

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 17, 2014

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Greg Pires, Bobby Yamamoto
- Absent: Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Javier Camarena, Associate Planner; Brian Guerrero, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Jami Aggers, Director, Department of Environmental Resources; Mary Kate-Cook, Registered Environmental Health Specialist III, Department of Environmental Resources; Sgt. Fidel Landeros, Stanislaus County Sheriff's Department; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke.
- IV. APPROVAL OF MINUTES**
- A. March 20, 2014
Gibson/Buehner, 5-0, **APPROVED**
Commissioners Etchebarne and Pires abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Email from Brad Christian dated April 16, 2014, regarding item VII-B - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center)
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Boyd informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0012 – LaCASTA FARMS LLC.** – Request to divide three (3) parcels consisting of 293± acres into a total of six (6) new parcels ranging in size from 40 to 70 acres in the A-2-40 (General Agricultural) zoning district. The project site is located on both

sides of Bell Road and the Delta Mendota Canal, south of Fink Road and north of Diehl Road, in the Crows Landing area. The Planning Commission will consider a CEQA Negative Declaration on the proposed project.

APN: 027-017-007; 027-017-024; & 027-017-030

Staff Report: Brian Guerrero Recommends **APPROVAL.**

Gibson/Yamamoto, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

B. USE PERMIT NO. 2002-21 - MAR, ADDAI CHURCH (LARSA EVENT CENTER)

- Request to obtain guidance from the Planning Commission on whether or not to set a public hearing to begin revocation proceedings for UP 2002-21 – Mar, Addai Church (Larsa Event Center), for failure to comply with Conditions of Approval and the Stanislaus County Noise Ordinance. This request was originally heard on November 21, 2013, and continued by the Planning Commission until April to allow the applicant time to comply with the Conditions of Approval. UP 2002-21 was approved on January 16, 2003, to allow the construction of a church, multi-purpose building, and single-family dwelling on a 9.63 acre site in the A-2-10 (General Agriculture) zoning district. The site is located at 2107 E. Monte Vista Avenue, between Amethyst Way and N. Quincy Road, in the Turlock area.

APN: 073-007-005

Staff Report: Rachel Wyse

Public hearing opened.

Members of the public spoke: Kevin Storms, 3360 Amethyst Way, Turlock; Brad Christian, 3280 Amethyst Way, Turlock; Gary Toomes; Katie Quintero, City of Turlock.

Brett Dickerson, Attorney, Oakdale, spoke on behalf of the church.

Public hearing closed.

Public hearing opened.

Brett Dickerson, Attorney, Oakdale, spoke on behalf of the church.

Members of the public spoke: Kevin Storms, 3360 Amethyst Way, Turlock.

Public hearing closed.

Motion by Commissioner Gibson to bring this item back to consider revocation in six months (October 2014) or as soon as possible following four verified complaints logged with the Sheriff's Department, seconded by Commissioner Pires, passed 7-0 (Unanimous).

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. GENERAL PLAN CONSISTENCY DETERMINATION – MONTEREY PARK TRACT COMMUNITY SERVICES DISTRICT REAL PROPERTY ACQUISITION

- Determination that the acquisition of certain real property by the Monterey Park Tract Community Services District for a 100,000 gallon Water Tank in the A-2-10 (General Agriculture) zoning district is consistent with and conforms to the Stanislaus County General Plan. The property is located on the west side of Monterey Avenue, west of Crows Landing Road, north of West Monte Vista Avenue, south of the City of Ceres.

APN: 022-029-075 & 022-029-077
Buehner/Crabtree, 7-0 (Unanimous), found the proposal to be in compliance with the Stanislaus County General Plan.

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

April 8, 2014: Approved the Fiscal Year 2014-2015 Annual Action Plan

MISCELLANEOUS & ON THE HORIZON

Planning Commission

May 1, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

May 15, 2012: One Parcel Map application in the Modesto area; one Use Permit Application in the Modesto area; and a North County Corridor presentation by Public Works.

37th Annual Planning Commissioners Workshop – May 10, 2014

Reminder that the last day to register is May 1, 2014.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:36 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.)