

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 17, 2016

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Marjorie Blom, Marc Etchebarne, Scott Hicks, Tom Orvis, Bobby Yamamoto
- Absent: Katherine Borges, Steve Boyd, Kenneth Buehner, and Richard Gibson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Associate 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; Katrina Lopez, Administrative Assistant III
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke.
- IV. APPROVAL OF MINUTES**
- A. October 6, 2016
Hicks/Yamamoto (5/0) **APPROVED.**
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet and placed before them this evening:
- A. 2017 Planning Commission Meeting Calendar
- B. Memo dated November 17, 2016, from the Stanislaus County Planning and Community Development Department regarding Planning Commission Special Meeting/Site Visit – Use Permit Application No. PLN2016-0055 - Recology
- VI. CONFLICT OF INTEREST** – None.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Etchebarne informed the public that there were no consent items.
- * CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2016-0031 – DON’S RV CENTER** – Request to amend the Keyes Community Plan Designation and the zoning designation of a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard. The parcel is located between Esmar Road and Hepburn Way on the northeast side of Rohde Road, in the Keyes area. The Planning Commission will consider a CEQA Mitigated Negative Declaration for this project. APN: 041-023-050
Staff Report: Kristin Doud, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: David Hoberg, Engineer, DF Engineering, 3721 Tully Road, Modesto, California
Public hearing closed.
Orvis/Hicks (5/0) **APPROVED THE STAFF RECOMMENDATION TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**

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

IX. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

October 18, 2016: Approved the recommended decision of the Nuisance Abatement Hearing Board to abate the property at 1317 Avalon Avenue, Modesto, California.

Accepted the report of the Planning Commission’s September 15, 2016, decision of approval of Vesting Tentative Subdivision Map Application Nos. PLN2015-0101 & PLN2015-0102 – Keyes 19 North & South.

October 25, 2016: Approved Revocation of Use Permit No. PLN2013-0078 – Central Valley Recycling, Inc.

Conducted a Public Hearing to consider an appeal of the Treasurer-Tax Collector’s Department denial of a dance hall permit for El Paraiso Night Club, located at 1550 Crows Landing Road. The Board granted the appeal and issued a six (6) month dance hall permit with a condition of approval that the owner will within 30 days apply for a Use Permit.

November 1, 2016: Approved Ordinance Amendment Application No. PLN2016-0008 Events and Use Compatibility Regulations.

MISCELLANEOUS & ON THE HORIZON

- Stanislaus County Planning Commissioner's Special Meeting/Site Visit, December 1, 2016 – Site Visit to the Recology facility located at 3909 Gaffery Road, in the Vernalis area. (Use Permit Application No. PLN2016-0055 – Recology)

Planning Commission

December 1, 2016: No items scheduled at this time.

December 15, 2016: Use Permit Application No. PLN2016-0055 – Recology, Inc. in the Vernalis area. Applicant/Property owner is Recology Blossom Valley Organics – North.

Parcel Map Application No. PLN2016-0032 - Krum, in the Oakdale area. Applicant/Property owners are Justin K. & Ivie T. Krum.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 6:17 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.)