

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 19, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Bobby Yamamoto
- Absent: Marc Etchebarne, Tom Orvis, Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Jeremy Ballard, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Engert, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** – No one spoke

IV. **APPROVAL OF MINUTES**

- A. February 5, 2015
Yamamoto/Buehner, 4/0, **APPROVED**
Commissioner Boyd abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST** – None

VII. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Gibson informed the public of the consent items and procedure.

*** CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0013 - MARTELLA FARMS - Requesting indefinite continuance.** Request to create four 40+ acre parcels from two parcels totaling 166+ acres, in the A-2-40 (General Agriculture) zoning district. The project is located on the north end of Goodwin Road, south of Dusty Lane, west of Albers Road, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 009-012-032 & 009-013-004
Staff Report: Rachel Wyse Recommends **INDEFINITE CONTINUANCE.**
Buehner/Yamamoto, 5/0 (Unanimous), **CONTINUED INDEFINITELY**

- *B. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2014-0077 - BPL PROPERTIES – *Requesting continuance to March 5, 2015.***
Request to amend the General Plan designation of Agriculture and zoning designation of A-2-40 (General Agriculture) of a 1.5± acre parcel to P-D (Planned Development) to modify the current legal non-conforming use to allow for C-2 (General Commercial) zoning district uses and construction of an additional 6,500 square foot building. The property is located at 5801 McHenry Avenue, at the northwest corner of Highway 108 (McHenry Avenue) and St. Francis Avenue, south of Ladd Road, north of the City of Modesto. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 004-070-010
Staff Report: Jeremy Ballard Recommends **CONTINUANCE TO MARCH 5, 2015.**
Buehner/Yamamoto, 5/0 (Unanimous), **CONTINUED TO MARCH 5, 2015**
- *C. TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0081 - ARNERICH -**
Request to create four parcels of 53, 57, 63, and 197 acres from an existing 370 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 14630 Sonora Road, on the south side of Sonora Road, between Orange Blossom and Frankenheimer Roads, northeast of the City of Oakdale, in the Knights Ferry area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 002-021-053
Staff Report: Jeremy Ballard Recommends **APPROVAL.**
Buehner/Yamamoto, 5/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

No Planning Department Actions Considered.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

March 5, 2015: One General Plan Amendment and Rezone application in the Modesto area and two Use Permit applications, one in the Newman area and one in the Turlock area.

March 19, 2015: One Variance application in the Salida area; one Parcel Map application in the Patterson area; and an update on a discussion

regarding revocation of a Use Permit for a church, in the Turlock/Denair area.

Deputy County Counsel, Thomas E. Boze, updated the commissioners on Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center) and discussed measures being taken to determine an "appropriate level of noise" and provide further sound monitoring and suppression to the existing building.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. Commissioner Boyd apologized for recent absences and requested a status on the General Plan Update. Director Freitas provided an update and discussed which commissioners are currently appointed to the General Plan Update Committee.

XI. ADJOURNMENT

The meeting was adjourned at 6:16 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.)