

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 5, 2014

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Bobby Yamamoto
- Absent: Greg Pires
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Kristin Doud, Associate Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Janis Mein, Environmental Health and Code Enforcement Program Manager, Department of Environmental Resources; 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 15, 2014
Gibson/Crabtree, 4-0, **APPROVED**
Commissioners Boyd, Peterson, and Yamamoto 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. Memo from the Stanislaus County Department of Planning and Community Development dated June 5, 2014, regarding item VII-B - Use Permit and Tentative Parcel Map Application No. PLN2013-0101 – Mike Girdner.[\[View Item\]](#)
- 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. PLN2014-0026 – ARG INVESTMENTS** - Request to subdivide a 3.93± acre parcel into six parcels ranging in size from 20,087 to 36,877 square feet in the M (Industrial) zoning

district. The site currently contains six buildings ranging in size from 4,875 to 12,000 square feet and consists of mostly warehousing. All of the proposed parcels will have access to Lone Palm Avenue by way of a 30 foot private road easement. The property is located at 1121 Lone Palm Avenue, on the west side of Lone Palm Avenue, southwest of N. Emerald Avenue, north of Doker Drive, and east of Reno Avenue, in the Modesto area. The project is exempt per section 15061(b)(3) of the California Environmental Quality Act.

APN: 029-011-024

Staff Report: Javier Camarena Recommends **APPROVAL**.

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

NON-CONSENT ITEMS

- B. USE PERMIT AND TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0101 – MIKE GIRDNER** - Request to utilize existing horse stables, riding arena, trails, and associated facilities to provide training for horse drawn carriage driving and carriage driving seminars and events. The project also includes a request to parcel the four (4) acre carriage training facility and residence from the remaining 40± acre farming operation. The project site is in the A-2-40 (General Agriculture) zoning district and is located at 7337 Carver Road, adjacent to the Stanislaus River, in the Del Rio area, north of the city of Modesto. The Planning Commission will consider a CEQA Mitigated Negative Declaration for the project.

APN: 004-091-001

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Rod Hawkins, Hawkins & Associates Engineering.

Public hearing closed.

Buehner/Peterson, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITION OF APPROVAL NO. 22 AS FOLLOWS:**

22. Carver Road is classified as a 60-foot Local Road. The required ½ width is 30-feet west of the roadway centerline of Carver Road along the frontage of Parcel 1 of the tentative **parcel** map. If 30-feet of road right-of-way west of the roadway centerline does not exist, the remainder of the 30-feet not previously dedicated shall be dedicated with an Irrevocable Offer of Dedication with the recording of the final map. **This offer will only be accepted if the County has a fully funded roadway project in the area of the Irrevocable Offer of Dedication.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

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

Appointed to Nuisance Abatement Hearing Board: Commissioners Boyd (Chair), Yamamoto (Member), and Etchebarne (Alternate).

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 20, 2014: Opened a 30-day public comment period and set a public hearing on June 24, 2014, at 9:10 a.m. to consider approval of the Substantial Amendment to the Neighborhood Stabilization Program 1 and Neighborhood Stabilization Program 3 Annual Action Plans adding demolition as an eligible activity.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

June 19, 2014: One Use Permit application in the Vernalis area, one Rezone application in the Denair area, and one Time Extension application for a Use Permit in the La Grange area.

July 3, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

Following the Director's Report, a discussion was held between Deputy County Counsel, Thom Boze, Director Freitas, and the commissioners regarding exparte contacts.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XI. ADJOURNMENT

The meeting was adjourned at 6:26 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.)