

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

February 18, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Katherine Borges, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto  
Absent: Steve Boyd, Ron Peterson  
Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Associate Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Paul Saini, Associate Civil Engineer, 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. January 21, 2016  
Orvis/Gibson (6/0) **APPROVED.**  
Commissioner Etchebarne abstained.
- B. February 4, 2016  
Borges/Yamamoto (5/0) **APPROVED.**  
Commissioners Buehner and Etchebarne abstained.
- V. **CORRESPONDENCE**  
Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:
- A. Handout - Letter dated February 18, 2016, from Darin Denlinger, Flory Industries, Inc. regarding item VII-A Use Permit Application No. PLN2015-0069 – Flory Industries.
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS (\* - Consent Items)**
- \* CONSENT ITEMS - None

**NON-CONSENT ITEMS**

- A. USE PERMIT APPLICATION NO. PLN2015-0069 – FLORY INDUSTRIES** – Request to expand an existing manufacturing facility by adding a 27,950 square-foot warehouse, a 16,422 square-foot expansion to an existing fabrication shop, and a 2,500 square-foot office remodel and expansion, in the SCP-PI (Salida Community Plan-Planned Industrial) zoning district. The project site is located at 4737 Toomes Road, south of Kiernan Avenue, west of Highway 99, in the Salida area. Twelve acres of the 39± acre parcel will remain in agricultural production. A private driveway is proposed in the northwest corner of the project site, creating access to Kiernan Avenue. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 135-052-037  
Staff Report: Timothy Vertino, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None  
**FAVOR:** Mike Flora, 3013 Shoemake Ave, Modesto, CA  
Public hearing closed.

Orvis/Gibson, (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH THE ADDITION OF CONDITION OF APPROVAL NO. 44, TO READ AS FOLLOWS:**

- 44. Hours of operation Monday through Friday shall be 24 hours with Saturday hours 5:00 a.m. to 10:40 p.m. as seasonal business requires.**

- B. GENERAL PLAN AMENDMENT APPLICATION NO. PLN2014-0104 – HOUSING ELEMENT UPDATE** – *Requesting indefinite continuance.* An update and amendment to the 2015-2023 Stanislaus County Housing Element, which includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. A public hearing was held on November 19, 2015, by the Planning Commission, where the Planning Commission recommended approval of the proposed 2015-2023 Housing Element of the Stanislaus County General Plan to the Board of Supervisors. Minor changes have since been made to the draft update, incorporating comments received by the California Department of Housing and Community Development (HCD), during their 60-day review, and the item is now being brought back to the Planning Commission for reconsideration. No development project is proposed as part of the Housing Element Update.  
Staff Report: Angela Freitas, Director, Recommends **INDEFINITE CONTINUANCE**.  
Public hearing opened.  
**OPPOSITION:** None  
**FAVOR:** None  
Public hearing closed.

Orvis/Borges (7/0) **APPROVED THE STAFF RECOMMENDATION FOR AN INDEFINITE CONTINUANCE.**

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 26, 2016: Acceptance of the Planning Commission's December 3, 2015, decision of approval of Vesting Tentative Subdivision Map Application No. PLN2014-0074, Fairway 7 Estates, decision to stand without further hearing.

February 2, 2016: Approval to set a Public Hearing on March 1, 2016, to consider an Appeal of the Planning Commission's Approval Use Permit Application No. PLN2015-0023 Verizon Wireless – Moffett Road.

**MISCELLANEOUS & ON THE HORIZON**

- Reminder of the 39<sup>th</sup> Annual Stanislaus County Planning Commissioners' Workshop, Saturday, February 27, 2016.

**Planning Commission**

March 3, 2016: General Plan Amendment PLN2014-0104 – Housing Element Update. Item continued from February 18<sup>th</sup> Planning Commission Meeting. Applicant is Stanislaus County.

March 17, 2016: Use Permit Application PLN2015-0087 – Artificial Turf & Landscaping Co, in the Modesto area. Applicant is Jim Lawrence, Artificial Turf & Landscaping Co.

Parcel Map with Variance Application PLN2015-0091 – Haidlen, in the Oakdale area. Applicants/Owners are Joseph Traina and Thomas Haidlen.

Use Permit Application PLN2015-0086 – Rumble Ag Service, Inc., in the Salida area. Applicant is Dan Rumble, Rumble Ag Service, Inc.

Director Freitas congratulated Miguel Galvez on his promotion to Deputy Director, Stanislaus County Planning and Community Development Department.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:27 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.)