

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 19, 2016

- I. **ROLL CALL:** Meeting called to order at 6:01 p.m.
Present: Chair Kenneth Buehner, Katherine Borges, Steve Boyd, Marc Etchebarne, Richard Gibson, Scott Hicks, Bobby Yamamoto

Absent: Tom Orvis

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Jeremy Ballard, Assistant Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. April 7, 2016
Hicks/Etchebarne (4/0) **APPROVED.**
Commissioners Borges, Gibson and Yamamoto abstained.
 - B. April 21, 2016
Boyd/Etchebarne (4/0) **APPROVED.**
Commissioners Buehner, Hicks and Gibson abstained.
 - C. May 5, 2016
Gibson/Etchebarne (5/0) **APPROVED.**
Commissioners Boyd and Buehner abstained.
- V. **CORRESPONDENCE**

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

 - A. Memo dated May 19, 2016, from the Stanislaus County Planning and Community Development Department regarding Consent Item VII-A – Tentative Parcel Map Application No. PLN2014-01113 – Stewart & Jasper Orchards.
- VI. **CONFLICT OF INTEREST** – None.
- VII. **PUBLIC HEARINGS (* - Consent Items)**

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

*** CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0113 - STEWART & JASPER ORCHARDS** - Request to divide a 148± acre parcel zoned A-2-40 (General Agriculture), into a 79± and 69± acre parcel. The project is located at 20737 Armstrong Road, north of Crows Landing Road, south of E. Marshall Road, in the Newman area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 027-002-007
Etchebarne/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT AND THE MEMO DATED MAY 19, 2016.**
- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2015-0104 – CICCARELLI – Continued from April 21, 2016** - Request to subdivide a 40 acre parcel zoned A-2-10 (General Agriculture) into four (4) 10 acre parcels. The project is located at 2513 Shoemake Road, east of Dakota Avenue, west of Highway 99, inside the City of Modesto's Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 005-052-002
Etchebarne/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- *C. REZONE & MERGER APPLICATION NO. PLN2015-0113 – DERREL'S MINI STORAGE – EQUITBAK, LP – Requesting indefinite continuance** - Request to rezone expired P-D (202) to a new P-D and to merge three adjoining parcels into one 3.0 +/--parcel to allow for 100 spaces of RV storage. The proposed project will include 78 enclosed and 22 open storage spaces, a 20' pole sign, perimeter fencing and landscaping. The project site is located 5038 Tunson Road, north of the State Route 219/Kiernan Avenue, east of Carver and west of State Route 108/McHenry Avenue. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 004-057-003, 004-057-004, 004-057-005
Etchebarne/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATION FOR AN INDEFINITE CONTINUANCE.**

NON-CONSENT ITEMS – None.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 10, 2016: Approved Findings that the City of Riverbank's Sphere of Influence Expansion is Logical and Orderly.

May 17, 2016: Appointed Marjorie Blom to the Planning Commission.

Planning Commission

June 2, 2016: Continued item, Use Permit Application No. PLN2015-0098 – Artificial Turf & Landscaping, in the Modesto/Riverbank area.

Applicant is Jim Lawrence, Artificial Turf & Landscaping Co.
Property owners are Daniel & Ann Marie Keane.

Bi-Annual appointment to the Nuisance Abatement Hearing Board.

Appointment of replacement alternate to General Plan Update Committee.

June 16, 2016: Two Use Permits – one in the Hughson area and one in the Modesto area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

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.)