

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

November 21, 2019

6:00 P.M.

CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://www.stancounty.com/planning)

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

**CONSENT CALENDAR:** These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

**NON-CONSENT CALENDAR:** These items will be individually discussed and reviewed in detail.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

**PUBLIC COMMENT PERIODS:** Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

**PLANNING COMMISSION AGENDAS AND MINUTES:** Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page ([www.stancounty.com/planning/agenda/index.shtm](http://www.stancounty.com/planning/agenda/index.shtm)). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to

1. **ROLL CALL:** Chair Scott Hicks, Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Thomas Maring, Wayne Mott, Perfecto Munoz, Lars Willerup, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**

4. **MINUTES**

- A. October 17, 2019 [\[View Item\]](#)

5. **CORRESPONDENCE**

6. **CONFLICT OF INTEREST DECLARATION**

7. **PUBLIC HEARINGS (\*Consent Items)**

**\*CONSENT ITEMS**

- \*A. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (VTSM) APPLICATION NO. PLN2015-0101 - KEYES 19 NORTH** - Request for a one-year time extension. The approved VTSM allows for the subdivision of four parcels totaling 13.2± acres into 64 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The project is located at 4707, 4713, and 4805 Norma Way, between Lucinda Avenue and Norma Way, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APNs: 045-021-003, 045-021-008, 045-021-023, 045-021-024. [\[View Item\]](#)
- \*B. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (VTSM) APPLICATION NO. PLN2015-0102 - KEYES 19 SOUTH** - Request for a one-year time extension. The approved VTSM allows for the subdivision of a 6.7± acre parcel into 27 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The project is located at 5819 Washington Road, between Norma Way and Nunes Road, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APN: 045-071-005. [\[View Item\]](#)
- \*C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2019-0051 – ORESTIMBA VENTURES** - Request to subdivide two 121± acre parcels into four parcels ranging in size from 59± to 62± acres in the A-2-40 (General Agriculture) zoning district. The project is located at 3030 Orestimba Road, on the southwest corner of Orestimba and Eastin Roads, in the Newman area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an Environmental Impact Report was prepared). APNs: 026-020-031 and 026-020-032. [\[View Item\]](#)
- \*D. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0067 – JOHN KENNEY TRUST** - Request to subdivide an 89.7 acre parcel into two parcels of 44.8 and 44.9 acres in the A-2-40 (General Agriculture) zoning district. The project is located at 613 South Dakota Avenue, south of Maze Boulevard (State Route 132), in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 007-053-010. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- E. **GENERAL PLAN AMENDMENT, REZONE, USE PERMIT, AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0101 – NATURAL REMEDIES CONSULTING** - Request to amend the general plan and zoning designation of a 1.01-acre property from Planned Industrial to Planned Development, and to obtain a Use Permit and Development Agreement, to allow indoor commercial cannabis cultivation, manufacturing (non-volatile), retail, and distribution in an existing 12,000 square-foot warehouse building. A Development Agreement is included in the project request. The project is located at 5272 Jerusalem Court, north of Kiernan Avenue, in the Modesto Area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 004-065-019.

***For a copy of this item please contact the Planning Department at (209) 525-6330 or send an email to [Planning@stancounty.com](mailto:Planning@stancounty.com).***

8. OTHER MATTERS (Not Public Hearings)
9. REPORT OF THE PLANNING DIRECTOR
10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR
11. ADJOURNMENT

***DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,307.00.***