

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 19, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Tom Orvis, Ron Peterson
- Absent: Steve Boyd, Bobby Yamamoto
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Juan Gonzalez, Associate Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Engert, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** – No one spoke.

IV. **APPROVAL OF MINUTES**

- A. March 5, 2015
Buehner/Peterson, 5-0 (Unanimous), **APPROVED**

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST**

VII. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Gibson informed the public of the consent items and procedure.

*** CONSENT ITEMS**

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0014 – YAMAMOTO** - Request to divide a 145± acre parcel into one 45± acre parcel and a 100± acre remainder parcel, in the A-2-40 (General Agriculture) zoning district. The property is located at 7712 Highway 33, on the north east side of Highway 33, between E. Hamilton and W. Grayson Roads, in the Westley area. The Planning Commission will consider adoption of a Negative Declaration for this project.
APN: 016-024-015
Staff Report: Juan Gonzalez Recommends **APPROVAL**.
Peterson/Buehner, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS – None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

Commissioner Orvis arrived at 6:04.

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

March 17, 2015: Approved Recording of a Certificate of Cancellation of a 1.1 Acre Portion of a Williamson Act Contract in the Denair Area. The cancellation is part of a lot line adjustment application.

Approved Rescinding Portions of two Williamson Act Contract Nos. 77-2479 and 71-276, in the Modesto/Oakdale Area. The recession is part of a lot line adjustment application.

Approved Adoption of a Resale Policy for Affordable Housing Assisted Properties of the Former Stanislaus County Redevelopment Agency.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

April 2, 2015: One Variance Application in the Salida area; one Use Permit Application in the Turlock area; and the Annual Performance Review of Housing Element Implementation.

April 16, 2015: Two Parcel Map applications, one in the Oakdale/Knights Ferry area and one in the Newman area, and an update on the Mar, Addai Church (Larsa Event Center) Use Permit, in the Turlock/Denair area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None

XI. ADJOURNMENT

The meeting was adjourned at 6:05 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.)