

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 20, 2019

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Chair Scott Hicks, Marc Etchebarne, Thomas Maring, Perfecto Munoz, Lars Willerup, and Wayne Zipser.

Absent: Marjorie Blom, Kenneth Buehner, and Wayne Mott.

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Senior Planner; Teresa McDonald, Assistant Planner; and Angelica Dueñas, Confidential Assistant IV. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; and Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – None.
4. **APPROVAL OF MINUTES**
 - A. June 6, 2019

Etchebarne/Maring (6/0) **APPROVED.**
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST**
 - A. Commissioner Etchebarne – Non-Consent item 7-B – Use Permit and Development Agreement Application No. 2018-0149 - Bynate.
7. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Hicks informed the public of the consent items and procedure.

* CONSENT ITEMS – None.

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2018-0177 – VALLEY HARVEST NUT –**
Request to construct two 12,000 square-foot agricultural storage buildings for the storage of almonds, operated in conjunction with an existing almond processing operation south of the project site. The property is located in the A-2-40 (General Agriculture) zoning district at 3112 S. Carpenter Road, between W. Whitmore Avenue and W. Don Pedro Road, in the Ceres area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 056-059-010.
Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**.
Prior to the public hearing Phil Callaway, project engineer, responded to a question from Commissioner Willerup regarding driveway material.
Public hearing opened.
OPPOSITION: None.
FAVOR: Toni Conway, applicant.
Zipser/Etchebarne (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

6:09 p.m. – Commissioners Etchebarne left the Chambers.

- B. USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0149 – BYNATE** - Request to establish a commercial cannabis retail business, within an existing 625 square-foot building in the C-2 (General Commercial) zoning district. A Development Agreement is included in this project request. The project is located at 21931 State Highway 33, between Fink Road and East Ike Crow Road, in the Crows Landing area. The Planning Commission will consider finding that no further analysis under CEQA is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an EIR was certified). APN: 027-012-055.
Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Jimmy Obeid; Tera Yberra, neighbor; and Byron Bogaard, applicant.
Maring/Zipser (4/1) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Hicks, Maring, Munoz, and Zipser.
Noes – Willerup.
Abstaining – Etchebarne.
Absent – Blom, Buehner, and Mott.

6:43 p.m. – Commissioner Etchebarne returned to the Chambers.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Presentation Empire Branch Library project.

9. REPORT OF THE PLANNING DIRECTOR

An appeal of the Planning Commission's June 6, 2019 decision to approve Use Permit App. No. PLN2018-0161 – Tri-Cal, Inc. was received by the Board of Supervisors on Friday, June 14, 2019. The public hearing date is tentatively scheduled for July 30, 2019.

The July 4, 2019 Planning Commission meeting has been cancelled.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT

The meeting was adjourned at 6:49 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>.)