

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 3, 2005

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Andrew Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Jim Poore, and Ray Souza
- Absent: Mike Navarro
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Angela Freitas, Senior Planner; Sara Lytle-Pinhey, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. October 20, 2005
Cusenza/Poore, 6-0, **APPROVED**
Commissioner Assali abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Obituary for Corlis "Corky" Bessey, Stanislaus County Planning Commissioner from 1974 to 1982.
- VI. CONFLICT OF INTEREST**
- A. None

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Souza informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2005-24 - JESUS MORA** - Request to create two parcels of 11,573 square feet each, zoned R-1 (Single Family Residential), one of which already contains a single family dwelling located at 4204 Warda Avenue, west of 7th Street, in Keyes. This project is exempt from CEQA
APN: 045-015-035
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/R. Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- *B. USE PERMIT APPLICATION NO. 2005-24 - DAVE WILSON NURSERY** - Request to construct, in two phases, two 36,000 square foot metal buildings with roll-up doors on opposing sides of the long narrow structures, to improve the grading process of perishable nursery stock produced by the company. The construction will occur adjacent to the existing nursery processing facilities on an adjacent parcel. The project is located on a 187.7 acre parcel in the A-2-40 (General Agriculture) zoning district, on the north side of Lake Road, west of Roberts Ferry Road, east of Hickman. The property is under a Williamson Act contract. This project is exempt from CEQA
APN: 020-002-005
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/R. Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT**
- *C. PARCEL MAP APPLICATION NO. 2005-13 - GREGORY JACKSON** - Request to divide a 153.27 acre site into parcels of 58.85, 48.80 and 55.62 acres in the A-2-40 (General Agriculture) zoning district. There is an abandoned airstrip on this parcel which will remain abandoned. The property is located on the north side of Claribel Road, east of Tim Bell Road, in the Oakdale area. A Negative Declaration will be considered.

APN: 011-005-014
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/R. Souza, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- D. GENERAL PLAN AMENDMENT APPLICATION NO. 2005-07 AND REZONE APPLICATION NO. 2005-08 - CG PROPERTIES** - Request to change general plan and zoning designations of a 1.16 acre parcel. The site currently has a general plan designation of Agriculture and is zoned A-2-40 (General Agriculture) and would have both designations changed to Planned Development (PD) to allow professional office uses with accessory warehouse/storage space. The project is located at the northeast corner of Kiernan Avenue and Pentecost Drive, in the Modesto area. A Mitigated Negative Declaration will be considered.

APN: 004-094-029

Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL TO THE BOARD OF SUPERVISORS**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Katie Beeler, North Star Engineering

Public hearing closed.

Assali/Gammon, Unanimous (7-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, AS OUTLINED IN THE STAFF REPORT.**

- E. GENERAL PLAN AMENDMENT APPLICATION NO. 2005-11 AND REZONE APPLICATION NO. 2005-12 - ZANSCO PROPERTIES** - Request to change the general plan designation on a 0.27 acre portion of a 1.50 acre parcel from Agriculture to Planned Industrial and the zoning of the same portion from A-2-40 (General Agriculture) to PI-20 (Planned Industrial) consistent with the zoning on the remaining 1.23 acres of the property. This is a County-initiated project in order to correct a minor inconsistency on a split-zoned parcel. The project is located at 5054 Pentecost Drive, on the southeast corner of Pentecost Drive and Bitritto Way, in the Modesto area. A Negative Declaration will be considered.

APN: 004-094-028

Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL TO THE BOARD OF SUPERVISORS**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Gammon/Layman, Unanimous (7-0), **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 25, 2005

- A. The Board approved a request for consultant services to assist in the preparation of a comprehensive update of the County General Plan and associated environmental impact reports.
- B. The Board denied an appeal of Planning Commission denial of Use Permit Application No. 2004-23, The Lighthouse Church. This was a proposal for a multi-phased church including a church, K-12 school, athletic fields, gardens growing food products, equestrian facilities, multi-purpose room, and large auditorium located in the Hickman area. The Planning Commission had recommended denial of the project, the Church appealed that decision, and the Board of Supervisors denied the appeal, upholding your denial of the project.
- C. Just a reminder that the Stanislaus County Annual Community Retreat will be held Saturday, November 5th, from 8 a.m. to 1 p.m. in the Stanislaus County Agriculture Center, located on Crows Landing and Service Roads.

BOARD OF SUPERVISORS' ACTIONS OF NOVEMBER 1, 2005

- A. The Board approved an easement proposal to the California Department of Conservation, Farmland Conservancy Program for the Orvis Ranch located on Highway 4 in the northern tip of the county. This easement in Stanislaus County will be comprised of a little over 1700 acres and combined with 850 in Calaveras County will comprise a little over 2500 acres of a conservation easement on the property in perpetuity. This is a program that it would be entered into voluntarily by the land owner, and not forced upon them.

MISCELLANEOUS & ON THE HORIZON

November 17, 2005

1. Airport Land Use Commission
2. One Time Extension
3. One Use Permit

December 1, 2005

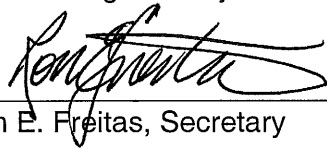
1. A Community Plan Amendment, with a General Plan Amendment and Tentative Map
2. A General Plan Amendment, with a Rezone and Tentative Subdivision Map
3. Two Parcel Maps
4. One Use Permits

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** None.

XI. ADJOURNMENT

The meeting was adjourned at 6:20 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.)