

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 6, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Katherine Borges, Marjorie Blom, Marc Etchebarne, Scott Hicks. Wayne Mott, Wayne Zipser

Absent: Kenneth Buehner, Richard Gibson, and Thomas Maring

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Teresa McDonald, 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
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** - No one spoke.
4. **APPROVAL OF MINUTES**
 - A. August 2, 2018
Hicks/Zipser (6/0) **APPROVED.**
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** - None
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Borges informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0102 – MOUNTAIN VIEW FIELDS, LLC – VIVIAN ROAD** – Request to subdivide a 281± gross acre parcel into seven 40± gross acre parcels in the A-2-40 (General Agriculture) zoning district. The project site is located at the northeast corner of Vivian and West Fulkerth Roads, west of South Carpenter Road, in the Turlock area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 022-003-007.
Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**.
Blom/Mott (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2018-0019 – WESTSIDE HULLING ASSOCIATION** – Request to expand an existing almond and walnut hulling facility by constructing a 3,600 square foot shop building, with a breakroom and restrooms, four (4) 10,000 square foot storage buildings, and by expanding the outside nut storage area, on two (2) parcels with a combined size of 30.7± acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 206 and 9843 Highway 33, east of Highway 33, west of Cox Road, in the Patterson area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 016-031-014 & 016-031-015.
Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Robert Braden, Agent
Public hearing closed.
Zipser/Etchebarne (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- C. GENERAL PLAN AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC** – Request to create 28 residential lots, ranging in size from 5,100± to 8,500± square feet, and a 4± acre remainder parcel from a 9.54± acre lot in the R-1 US (Single-Family Residential Urban Service) zoning district. The request includes an amendment to a portion of the site's Keyes Community Plan Designation from Commercial to Low Density Residential. The property is located at 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Community of Keyes. The Planning Commission will consider a CEQA Mitigated Negative Declaration for this project. APN: 045-071-006.
Staff Report: Kristin Doud, Senior Planner, Recommends, **APPROVAL**.
OPPOSITION: None
FAVOR: Coy Stark, Representative
Public hearing closed.
Blom/Hicks 6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** - None

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

August 21, 2018: Accepted the report of the Planning Commission's July 5, 2018, decision of approval for Tentative Subdivision Map and Variance Application No. PLN2017-0120 – Dennis Hensley

Approved the Planning Commission's recommendation of Rezone and Parcel Map Application No. PLN2018-0017 – Linde Group, LLC

August 28, 2018: No Planning items considered by the Board.

MISCELLANEOUS & ON THE HORIZON

- Reminder of the 41st Annual Planning Commissioner's Workshop, scheduled for Saturday, September 15, 2018. This year's topic is the Changing Landscape of Affordable Housing. The deadline to RSVP for the workshop, is tomorrow, September 7, 2018, please contact Jennifer Akin if you would like to attend.

Planning Commission

September 20, 2018: Two General Plan Amendments and Rezone, one in the Empire area and one in the Salida area, a General Plan conformance determination, and a presentation by Stanislaus County Public Works on the status of the North and South County Corridor efforts.

Planning Commission Members will sit as the Airport Land Use Commission to receive an Annual Report and a presentation of the proposed amendment to the Crows Landing Airport Land Use Compatibility Plan.

October 4, 2018: No items scheduled.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

11. ADJOURNMENT

The meeting was adjourned at 6:40 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.)