a public hearing on November 5, 2013, at 9:05 a.m. to amend Title 16 of the Stanislaus County Code, and adopt by reference the California Code of Regulations Title 24, 2013 Edition, of the California Building Standards code.

Approved an agreement for professional services with AECOM Technical Services, Inc. for land use, engineering, and environmental consultant services for the Crows Landing Development project.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

November 7, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

November 21, 2013: One Use Permit application for the West Stanislaus Irrigation District, in the Westley area, and a discussion regarding revocation of a Use Permit for a church, in the Turlock/Denair area.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** – None.

**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.)