

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 18, 2006

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Ray Souza, Marie Assali, Robert Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, and Jim Poore
- Absent: Tony Cusenza, Annabel Gammon
- Staff Present: Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Joshua Mann, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Mike Newton, Code Enforcement Manager, Department of Environmental Resources; Crystal D. Rein, Administrative Clerk III
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. May 4, 2006
Assali/Navarro, 6-0, **APPROVED**
Commissioner Layman abstained.
- V. CORRESPONDENCE**
Deputy Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Announcement of California County Planning Commissioners Association Conference to be held October 27 and 28, 2006.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Souza is acquainted with Mr. Kelso, Item VII-D, Use Permit Application No. 2005-29 - Lawrence Kelso, but this will cause no 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. 2005-33 AND VARIANCE 2005-05 - EDWARD BANDUCCI TRUST - C/O JIM BANDUCCI - Requesting Indefinite Continuance.**
Request to create parcels of approximately 22 and 27 acres in an A-2-40 (General Agriculture) zoning district, general planned for Agriculture, located between the east side of Rodden Road and the west side of Arbini Road, northeast of Oakdale. A Variance application is being filed because both parcels will be below the required 40 acre minimum parcel size in the A-2-40 zone. A Mitigated Negative Declaration will be considered for this project
APN: 010-026-002
Staff Report: Bob Kachel Recommends **INDEFINITE CONTINUANCE.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Poore, Unanimous (7-0), **CONTINUED INDEFINITELY.**
- *B. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2005-08 - LAWSON/QUALLE - Continued from April 20, 2006.** This is a request to create 8 parcels ranging in size from 14,698 to 18,534 square feet from a 3.38 acre site in the R-A (Rural Residential) zoning district. Water and sewer will be provided by the Denair Community Services District. The project is located on the east side of Lester Road, south of East Monte Vista Avenue, in the Denair area. A Mitigated Negative Declaration will be considered.
APN: 024-035-018 and 024-035-040
Staff Report: Carole Maben Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Poore, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, INCLUDING AMENDED CONDITIONS OF APPROVAL.**

NON-CONSENT ITEMS

- C. EL REMATITO MARKETPLACE - Continued from April 6, 2006.** Request to adopt a Development Schedule for Planned Development 285, El Rematito Marketplace, 401 W. Hackett Road, Ceres.

APN: 056-055-004 and 056-055-005

Staff Report: Kirk Ford Recommends **APPROVAL OF DEVELOPMENT SCHEDULE.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Ron West, 25 N. El Circulo, Patterson

Public hearing closed.

Poore/Assali, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS FOR THE DEVELOPMENT SCHEDULE, WITH ADDED CONDITION OF APPROVAL:**

- 69. The Planning Director or his designee is provided flexibility to extend the construction completion deadline by up to 60 days under the condition that a good faith effort is shown by the applicant to complete the improvements and that good cause is shown as to the reasons for the request. Any request beyond 60 days shall require Planning Commission approval.**

- D. USE PERMIT APPLICATION NO. 2005-29 - LAWRENCE KELSO** - Request to operate a horse boarding and riding facility for up to 15 horses. The request includes a temporary mobile home to house a full-time employee and a riding arena used for junior rodeo events. The site is a 6.18-acre parcel located in the A-2-40 (General Agriculture) zoning district, at 4600 West Linwood Avenue in the Turlock area. A CEQA Negative Declaration will be considered on this project.

APN: 044-013-031

Staff Report: Joshua Mann Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Lawrence Kelso

Public hearing closed.

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

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF MAY 9, 2006

- A. The Board approved Vesting Tentative Map Application 2005-09, Mountain View Estates. This was a request to create 147 residential lots located in the Diablo Grande Specific Plan Area #1.
- B. The Board set a public hearing for June 6, 2006 at 9:25 a.m. to consider Rezone Application No. 2004-01, Timmerman Starlite Trucking.

BOARD OF SUPERVISORS' ACTIONS OF MAY 16, 2006

- A. The Board conducted a public hearing and approved the formation of the South Modesto Municipal Advisory Council located in District 5. This area encompasses the Shackelford neighborhood, the Parklawn neighborhood, and the Bret Harte neighborhood.

MISCELLANEOUS & ON THE HORIZON

County Counsel will be conducting a mandatory AB 1234 training on June 8th here in the County Board Chambers for commissions. This is a must-have training under state law, so please mark your calendars for June 8th and plan on attending. Eva will call to remind you of this important meeting.

June 1, 2006

- 1. Three Use Permits
- 2. One Parcel Map with a Williamson Act Cancellation

June 15, 2006

- 1. Produce Stands and Produce Markets Ordinance Amendment
- 2. One Use Permit

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.



Kirk Ford, Deputy Director

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)