

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 16, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Ron Peterson
- Absent: Tom Orvis, Bobby Yamamoto, Steve Boyd
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Kristin Doud, Associate Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. July 2, 2015

Due to lack of quorum this item is continued to August 6, 2015.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.

VI. **CONFLICT OF INTEREST**

- A. Commissioner Marc Etchebarne - item VII-A, Use Permit Application No. PLN2014-0065 - K & R Blount Dairy
- B. Commissioner Ron Peterson - item VII-A, Use Permit Application No. PLN2014-0065 - K & R Blount Dairy

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

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

*** CONSENT ITEMS- None**

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2014-0065 – K & R BLOUNT DAIRY-**
Request to increase the milk/dry cows by 540 head for a total of 1,240 milk cows, 200 dry cows, and 500 large heifers. The project includes the construction of a 35,000 square foot free-stall barn. The 60± acre parcel is located in the A-2-40

(General Agriculture) zoning district at 724 Ruble Road, north of W. Linwood Avenue, west of Crows Landing Road, in the Crows Landing area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project.

APN: 058-005-014

CONTINUANCE TO AUGUST 6, 2015 DUE TO LACK OF QUORUM

- B. **USE PERMIT APPLICATION NO. PLN2015-0006 - ORCHARD RITE - PACIFIC DISTRIBUTING, INC.** - Request to expand an existing orchard shaker equipment dealership and repair business by constructing a 4,960 square foot warehouse and manufacturing building. The 14.43± acre parcel is located in the A-2-40 (General Agriculture) zoning district at 5724 E Whitmore Road, on the south side of E. Whitmore Road between Pioneer and Mountain View Roads, just west of the City of Hughson. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project.

APN: 018-046-007

Staff Report: Kristin Doud, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Gary Rossiter, Owner/Applicant

Public hearing closed.

Beuhner/Peterson, 5/0 (Unanimous) **APPROVED**

THE

STAFF

RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.

- C. **GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2015-0021 - GALLO GLASS - TENAYA DRIVE** - Request to amend the General Plan designation from Industrial Transition to Industrial and rezone from R-1 (Single-Family Residential) to M (Industrial) on 16 parcels, totaling 2.5± acres, to be used for storage and parking for Gallo Glass Company. The property is located on the south side of Tenaya Drive, from the east side of Santa Rita Avenue to the west side of South Santa Cruz Avenue in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project.

APN: 035-012-001 thru 035-012-015 & 035-012-034

Staff Report: Javier Camarena, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Rod Hawkins, Hawkins & Associates Engineering, Inc. 436 Mitchell Road, Modesto, CA

Public hearing closed.

Etchenbarne/Buehner, 5/0 (Unanimous) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS.**

VIII. **OTHER MATTERS (NOT PUBLIC HEARINGS) - None**

IX. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

July 14, 2015: Approved Rescinding Williamson Act Contract No. 2014-07, located at 648 S. Faith Home Road in the Turlock area. The rescission is part of a lot line adjustment application.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

August 6, 2015: Two Use Permit Applications, one in the Modesto area and one in the Crows Landing area, and one Parcel Map Application in the Modesto area.

August 20, 2015: Two Use Permit Applications, one in the Patterson area and one in the Turlock area, and Housing Element Code Amendments.

Director Freitas expressed appreciation to the Planning Commissioners for providing advanced notice, as well as their timely response when they are unable to attend a meeting.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

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.)