

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 5, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Marc Etchebarne, Scott Hicks, Tom Orvis, Bobby Yamamoto

Absent: Kenneth Buehner, Ron Peterson

Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Paul Saini, Associate Civil Engineer, Department of Public Works; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. October 1, 2015

Borges / Yamamoto (5/0) **APPROVED.**
Commissioner(s) Boyd and Etchebarne abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo from the Stanislaus County Department of Planning and Community Development regarding item VII-A Parcel Tentative Parcel Map Application No. PLN2015-0052 – Wells & Sons Properties, LLC.

VI. **CONFLICT OF INTEREST** - None

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

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

*** CONSENT ITEMS**

*A. *At the request of Director Freitas, **TENTATIVE PARCEL MAP APPLICATION NO. PLN2015-0052 – WELLS & SONS PROPERTIES, LLC** was removed from Consent, and heard as a Non-Consent item to further clarify the memo from Stanislaus County Department of Planning and Community Development, dated November 5, 2015.*

NON-CONSENT ITEMS

- A. TENTATIVE PARCEL MAP APPLICATION NO. PLN2015-0052 – WELLS & SONS PROPERTIES, LLC** – Request to divide a 3.52± acre parcel into two parcels of .64± and a remainder of 2.89± acres in the P-I-24 (Planned Industrial) zoning district. The property is located at 4301 North Star Way, south of Bangs Avenue, north of Pelandale Avenue, located within the City of Modesto's Sphere of Influence. This project is considered Exempt from the California Environmental Quality Act. APN: 046-004-061.
Staff Report: Timothy Vertino, Assistant Planner, Recommends **APPROVAL**.

Orvis/Boyd (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING THE REMOVAL OF CONDITION OF APPROVAL NO. 20 AS OUTLINED IN THE MEMO DATED NOVEMBER 5, 2015, FROM THE STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT:**

~~20. Prior to recording the final map, issuance of a permit, and/or development, the owner(s) of the property will be required to form or annex into a community facilities district for operational services with the Salida Fire Protection District. Due to the fact this process may take 60-120 days to complete, it is recommended that advanced consideration be given to initiate this requirement early in the project.~~

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

November 3, 2015: Approval of Rezone Application No. PLN2015-0032 – Belkorp AG, as recommended by the Planning Commission.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

November 19, 2015: Use Permit - Verizon Wireless in the Ceres area. Owner – Winchester Farms Inc. Applicant – Verizon Wireless.

Ordinance Amendment – Housing Element Related Code Amendments. Applicant – Stanislaus County

Two request for Modifications to Conditions of Approval: 1) Hennings Brothers Ag Drilling Use Permit and 2) and Mar Addai Church – Larsa Event Center Use Permit.

December 3, 2015: Vesting Tentative Subdivision Map & Exception – Fairway 7 Estates in the Oakdale area. Owner/Applicant – Deponte Family Investments GP.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 6:07 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.)