

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

June 18, 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, Bobby Yamamoto
- Absent: Steven Boyd
- Staff Present: Angela Freitas, Director; Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Danise Huey, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM**

IV. **APPROVAL OF MINUTES**

- A. May 7, 2015 – Revised version
- B. June 4, 2015  
Yamamoto/Orvis, 5-0, **APPROVED BOTH ITEM A. AND B.**  
Commissioner Peterson and Buenher abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST** – None

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

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

**\* CONSENT ITEMS**

- \*A. **TENTATIVE PARCEL MAP AND VARIANCE APPLICATION NO. PLN2015-0009 – ROBERT RAWE - Requesting indefinite continuance.** Request to create one parcel of 1± acre parcel and a 2.95± acre remainder parcel from an existing 3.95± acre parcel. A variance is requested to create two parcels that will not meet minimum lot size requirements of the A-2-10 zoning district. The property is located at 4509 & 4529 Santa Fe Street, on the northwest corner of Santa Fe Street and Snedigar Road, directly north of the city limits of Riverbank. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project.  
APN: 062-019-023  
Staff Report: Jeremy Ballard Recommends **INDEFINANTE CONTINUANCE.**

Orvis/Borges, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT FOR AN INDEFINATE CONTINUANCE**

**NON-CONSENT ITEMS** – None

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

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

June 9, 2015 Board of Supervisors adopted the Fiscal Year 2015-2016 proposed budget. The proposed budget allows the Planning Department to fill one Administrative Clerk III position, purchase two new vehicles, and double fill a retiring Confidential Assistant position.

The proposed budget also recognizes the Department's objectives to implement Accela Mobile Office for building permit field inspections, develop a One Stop Shop website to provide customers with a centralized information source, and to work with the local development community to identify process improvement opportunities.

June 16, 2015 Board of Supervisors denied the appeal of the Planning Commission's May 7, 2015 approval of Use Permit Application No. 2013-0078 - Central Valley Recycling, Inc. and upheld the Planning Commission's approval with amended conditions: prohibiting any on-site processing (shearing, cutting, or crushing) of any scrap metal; restricting the hours of outdoor activities associated with scrap metal recycling; and clarifying the need for the entire site to be paved.

**MISCELLANEOUS & ON THE HORIZON**

Director Freitas informed the Planning Commission that the vacant Planning Commission Clerk position has been filled.

Director Freitas informed the Planning Commission of Tom Boze's promotion to Assistant County Counsel.

Director Freitas provided the Planning Commission with a Save the Date flyer for the October 10, 2015 38<sup>th</sup> Annual Planning Commissioners Workshop.

July 2, 2015 Two use permits, one in the Patterson area and one in the Modesto area.

July 16, 2015 A use permit in the Crows Landing area, and a parcel map, in the Modesto area.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:11 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.)