

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 15, 2007

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Jim Poore, Annabel Gammon, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- Absent: Marie Assali, Rob Hardie, Allen Layman
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Sean Purciel, Associate Planner; Mandy Bahia, Assistant Planner; Jack Doering, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke
- IV. APPROVAL OF MINUTES**
- A. November 1, 2007
- Shores/Souza, 4-0, **Unable to approve due to lack of quorum.**
Commissioners Poore and Mataka abstained
- V. CORRESPONDENCE**
- Director Freitas informed the Commissioners on correspondence placed before them this evening:
- A. Memo from Planning Department, dated November 15, 2007, requesting indefinite continuance for Item VII-D, Variance Application No. 2007-02, Lot Line Adjustment Application No. 2007-03 and Williamson Act Cancellation Application No. 2007-01 - Friends of the Tuolumne
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
- Commissioner Poore informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-15 - BOBBY SINGH** - This is a request to create two parcels of 9,509± and 9,430± square feet from a 25,000± square foot parcel in the R-A (Rural Residential) zoning district. These parcels will be served by water and sewer from the City of Ceres. The property is located at the northeast corner of E. Service and Collins Roads, in the Ceres area. This project is exempt from CEQA.
APN: 053-37-033
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Gammon/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *B. TIME EXTENSION FOR PARCEL MAP APPLICATION NO. 2005-05 - MARK KEATON** - This is a request for a three-year time extension to October 6, 2010, to record the map for Parcel Map Application No. 2005-05. The project was approved to create two parcels of 4.0 and 4.9 acres in the M (Industrial) zoning district. The project is located on the east side of Beard Road, between El Roya Avenue and Yosemite Boulevard in the Modesto area. This project is exempt from CEQA.
APN: 036-008-001
Staff Report: Sean Purciel Recommends **THREE YEAR TIME EXTENSION TO OCTOBER 6, 2010**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Gammon/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND GRANTED THE THREE YEAR TIME EXTENSION TO OCTOBER 6, 2010.**
- *C. PARCEL MAP APPLICATION NO. 2007-02- DAVID & LAURA SIMONS** - This is a request to create a .51 acre parcel and a 1.11 acre remainder parcel from a 1.62 acre parcel in a H-S (Historical Site District) zoning district. Public water will be provided by the Knights Ferry Community Services District. The project is located at 17467 Cemetery Road, on the north side of Cemetery Road, between Sonora and Frymire Roads, in the Knights Ferry area. The Planning Commission will consider a Negative Declaration on this project.
APN: 002-036-004
Staff Report: Joshua Mann Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Gammon/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- D. VARIANCE APPLICATION NO. 2007-02, LOT LINE ADJUSTMENT APPLICATION NO. 2007-03 AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2007-01 - FRIENDS OF THE TUOLUMNE** - Continued from November 1, 2007. ***Requesting Indefinite Continuance.*** This is a request to adjust lot lines from approximately 40.36, 68.74 and 115.2 acres to approximately 8.76, 71.96, and 144.7 acres in the A-2-40 (General Agriculture) zoning district. A variance application is necessary to allow creation of an 8.76 acre parcel by lot line adjustment, which is less than the 40-acre minimum requirement. If the proposed lot line adjustment is approved, it will be necessary to process a Williamson Act Cancellation for the 8.76 acre parcel, which is a portion of Williamson Act Contract No. 2002-4481. The property is located at 23792 and 23806 Yosemite Boulevard, north of the Tuolumne River and south of Rushing Road, in the Waterford area. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN's: 008-020-017, 018, and 020
Staff Report: Carole Maben Recommends **INDEFINITE CONTINUANCE.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Souza/Gammon, Unanimous (6-0), **CONTINUED INDEFINITELY.**
- E. GENERAL PLAN AMENDMENT APPLICATION NO. 2006-07, REZONE APPLICATION NO. 2006-11 - BELASKI REPAIR SHOP** - This is a request to amend the General Plan and to rezone the subject property from A-2-40 (General Agriculture) zoning district to P-D (Planned Development), to authorize and legalize an existing, non-permitted vehicle repair shop. The request involves approval of the conversion of an existing 2,400 square feet agricultural shop/building for the purposes of conducting full-service vehicle repair. The project is located at 2306 Gondring Road, east of Central Avenue, in the Ceres area. The Planning Commission will consider a Negative Declaration with this project.
APN: 041-014-028
Staff Report: Sean Purciel Recommends **DENIAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: Larry Beaver, 1309 "I" Street, Modesto, attorney for the applicant.
FAVOR: No one spoke.
Public hearing closed.
Souza/Navarro, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND RECOMMENDS DENIAL TO THE BOARD OF SUPERVISORS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF NOVEMBER 6, 2007

- A. The Board approved funding for Supplemental Ground Water Contours for the Turlock Ground Water Basin Association and also for the Stanislaus and Tuolumne Rivers Ground Water Basin Association. This will enable the study of the ground water within these water basins in partnership with the local irrigation districts.
- B. The Board authorized the spending of \$30,000 in funding for the preparation of the North County Corridor Project Study Report. This is a corridor beginning at the Hammett Road interchange, passing through the Salida project, across north Modesto, across and through Riverbank, and to Oakdale, eventually terminating at Highway 108/120, east of Oakdale.

BOARD OF SUPERVISORS' ACTIONS OF NOVEMBER 13, 2007

- A. The Board did not meet on this date.

MISCELLANEOUS & ON THE HORIZON

December 6, 2007

- 1. General Plan Amendment and Ordinance Amendment
- 2. Rezone Application
- 3. Use Permit Application
- 4. Modification of Development Schedule for El Rematito

December 20, 2007

- 1. Ordinance Amendment - Public Events and Outdoor Entertainment
- 2. Two Parcel Map Applications
- 3. Variance Application
- 4. Use Permit Application

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.



Ron E. 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 Director.)