

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 6, 2018

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

Absent: Richard Gibson and Wayne Zipser

Staff Present: Angela Freitas, Director; Rachel Wyse, Senior Planner; Kristen Anaya, Assistant Planner, Teresa McDonald, Assistant Planner; John Doering, 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. November 15, 2018
Etchebarne/Hicks (5/0) **APPROVED.**
Commissioner(s) Buehner, Maring, and Mott abstained.
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. **PARCEL MAP APPLICATION NO. PLN2015-0085 – WILLIAM ROSSI** – *Requesting indefinite continuance* - Request to create a 7.2-acre parcel, a 1.4 acre parcel, and a 0.7 acre parcel from an existing 9.3 acre parcel located in the P-D (315) (Planned Development) zoning district. The project site is improved with an 8,782 square-foot building, a 10,525 square-foot building with a 3,020 square-foot canopy, and a stormwater basin. Each building is served by an independent well and septic system. The project site is located at 4831 Esmar Road, east of Rohde Road, south of E. Redwood Road, in the Keyes area. This project is considered to be Exempt from the California Environmental Quality Act. APN: 041-022-027.

Staff Report: Teresa McDonald, Assistant Planner, Recommends **CONTINUANCE**.
Etchebarne/Mott (7/0) **APPROVED INDEFINITE CONTINUANCE**.

- *B. VESTING TENTATIVE PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2018-0072 – ODOM – MORRISON ROAD – Requesting indefinite continuance** - Request to create a 9.4± and 5.8± acre parcel from a 15.21± acre parcel located in the A-2-5 (General Agriculture) zoning district. An exception to the Subdivision Ordinance is requested for approved access to a County-maintained road. The project is located at 16300 Morrison Road, between Orange Blossom and Frymire Roads, north of the Stanislaus River, in the Knights Ferry area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 002-043-024.
Staff Report: Kristin Anaya, Assistant Planner, Recommends **CONTINUANCE**.
Etchebarne/Mott (7/0) **APPROVED INDEFINITE CONTINUANCE**.
- *C. REZONE APPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE – Requesting continuance to December 20, 2018** - Request to rezone two parcels totaling 7.69± acres from expired P-D (190) (Planned Development) to a new P-D to allow the creation of 110 recreational vehicle/trailer storage spaces and the construction of five buildings containing 123,633± square feet of self-storage units and a two story 4,535± square-foot office/manager's residence. The project site is located at 418 Wells Avenue, west of McHenry Avenue, south of Pelandale Avenue, within the City of Modesto's Sphere of Influence. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APNs: 046-005-002 & 003.
Staff Report: Rachel Wyse, Senior Planner, Recommends **CONTINUANCE**.
Etchebarne/Mott (7/0) **APPROVED CONTINUED TO DECEMBER 20, 2018**.
- *D. PARCEL MAP APPLICATION NO. PLN2018-0118 – ANDREW LIMITED PARTNERSHIP – LYELL DRIVE** - Request to create a 0.58 ±and 0.73± acre parcel from a 1.31± acre parcel located in the P-I (24) (Planned Industrial) zoning district. Each parcel has been developed with a multi-use office building. The property is located at 4345 Spyres Way, on the southwest corner of Lyell Drive and Spyres Way, in the Modesto area. This project is considered to be Exempt from CEQA. APN: 046-004-03.
Staff Report: Kristin Anaya, Assistant Planner, Recommends **APPROVAL**.
Etchebarne/Mott (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**.

NON-CONSENT ITEMS – None.

8. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

November 20, 2018: Approved the recommendation of the Nuisance Abatement Hearing Board regarding the property located at 316 Empire Avenue, Modesto.

December 4, 2018: Approved the Planning Commission's recommendation for approval of Specific Plan, General Plan Amendment, and Rezone Application No. PLN2013-0091 – Crows Landing Industrial Business Park.

Approved the recommendation of the Nuisance Abatement Hearing Board regarding properties located at 222 B Street, Empire; 4122 and 4128 Anna Avenue, Keyes.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

December 20, 2018: Two Use Permits, one in the Oakdale area and one in the Modesto area. One Rezone and one Time Extension, both in the Denair area. One continued Rezone, in the Modesto area.

January 3, 2019: One General Plan Amendment & Rezone in the Hughson area. One Rezone in the Modesto area. General Plan consistency of the Stanislaus County Capital Improvement Plan for Budget years 2018/2019 and 2019/2020.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT

The meeting was adjourned at 6:04 p.m.

Signature on file.
Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)