

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 18, 2014

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Greg Pires, Bobby Yamamoto
- Absent: Steve Boyd and Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Crystal D. Rein, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** – No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. August 7, 2014
Crabtree/Buehner, 6-0 (Unanimous), **APPROVED**
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter – Summer/Fall 2014
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Gibson informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **USE PERMIT APPLICATION NO. PLN2014-0048 – VERIZON WIRELESS – MONTPELIER RD** - Request to install a new wireless communication facility consisting of a 104' high monopole with an 11' x 16' equipment shelter at its base on a 39± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Montpelier Road, between E. Whitmore and E. Keyes Roads, in the Hickman area. The Planning Commission will consider a CEQA Negative Declaration for the project.
APN: 019-030-023
Staff Report: Jeremy Ballard Recommends **APPROVAL**.

Buehner/Pires, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

B. USE PERMIT APPLICATION NO. 2012-07 - CAMBODIAN BUDDHIST ASSOCIATION OF CERES – *Requesting continuance to October 2, 2014.

Request to expand an existing church facility with the construction of a new 10,000 square foot activity hall, a new 1,225 square foot ashery, a 1,150 square foot temple addition, a 1,575 square foot multi-purpose room addition, and an additional 122 parking spaces for a 142 space parking lot on a 2.9± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 3761 Roeding Road, on the north side of Roeding Road, west of Faith Home Road, in the Ceres area. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

APN: 069-020-017

Staff Report: Miguel Galvez Recommends **CONTINUANCE TO OCTOBER 2, 2014.**

Buehner/Pires, 6-0 (Unanimous), **CONTINUED TO OCTOBER 2, 2014.**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

August 12, 2014: Authorized an MOU with the City of Turlock for the joint preparation of a Regional Consolidated Plan, Annual Action Plan, and Analysis of Impediments with Pacific Municipal Consulting. The contact with PMC includes an update to the Housing Element of Stanislaus County

August 19, 2014: Approved General Plan Amendment and Rezone Application No. PLN2012-0038, Brite Transport Systems, Inc.

August 26, 2014: Opened the public comment period to consider adoption of the FY 2013-2014 Consolidated Annual Performance Evaluation Report (CAPER); and, set a public hearing on 09/23/2014 to close the public comment period and consider adoption.

September 9, 2014: Approved a Citizen Participation Plan for U.S. Department of Housing and Urban Development (HUD) Grants.

Accepted the Empire Community Storm Drainage Report and Approved Initiation of a Proposition 218 Proceedings for the Annexation of Phase 1B, 2, and 3 into County Service Area No. 27 (Empire)

September 16, 2014: Approved Plans and Specifications for the Airport Neighborhood Sewer Improvement Project; Awarded the Construction Contract; and Approved Funds to Pursuance of Financing Options for Future Phases of the Project

Approved the Proposed Final Budget for Fiscal Year 2014-2015. Approved budget allows the Planning Department to utilize extra-help and hire one addition field inspector to handle increasing building and land use permitting activities. During the Fiscal Year the department will also undertake a Permit Technician classification study.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

October 2, 2014: One Use Permit Application in the Ceres area.

October 16, 2014: Two Parcel Map Applications, one in the Oakdale area and one in the Modesto area; one Use Permit Application in the Turlock area; and an update on a discussion regarding revocation of a Use Permit for a church, in the Turlock/Denair area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:07 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.)