

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 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, Bobby Yamamoto
- Absent: Ron Peterson, Greg Pires
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Kristin Doud, Associate Planner; Jack Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; 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. June 19, 2014
Gibson/Etchebarne, 5-0, **APPROVED**
Commissioner Boyd 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 July 17, 2014, regarding item VII-A - Vesting Tentative Parcel Map Application No. PLN2014-0027 – Postma – Albers Road.
- 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. PLN2014-0027 – POSTMA – ALBERS ROAD** – Request to divide a 97± acre parcel into two parcels of 57± and 40 acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 1412 Albers Road, on the northeast corner of Albers Road and Dusty Lane, approximately five miles east of the City of Modesto. The

Planning Commission will consider adoption of a Negative Declaration for the project.

APN: 014-045-004

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

Crabtree/Gibson, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITION OF APPROVAL NO. 15 AS FOLLOWS:**

15. **Existing overhead and underground electrical facilities within the project site shall be protected as required by Modesto Irrigation District (MID). Appropriate ~~Any required public utility easements(s)~~ for electrical facilities shall be dedicated, recorded, and shown on the final map for the power line running north to south through the middle of the existing property. Any costs associated with relocating MID facilities shall be borne by the requesting party.**

NON-CONSENT ITEMS

- B. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2012-0038 - BRITE TRANSPORT SYSTEMS, INC.** - Request to amend the current General Plan designation of Urban Transition and zoning designation of A-2-10 (General Agriculture) to Planned Development (P-D), for three (3) parcels totaling 20.98± acres, to expand an existing agricultural trucking business to include an RV storage/parking facility on an adjacent property. A lot line adjustment, as a separate application, is also proposed to separate the RV parking and agricultural truck parking operations. The property is located at 5101 Claus Road, at the northwest corner of Claribel and Claus Roads, on the south side of Davis Avenue, in the Riverbank area. The Planning Commission will consider a Negative Declaration for the project.
APN: 075-024-008, 009, and 011
Staff Report: Kristin Doud Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Mark Niskanen, JB Andersen Land Use Planning.
Public hearing closed.
Buehner/Yamamoto, 6-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

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

IX. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

June 24, 2014: Approved the Substantial Amendment to the Neighborhood Stabilization Program (NSP) 1 and 3 Annual Action Plans adding demolition as an eligible activity. This will allow the County to utilize NSP funding in conducting its Abandoned and Dangerous Buildings program.

July 15, 2014: Set a public hearing on July 29, 2014, at 9:05 a.m. to consider the Planning Commission's recommendation for approval of Rezone Application No. PLN2013-0103 – Dollar General.

MISCELLANEOUS & ON THE HORIZON

June 25, 2014: Commissioner Crabtree has noticed the Board of Supervisors that he will not be accepting a second term on the Planning Commission upon expiration of his first term on 12/31/2014. Other terms expiring on 12/31/2014 include Commissioners' Peterson (first term) and Gibson (first term).

Planning Commission

August 7, 2014: One Use Permit application in the Ceres area.

August 21, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XI. ADJOURNMENT

The meeting was adjourned at 6:19 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.)