

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 3, 2007

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Annabel Gammon, Allen Layman, Arsenio Mataka, John Shores, and Ray Souza
- Absent: Marie Assali, Jim Poore, Robert Hardie, and Michael Navarro
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Rachel Wyse, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Transportation Project 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. April 19, 2007
Mataka/Layman, **MOTION TO APPROVE**, 4-0
Commissioner Gammon abstained
UNABLE TO APPROVE DUE TO LACK OF QUORUM
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Handout from Planning Commissioners Journal, Spring 2007, "Why Are You a Planning Commissioner?"
- B. California County Planning Commissioners Association Spring Conference Agenda
- VI. **CONFLICT OF INTEREST**
- A. No conflicts

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. 2007-03 - FRANK VERDONE** - Request to construct a 2,500 square foot single family dwelling with a 1,800 square foot shop on a 14.13 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Pioneer Road, north of Service Road, south of Roeding Road, in the Hughson area. The property is in the Williamson Act. This project is exempt from CEQA.
APN: 018-047-048
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Mataka/Gammon, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF APRIL 24, 2007

- A. The Board set a public hearing for May 15, 2007 at 6:40 p.m. to consider an appeal of Planning Commission's Conditions of Approval 10, 11, 12, 43, and 44 for Use Permit 2006-36, Fiscalini Cheese Company. However, this week we did receive a letter requesting the appeal be withdrawn from Fiscalini Cheese, as clarification was given for various conditions of approval.
- B. The Board approved Amendment No. 1 to the Salida Community Plan Update and Specific Plan Processing Guidance Package and Cost Recovery Agreement; approval of Amendment No. 5 for the Goodwin Consulting contract for financial services; and approved a contract for EMC Planning for planning services for the Salida Community Plan Update.

- C. The Board considered an appeal of Planning Commission's denial for Parcel Map Application No. 2006-47, and Variance Application No. 2006-04, Grewal. This was a request to create a 41.5 acre parcel and a 22 acre parcel out of a 63 acre parcel located in the A-2-40 zoning district, in the Vernalis area. Your commission had denied the variance and the parcel map, and the Board upheld your denial of the variance and the parcel map, and denied the appeal.

BOARD OF SUPERVISORS' ACTIONS OF MAY 1, 2007

- A. The Board approved May 6 - 12, 2007 as Building Safety Week in Stanislaus County.
- B. The Board approved the Community Development Block Grant Consolidated Plan for fiscal years 2007-2012 and an Annual Action Plan for Fiscal Year 2007-08, that includes 2.545 million dollars Block Grant Award, \$109,700 in Emergency Shelter Grant Award, for a total of approximately 2.655 million for Fiscal Year 2007-08.

MISCELLANEOUS & ON THE HORIZON

May 17, 2007

- 1. Two Parcel Maps
- 2. One Variance with a Lot Line Adjustment
- 3. An Appeal of Denial of a Temporary Mobile Home Permit

Airport Land Use Commission Meeting has been canceled, due to lack of agenda items.

June 7, 2007


- 1. Two Use Permits
- 2. A Time Extension Request

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None

XI. ADJOURNMENT

The meeting was adjourned at 6:09 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.)