

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

May 18, 2017

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Kenneth Buehner, Richard Gibson, Scott Hicks  
  
Absent: Steve Boyd, Tom Orvis, and Bobby Yamamoto  
  
Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Jeremy Ballard, Assistant Planner; Denzel Henderson, Assistant 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. May 4, 2017  
Gibson/Buehner (6/0) **APPROVED**
- V. **CORRESPONDENCE**  
Director Freitas informed the Commissioners of one item of correspondence included in their agenda packets.
- A. Invitation from the County of Stanislaus and City of Modesto regarding the 7<sup>th</sup> Street Bridge Project
- VI. **CONFLICT OF INTEREST** – None
- Item VI – Conflict of Interest was heard prior to item VII - B*
- VII. **PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Etchebarne informed the public of the consent items and procedure.
- \*A. **PARCEL MAP APPLICATION NO. PLN2016-0101 – STANLEY & GAIL MARTIN** – *Requesting indefinite continuance.* - Request to subdivide a 1.32± acre parcel into four parcels and a remainder parcel ranging in size from 8,000 – 12,630 square feet in the Rural Residential (R-A) zoning district. The property is located at 4800 Kersey Road, between Story and North Gratton Roads, in the

Community of Denair. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 024-024-037  
Staff Report: Denzel Henderson, Assistant Planner, Recommends **INDEFINITE CONTINUANCE**  
Buehner/Hicks (6/0) **APPROVED IDEFINITE CONTINUANCE**

*Item heard out of order – VI - CONFLICT OF INTEREST - None*

**NON-CONSENT ITEMS**

- B. USE PERMIT APPLICATION NO. PLN2016-0126 – JON E. MARING – DEL MAR FARMS** – Request to construct two agricultural storage buildings totaling approximately 31,680 +/- square feet for the expansion of an existing agricultural storage and packing facility on a 40 +/- acre parcel in the A-2-40 (General Agriculture) zoning district. The site is located at 9839 & 9843 Cox Road, between Frank Cox Road and Condit Avenue, south of the Community of Grayson. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 016-043-002  
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**  
Public hearing opened.  
**OPPOSITION:** None  
**FAVOR:** Jon Maring, Applicant/owner, 9800 Cox Road, Patterson, CA  
Public hearing closed.  
Buehner/Hicks (6/0) **APPROVED THE STAFF RECOMENDATIONS AS OUTLINED IN THE STAFF REPORT**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. Assignment of Nuisance Abatement Hearing Board Members.

Assigned to the Nuisance Abatement Hearing Board: Commissioners Hicks (Chair), Gibson (Member), Blom (Alternate)

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

May 9, 2017: Set the Public Hearing for May 23, 2017, to consider an Appeal of the Planning Commission's approval of Use Permit Application No. PLN2015-0130 – The Fruit Yard Amphitheater

Set the Public Hearing for May 23, 2017, to consider the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2016-0066 – Bronco Wine Company

Approved to introduce and waive the first reading of an Ordinance to establish new fees and amend existing fees for Planning services.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

June 1 & 15, 2017: No items scheduled at this time.

Commissioner Gibson asked Director Freitas concerning Board of Supervisors decision regarding Specific Plan Amendment PLN2015-0123 – Diablo Grande 2016. Director Freitas informed the Commission that the item was passed unanimously with no opposition.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:21 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.)