

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

December 18, 2014

Commissioner Gibson chaired the meeting per Commissioner Boyd's request.

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Steve Boyd, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Ron Peterson, Bobby Yamamoto  
  
Absent: Robert Crabtree, Greg Pires  
  
Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Javier Camarena, Associate Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Janis Mein, Environmental Health and Code Enforcement Program Manager, Department of Environmental Resources; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk; Danise Huey, Staff Services Tech; Katrina Lopez, Administrative Clerk III
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke.
- IV. APPROVAL OF MINUTES**
- A. October 16, 2014  
Buehner/Etchebarne, 6/0 (Unanimous), **APPROVED**
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. 2015 Planning Commission Meeting Calendar
- B. Memo from the Stanislaus County Department of Planning and Community Development dated December 18, 2014, regarding item VII-B - Use Permit Application No. PLN2013-0087 – Shoffner Truck Parking.
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Gibson informed the public there were no consent items.

**\* CONSENT ITEMS** - None

**NON-CONSENT ITEMS**

**Items taken out of order**

- B. USE PERMIT APPLICATION NO. PLN2013-0087 – SHOFFNER TRUCK PARKING** - Request to establish a truck parking facility, including 11 trucks and 18 trailers, on a 2.54± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 3801 Faith Home Road, on the southwest corner of the Faith Home and Don Pedro Roads intersection, south of Roeding Road and north of E. Service Road, in the City of Ceres Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 069-024-009

Staff Report: Javier Camarena Recommends **APPROVAL**.

Boyd/Yamamoto, 6/0 (Unanimous), **CONTINUED TO FEBRUARY 5, 2015**

- A. USE PERMIT APPLICATION NO. PLN2013-0005 - HOLY FAMILY CHURCH** - Request to build a 20,000± square foot church consisting of a 634-seat church/social hall facility, offices, a small chapel, an artifact store, a kitchen, a small hall, a 165-space parking lot, two access driveways onto Tully Road, and a retention basin on a 17.9± acre parcel in the A-2-10 (General Agricultural) zoning district. The project is located at 4524 Tully Road, on the east side of Tully Road, north of Bangs Avenue, in the Sphere of Influence of the City of Modesto. The Planning Commission will consider adoption of a Mitigated Negative Declaration for this project.

APN: 046-012-005 (Portion)

Staff Report: Miguel Galvez Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Dave Romano.

Public hearing closed.

Etchebarne/Yamamoto, 6/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. Assignment of Nuisance Abatement Hearing Board Members, presented by Janis Mein, Environmental Health and Code Enforcement Program Manager.

Appointed to Nuisance Abatement Hearing Board: Commissioners Peterson (Chair), Yamamoto (Member), and Boyd (Alternate).

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

November 25, 2014: Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the cost accounting to

abate nuisances at 1605 Vernon Avenue, Modesto, CA, 401 Imperial Avenue, Modesto, CA, and 821 Atlantic Drive, Modesto, CA

Found that the conditions and contingencies of a Tentative Certificate of Cancellation of a Williamson Act Contract involving property located at 8825 E. Whitmore Avenue were satisfied and directed the recording of the Certificate of Cancellation

December 16, 2014: Re-appointed Ron Peterson and Richard Gibson and appointed Katherine Borges and Tom Orvis to the Stanislaus County Planning Commission

Set a Public Hearing for January 13, 2015 to Consider Approval of Two Williamson Act Cancellation Applications in conjunction with a Lot Line Adjustment Application involving 4030 and 4306 Sperry Road, in the Denair Area

Approved the 2015 Williamson Act Contracts

#### **MISCELLANEOUS & ON THE HORIZON**

##### Planning Commission

January 1, 2015: Meeting canceled due to the New Year's holiday.

January 15, 2015: Two Use Permit applications, one in the Modesto area and one in the Newman area, and one General Plan Amendment and Rezone application in the Salida area.

#### **X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

**A.** Commissioner Boyd thanked Commissioner Crabtree for his years of service.

#### **XI. ADJOURNMENT**

The meeting was adjourned at 6:20 p.m.

Signature on file.

Angela 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 Department.)