

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 5, 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, and Jim Poore
- Absent: Tony Cusenza, Annabel Gammon, Michael Navarro
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; James Duval, Deputy Director/Redevelopment Agency; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Ana Rocha, Assistant Planner/Redevelopment Agency; Sara Lytle-Pinhey, Assistant Planner; Joshua Mann, 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. September 21, 2006
Layman/Mataka, 4-0, **APPROVED**
Commissioners Assali and Poore abstained.
- V. CORRESPONDENCE**
- Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter dated September 16, 2006 from Louis F. Brichetto, regarding Stanislaus County General Plan Agricultural Element Update Comments
- VI. CONFLICT OF INTEREST**
- A. Commissioner Layman was contacted by the owner of the Salida Billboard, Item VII-C, to discuss the project, and is acquainted with the Van Konynenburg's, Item VII-D, but this will not cause a conflict.

- B. Commissioner Assali has spoken to Andrew Katakis, Item VII-C, and knows the Van Konynenburg's, but this will not effect her decisions.
- C. Commissioner Poore knows the applicant of Item VII-D, but this will not influence his decision.

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. **USE PERMIT APPLICATION NO. 2006-21 - ROBERT HUNTER** - Request to expand an existing 1,200 square foot legal non-conforming duplex by adding some 640 square feet on property located in an A-2-40 (General Agriculture) zone at 18341 Kennedy Road, at the intersection of Shuper Road, Knight's Ferry. This project is exempt from CEQA.
APN: 002-040-019
Staff Report: Bob Kachel Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Assali, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *B. **TENTATIVE PARCEL MAP APPLICATION NO. 2006-10 - SANTOS PROPERTIES**
This is a request to create parcels of 1.61± acres and 14,156± square feet in the C-2 (General Commercial) zoning district. The property is located at 1627 Crows Landing Road, between Amador and Butte Avenues, in the Modesto area. This project is Exempt from CEQA.
APN: 056-017-021
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Assali, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2004-28 - SALIDA BILLBOARD - Continued from September 21, 2006.** Request to modify an existing legal non-conforming 12' x 40' single-sided (advertisement) billboard. The modification will include the installation of a second side to the existing billboard. The 1.34-acre parcel is in the PD-260 (Planned Development) zoning district. The property is located at 5057 Kiernan Court, east of Highway 99, and north of Kiernan Avenue, in the Salida area. This project is exempt from CEQA.
APN: 136-018-002
Staff Report: Joshua Mann Recommends **DENIAL**.
Public hearing opened.
IN FAVOR OF PROJECT: Andrew Katakis.
IN OPPOSITION OF PROJECT: No one spoke.
Public hearing closed.
Public hearing opened.
IN FAVOR OF PROJECT: Andrew Katakis.
Public hearing closed.
Hardie/Poore, Unanimous (6-0), **UPHELD THE STAFF'S RECOMMENDATION, AND DENIED THE PROJECT.**
- D. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-15, EXCEPTION APPLICATION NO. 2006-03, AND VARIANCE NO. 2006-01 - SALIDA RANCH -** Request to re-divide 13 parcels and create a total of eight parcels ranging in size from 228.2 to 10.6 acres, in the A-2-40 (General Agriculture) zoning district. The total project site is 423.20± acres. One of the parcels is to allow the Salida Sanitary District to increase from 36.9 acres to 55.3 acres. The other seven parcels will be Agriculture related. A Variance Application is requested to allow four existing parcels that are less than 40 acres to be relocated and remain less than 40 acres in size. An Exception Application is requested for the parcels that are less than 20 acres, that do not front a county maintain road. The project is located north of the Community of Salida, west of Stoddard Road, south of the Stanislaus River, in the Salida area. The Planning Commission will consider a Negative Declaration.
APN: 003-020-001, 009, 010, 011, & 014; 136-032-008, 033
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Paul Van Konyenburg, 5518 Stoddard Road.
Public hearing closed.
Layman/Assali, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- E. REZONE APPLICATION NO. 2006-04 - BEST RV CENTER** - Request to rezone a 9.99 acre portion of an expired PD zone (PD #115), with a new PD zone to allow the construction and operation of a recreational vehicle sales and service business. Proposed building coverage will be a 7,500 square foot sales and service building. The project is located at 5340 Taylor Court, at the northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider a Negative Declaration.
APN: 045-053-036
Staff Report: Joshua Mann Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Bill Ross, 3039 Waterloo Road, Stockton; Randy Woods.
Public hearing closed.
Poore/Layman, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, AND RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**
- F. USE PERMIT APPLICATION NO. 2005-35 - MB MATERIALS** - Request to operate a wood chipping, grinding, colorizing, and distribution operation on a one acre portion of a 57-acre property zoned A-2-40 (General Agriculture). No structures are proposed. The property is located at 7513 Paradise Road, west of Hart Road, in the Modesto area. The Planning Commission will consider a Negative Declaration.
APN: 017-001-004
Staff Report: Sara Lytle-Pinhey Recommends **DENIAL.**
Public hearing opened.
IN FAVOR OF PROJECT: Mike Bizzini; Tim Byrd.
IN OPPOSITION OF PROJECT: No one spoke.
Public hearing closed.
Hardie/Assali, Unanimous (6-0), **APPROVED THE PROJECT ALONG WITH FINDINGS 1-6 LISTED ON PAGES 4 AND 5 OF THE STAFF REPORT.**

