

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

September 20, 2018

1. **ROLL CALL:** Meeting called to order at 6:01 p.m.  
Present: Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks. Thomas Maring, Wayne Zipser  
  
Absent: Katherine Borges and Wayne Mott  
  
Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Thomas E. Boze, Assistant County Counsel; David Leamon, Interim Director, Public Works; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. September 6, 2018  
Blom/Etchebarne (4/0) **APPROVED.**  
Commissioners Buehner, Gibson, and Maring abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:

  - A. Farmland Working Group Newsletter – Fall 2018
  - B. Letter dated September 13, 2018, from Tom Troffey, regarding Non-Consent item 7-A, General Plan Amendment and Rezone Application No. PLN2018-0087 – Empire Migrant Center Housing Project
  - C. Letter dated September 17, 2018, from Danny and Dianna Bates, regarding Non-Consent item 7-A, General Plan Amendment and Rezone Application No. PLN2018-0087 – Empire Migrant Center Housing Project
6. **CONFLICT OF INTEREST** - None
7. **PUBLIC HEARINGS (\* - Consent Items)**

Commissioner Hicks informed the public that there were no Consent items.

\* **CONSENT ITEMS** – None

**NON-CONSENT ITEMS**

- A. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2018-0087 – EMPIRE MIGRANT CENTER HOUSING PROJECT** –A request to amend the general plan and zoning designation of a 7.63 acre site, from Low Density Residential (LDR) and Rural Residential (R-A), to Planned Development (PD), to allow the Empire Migrant Farm Worker Center, operated by the Housing Authority of the County of Stanislaus (HACS), to be utilized as a cold weather emergency shelter (less than 6 months) to temporarily house homeless families. The project is located at 5132 South Avenue, on the south side of South Abbie Street and South Avenue, east of Santa Fe Avenue, in the Community of Empire. The project is considered Exempt from the California Environmental Quality Act. APN: 009-020-028.

Staff Report: Kristin Doud, Senior Planner, Recommends **CONTINUANCE**.

Buehner/Etchebarne (7/0) **APPROVED CONTINUANCE TO OCTOBER 4, 2018.**

- B. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2018-0061 – NEIGHBORHOOD CHURCH** - A request to amend the general plan designation of Commercial and zoning designation of Salida Community Plan General Commercial (SCP C-2), on an 8.02 acre site, to a general plan designation of Planned Development and zoning designation of A-2-40 (General Agriculture). The project is located on Pirrone Road, between Pirrone Road and Old Pirrone Road, east of Highway 99, in the Community of Salida. The project is considered Exempt from the California Environmental Quality Act. APN: 136-037-001.

Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** Dave Romano, Newman-Romano, LLC

Public hearing closed.

Etchebarne/Gibson (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

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

- A. Stanislaus County General Plan conformity review of The Stanislaus Regional Water Authority's Regional Surface Water Supply Project

Staff Report: Miguel Galvez, Deputy Director, Recommends **A FINDING OF GENERAL PLAN CONFORMITY AS OUTLINED IN THE STAFF MEMO.**

**Favor:** Michael Cook, City of Turlock

Buehner/Etchebarne (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

- B. Presentation by Stanislaus County Public Works on the status of the North and South County Corridor Projects

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

September 11 & 18, 2018: No Planning items considered.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

October 4, 2018: One continued item in the Empire area.

October 18, 2018: One Parcel Map in the Ceres area, and two Time Extensions in the Keyes area.

**10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.**

**11. ADJOURNMENT**

The meeting was adjourned at 7:04 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.)