

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 6, 2017

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- Absent: Katherine Borges, Steve Boyd, and Kenneth Buehner
- Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior 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. March 16, 2017
Gibson/Yamamoto (6/0) **APPROVED**
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of two items of correspondence placed before them this evening:
- A. E-mail dated April 6, 2017, from Fred Fowler regarding Consent Item VII-A – Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016
- B. Letter dated April 6, 2017, from Julie Davis regarding Consent Item VII-A – Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016
- 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. SPECIFIC PLAN AMENDMENT APPLICATION NO. PLN2015-0123 – DIABLO GRANDE 2016** – Request to modify the Diablo Grande Specific Plan text and Phase I Preliminary Development Plan to reflect current site conditions, refine development standards, increase development density, and utilize the 15 percent unit shift between villages, to increase the number of permitted residential units from 2,017 to 2,354. The 2,250± acre project site is in the Diablo Grande Community located 10 miles southwest of the City of Patterson. The Planning Commission will consider an Addendum to the previously certified Environmental Impact Report. APN: Book 025, Index B, C, & D.
Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**
Public hearing opened.
OPPOSITION: None.
FAVOR: Dave Romano, Engineer, 1034 12th Street, Modesto, CA; Valerie Swiderski, 9100 Morton Davis Drive, Patterson, CA; William Ross, Attorney, West Stanislaus County Fire Protection District, 400 Lambert Avenue, Palo Alto, CA
Public hearing closed.
Blom/Yamamoto (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- March 28, 2017: Approved the concept of relocating the Empire Library to the site of the donated real property located at 98 I Street in Empire.
- April 4, 2017: Set a Public Hearing on May 9, 2017, to establish new fees and amend existing fees for Planning Services.
- Set a Public Hearing for April 18, 2017, to consider the Planning Commission's recommendation for approval of Williamson Act Contract Cancellation and Parcel Map Application No. PLN2016-0108 – Beachler-Rumble.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

- April 20, 2017: Use Permit Application PLN2016-0125 – El Paraiso Night Club, in the Modesto area. Applicant/property owners are Juvenal and Maria Alvarado Family Trust.
- Use Permit Application PLN2015-0130 – The Fruit Yard Amphitheater in the Waterford area. Applicant is Joe Traina. Property owner is The Fruit Yard Properties, LLC.

May 4, 2017: Two Parcel Maps, one in the Denair area and one in the Riverbank area. One Use Permit Time Extension in the Patterson area. One Rezone in the Ceres area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None

XI. ADJOURNMENT

The meeting was adjourned at 7:03 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.)