

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 19, 2008

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Michael Navarro, Jim Poore, John Shores, and Ray Souza
- Absent: Arsenio Mataka
- Staff Present: Kirk Ford, Interim Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Tod Woodward, Code Enforcement Unit Manager; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. June 5, 2008
Poore/Souza, 7-0, **APPROVED**
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on correspondence placed before them this evening:
- A. Letter received June 16, 2008, from Pleitez Consulting, requesting a time extension for El Rematito Marketplace.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Assali knows John Van Duyn, Item VII-B, Vesting Tentative Parcel Map Application No. 2008-03 - Van Duyn, but this will not cause a conflict.

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- *A. TIME EXTENSION FOR TENTATIVE MAP NO. 2005-09 - MOUNTAIN VIEW ESTATES** - This is a request for a one-year time extension to April 20, 2009, to record an approved tentative map (TM 2005-09) to create a total of 147 residential lots, and three open space lots on 51.46 acres currently zoned SP-1 (Specific Plan), located northwest of Upper Oak Flat Road in Diablo Grande. This project is exempt from CEQA.

APN: 025-040-013

Staff Report: Rachel Wyse Recommends **APPROVAL OF ONE-YEAR TIME EXTENSION TO APRIL 20, 2009.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Layman/Gammon, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND APPROVED ONE-YEAR TIME EXTENSION TO APRIL 20, 2009.**

- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-03 - VAN DUYN** - This is a request to divide an 80.5 acre parcel into two (2) parcels of 40+ acres, in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Vincent Road and south side of E. Monte Vista Avenue, in the Denair area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 024-004-001

Staff Report: Bill Carlson Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Layman/Gammon, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2008-07 - CREATIVE ALTERNATIVES, INC - REYN FRANCA SCHOOL** - This is a request to expand an existing school with the addition of a new parking lot and a 4,000 square foot building on a 1.9 acre site in

the R-A (Rural Residential) zoning district. The property is located adjacent to the existing school, on the northeast corner of Main Street and Lester Road, in the Denair area. The Planning Commission will consider a Negative Declaration on this project.

APN: 024-033-024 and 024-033-031

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Joy Biddle, Turlock; Andre Walker, Turlock.

Public hearing closed.

Souza/Gammon, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. STATUS REPORT AND REQUEST FOR TIME EXTENSION - EL REMATITO MARKETPLACE - Presented by Kirk Ford.

PUBLIC COMMENTS: Barry Siebe, Planning Manager of City of Ceres; Salvador Pleitez, project manager.

Poore/Souza, Unanimous (7-0), **APPROVED TIME EXTENSION TO OCTOBER 31, 2008, WITH DIRECTION THAT PLANNING DIRECTOR, OR HIS DESIGNEE, MAY GRANT AN ADDITIONAL 60 DAYS EXTENSION.**

B. Change of Nuisance Abatement Hearing Board Members, presented by Tod Woodward, Code Enforcement Unit Manager.

Chair Assali appointed the following to the Nuisance Abatement Hearing Board for the next six months: Commissioner Shores (Chair), Commissioner Navarro, and Commissioner Mataka (Alternate).

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JUNE 10, 2008

A. Adopted the FY 2008-2009 Proposed Budget.

B. Authorized the Planning Department to prepare and submit a \$750,000 grant application to the California State Department of Housing and Community Development under the CalHome Program to supplement the Stanislaus County Owner-Occupied Housing Rehabilitation Programs.

C. As the Redevelopment Agency:

1. Authorized the expenditure of \$140,000 of Housing Set-Aside Funds for the purchase of two (2) single-family homes in the Airport Neighborhood.

2. Approved plans and specifications for the Phase 2 of the Keyes Storm Drainage Project.

BOARD OF SUPERVISORS ACTIONS OF JUNE 17, 2008

A. The Board did not meet on this date.

MISCELLANEOUS & ON THE HORIZON

July 3, 2008 - No meeting due to July 4th Holiday

July 17, 2008

1. General Plan Amendment and Rezone Application
2. Two Parcel Maps Applications
3. Two Tentative Map Applications, one with an Exception

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. None.

XI. ADJOURNMENT

The meeting was adjourned at 7:38 p.m.



Kirk Ford, 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.)