7:50 p.m. Recess

8:00 p.m. Reconvened

VIII. OTHER MATTERS (Not Public Hearings)

- A. CROWS LANDING AIR FACILITY AREA DESIGNATION & PRELIMINARY PLAN** - Consider the selection of the Crows Landing Naval Air Facility (CLNAF) as a redevelopment survey and project area. The area includes approximately 1,528 acres and is located between Patterson & the Community of Crows Landing. The facility is 1 mile west of State Route 33 and 1 mile east of I-5. The area is bounded by Davis Road on the west, Bell Road on the east, Fink Road on the south, and Marshall Road on the north. The facility is comprised of 2 runways (approximately

7,000 & 8,000 feet long), a mix of vacant buildings, and more than 1,112 acres of land that is currently being leased for agriculture production. The Planning Commission will consider the approval of the Survey and Project Area for redevelopment purposes, as well as the adoption of the Preliminary Plan that outlines the goals and objectives of redevelopment.

APN: 027-003-013, 027-003-004, 027-003-022, 027-003-023 and 027-003-025
Staff Report presented by Jim Duval and Ana Rocha.

Assali/Poore, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND:**

1. **ADOPTED THE CROWS LANDING AIR FACILITY AS A REDEVELOPMENT PROJECT; AND,**
2. **ADOPTED THE PRELIMINARY PLAN; AND,**
3. **RECOMMENDED THAT THE CROWS LANDING AIR FACILITY STEERING COMMITTEE PERFORM AS THE PROJECT AREA COMMITTEE (PAC) DURING THE REDEVELOPMENT PROCESS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 26, 2006

- A. The Board approved a conceptual development reuse scenario for the Crows Landing Air Facility, authorized a request for proposals for a master development selection and authorized staff to suspend current planning in environmental contract with ESA, pending the master developer RFP process.

BOARD OF SUPERVISORS' ACTIONS OF OCTOBER 3, 2006

- A. The Board approved recommendations to address littering and illegal dumping.

MISCELLANEOUS & ON THE HORIZON

- A. The Stanislaus County Planning Directors Annual Planning Commission retreat will be held on Saturday, January 27, 2007. More information will be forthcoming, and the host agency this year will be Stanislaus County.

October 19, 2006

1. One General Plan Amendment, with Community Plan Amendment, Rezone and Tentative Map
2. One Time Extension
3. Two Use Permits
4. One Parcel Map

November 2, 2006

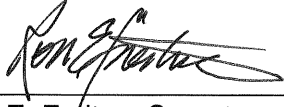
1. Two Rezone Applications, one with a General Plan Amendment
2. One Parcel Map
3. One Tentative Map
4. Revocation of Zoning & Use Permit for El Ramitito Marketplace

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 8:15 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.)