

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 19, 2006

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Arsenio Mataka, Mike Navarro, and Jim Poore
- Absent: No one
- Staff Present: Ron E. Freitas, Director; Bob Kachel, Senior Planner; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Carole Maben, Associate Planner; Joshua Mann, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Michael Newton, Manager, Zoning Enforcement, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk, Crystal Rein, Administrative Clerk III
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. January 5, 2006
Poore/Layman, 6-0, **APPROVED**
Commissioners Navarro and Mataka abstained
- B. January 5, 2006 Workshop
Cusenza/Gammon, 6-0, **APPROVED**
Commissioners Navarro and Mataka abstained
- Chair Souza welcomed new Planning Commissioner Arsenio Mataka.
- V. CORRESPONDENCE**
- Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo dated January 19, 2006 from Planning Department requesting indefinite continuance of Item VII-D - Revocation of Use Permit No. 92-02 - Resendiz Farms.

- B. Notice and Registration Form for the 29th Annual Stanislaus County Planning Commissioners Workshop, to be held February 4, 2006 in Newman
- C. Color copies of slides shown during the January 5th Planning Commission Workshop on the Focused General Plan Update for the Circulation Element.

VI. CONFLICT OF INTEREST

- A. Commissioner Assali is familiar with Francisco Resendiz, Item VII-D - Revocation of Use Permit No. 92-02 - Resendiz Farms, and will reclude herself from the hearing.
- B. Commissioner Souza is familiar with Francisco Resendiz, however, this will not cause a conflict.

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. 2005-32 - PAUL CARROLL - Requesting Continuance to March 2, 2006.** Request to create two parcels of 5,520 and 8,584 square feet in the R-1 (Single Family Residential) zoning district, general planned LDR (Low Density Residential). The property is located at the intersection of Gratton Road and Merced Avenue, in Denair. This project is exempt from CEQA. APN: 024-034-026
Staff Report: Joshua Mann Recommends **CONTINUANCE TO MARCH 2, 2006.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Assali/Layman, Unanimous (8-0) **CONTINUED TO MARCH 2, 2006.**
- *B. PARCEL MAP APPLICATION NO. 2005-21 - SHEREE VEGAS - Applicant Requesting Continuance to February 2, 2006.** Request to create a 60-acre and a 40-acre parcel from a 100-acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 4236 Crow Road, south of Claribel Road and west of Ellenwood Road, in the Oakdale area. A Negative Declaration will be considered.
APN: 015-001-009
Staff Report: Carole Maben Recommends **CONTINUANCE TO FEBRUARY 2, 2006.**
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/Layman, Unanimous (8-0) **CONTINUED TO FEBRUARY 2, 2006.**

NON-CONSENT ITEMS

- C. PARCEL MAP APPLICATION NO. 2005-17 AND EXCEPTION APPLICATION NO. 2005-03 - OLYMPIA M. TRUHETT - Continued from October 6, 2005** This is a request to create three (3) parcels of 5.01 acres and one (1) 8.18 acre parcel in the A-2-5 (General Agriculture) zoning district from a 22.81± acres site. There is a request for an Exception to the Stanislaus County Subdivision Ordinance because one of the parcels does not front on a County-maintained road. The property is located at 13243 Orange Blossom Road, in the Oakdale area. This project is exempt from CEQA.
APN: 010-048-033
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Jesse Stanley, 440 S. Yosemite Avenue, Oakdale; Jim Truhett
Public hearing closed.
Poore/Assali, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

6:25 p.m. Commission Assali left the Chamber

- D. REVOCATION OF USE PERMIT NO. 92-02 - RESENDIZ FARMS - Requesting Indefinite Continuance.** This is a request to revoke a use permit approved on May 21, 1992 to allow a 3,000 square foot fruit stand with kitchen facilities for making pies and a show-room for pie, nut, and fruit display on a 31.8 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 4342 Geer Road, in the Hughson area. This project is exempt from CEQA.
APN: 045-009-008
Staff Report: Angela Freitas Recommends **INDEFINITE CONTINUANCE**.
Public hearing opened.
PUBLIC COMMENTS: Diego Resendiz; Francisco Resendiz
Public hearing closed.
Cusenza/Gammon, Unanimous (7-0) **RECOMMENDS INDEFINITE CONTINUANCE.**

6:35 p.m. Commissioner Assali returned to the Chamber

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Commissioners Assali, Gammon, Layman, Poore, and Souza were appointed as the Historical Site Subcommittee.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF JANUARY 10, 2006

- A. The Board approved a Memorandum of Understanding with the Modesto Irrigation District to evaluate the need in the unincorporated territory within the District's boundaries regarding water supply, existing infrastructure and necessary infrastructure to deliver water therein. This is an MOU to begin discussions with the M.I.D. The M.I.D. will also need to approve the MOU. The M.I.D. considered the MOU and continued the matter to answer question.

BOARD OF SUPERVISORS' ACTIONS OF JANUARY 17, 2006

- A. The Board appointed Arsenio Mataka to the Stanislaus County Planning Commission.
- B. The Board approved the Salida Community Plan Update Guidance Package and an approval of staff costs recovery and methodology.

MISCELLANEOUS & ON THE HORIZON

- A. Reminder that February 4th is the Stanislaus County Planning Directors' Annual Planning Commissioners Workshop to be held in Newman. Please let Eva know by next Monday (January 23rd) if you'll be attending.

February 2, 2006

1. One Time Extension for a Parcel Map
2. Two Use Permits
3. Three Parcel Maps
4. Appeal of Staff's Decision

February 16, 2006 - MEETING TO BE HELD IN KNIGHT'S FERRY

1. Historical Site Permit Application in Knight's Ferry

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. 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.)