

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

March 5, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Tom Orvis, Ron Peterson, Bobby Yamamoto
- Absent: None.
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Danise Huey, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** – No one spoke
- IV. **APPROVAL OF MINUTES**
- A. February 19, 2015  
Buehner/Yamamoto, 5/0, **APPROVED**  
Commissioner(s) Etchebarne, Orvis, and Peterson abstained.
- V. **CORRESPONDENCE**  
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo dated March 5, 2015, from the Department of Planning and Community Development regarding item VII-B - General Plan Amendment and Rezone Application No. PLN2014-0077 - BPL Properties
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Gibson informed the public of the consent items and procedure.

### \* CONSENT ITEMS

- \*A. **USE PERMIT APPLICATION NO. PLN2014-0023 - VERIZON WIRELESS - E. HAWKEYE AVE** – *Continued from January 15, 2015.* Request to install a new wireless communication facility consisting of a 110' high stealth monopole with a

204 square foot equipment shelter at its base and nine (9) mounted antennas on a 17.13± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, between N. Waring and N. Verduga Roads, in the City of Turlock Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 024-038-001

Staff Report: Jeremy Ballard Recommends **APPROVAL**.

Orvis/Peterson, 8/0 (Unanimous), **APPROVED THE STAFF REPORT RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

### **NON-CONSENT ITEMS**

- B. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2014-0077 - BPL PROPERTIES – *Continued from February 19, 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 **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Rod Hawkins, 436 Mitchell Road, Modesto, Marc Stone, 330 St. Francis Road, Modesto.

Public hearing closed.

Buehner/Peterson, 8/0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT INCLUDING ACCEPTANCE OF REVISIONS AND AMENDMENTS TO EXHIBIT E AND DEVELOPMENT STANDARD NO. 22 AS OUTLINED IN THE MARCH 5, 2015 MEMO TO THE PLANNING COMMISSION AND DEVELOPMENT STANDARD NO. 8 AS FOLLOWS:**

8. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation. ~~Ne~~**The existing pole sign shall be permitted and to remain until a single monument sign shall be allowed is approved** for both Phase 1 and Phase 2 development.
22. Approved uses for the entire development shall be those included in Exhibit ~~H~~ **E** – Approved Uses of the project's Planning Commission staff report.

- C. USE PERMIT APPLICATION NO. PLN2014-0076 - MORNING STAR CO. -**  
Request to establish a wholesale nursery with the construction of 33 new greenhouse buildings (totaling 1.95 million square feet) for the purpose of sowing and growing of vegetable and flower transplants. The 76± acre parcel is located in the A-2-40 (General Agriculture) zoning district at 3324 Orestimba Road, south west of the intersection of Orestimba and Eastin Roads, 2.5 miles west of the City of Newman. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.  
APN: 026-020-021  
Staff Report: Timothy Vertino Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Chris Reffer, 724 Main Street, Woodland, California  
Public hearing closed.  
Orvis/Yamamoto, 8/0 (Unanimous), **APPROVED THE STAFF REPORT RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

**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 19, 2015: One Parcel Map Application in the Patterson area.

April 2, 2015: One Variance Application in the Salida area; one Use Permit Application in the Turlock area; and an update on the Mar, Addai Church (Larsa Event Center) Use Permit, in the Turlock/Denair area.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:40 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.)