

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 5, 2019

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

Present: Marjorie Blom, Kenneth Buehner, Thomas Maring, Wayne Mott, Lars Willerup

Absent: Scott Hicks, Marc Etchebarne, Perfecto Munoz & Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Senior Planner; Jeremy Ballard, Associate Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Daniel Solish, Deputy County Counsel; Tera Chumley, Management Consultant, Chief Executive Office; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **APPROVAL OF MINUTES**

A. November 21, 2019

Due to the lack of quorum, approval of the Minutes from November 21, 2019 was continued to the December 19, 2019 Planning Commission Meeting.

5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.

6. **CONFLICT OF INTEREST** – None.

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

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

*** CONSENT ITEMS**

- *A. **TIME EXTENSION FOR USE PERMIT NO. PLN2013-0005 – HOLY FAMILY CHURCH** - Request for a five-year time extension. The Use Permit was approved on December 18, 2014, to build a 20,000± square-foot church/social hall facility, 165-space parking lot, two access driveways onto Tully Road, and a retention basin on 17.9± acres in the A-2-10 (General Agriculture) zoning district. The property is located at 4524 Tully Road, on the east side of Tully Road, between Bangs and Kiernan Avenues, in the Modesto area. The request is

considered Exempt from the California Environmental Quality Act. APN: 046-012-007.

Staff Report: Christine Smith, Assistant Planner, Recommends **APPROVAL**.

Mott/Maring (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

B. GENERAL PLAN AMENDMENT, REZONE, USE PERMIT, AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0112 – JAYDEN’S JOURNEY

- Request to amend the General Plan and zoning designation of a 1.5-acre property from Planned Industrial to Planned Development, and to obtain a Use Permit and Development Agreement, to allow operation of a cannabis retail business within an existing 5,525 square-foot suite. A Development Agreement is included in the project request. The project is located at 5054 Pentecost Drive, southeast corner of Bitritto Court and Pentecost Drive, in the Modesto Area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 004-094-028.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Jason David, applicant

Public hearing closed.

Maring/Mott (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Commissioners: Blom, Buehner, Maring, Mott and Willerup.
Noes – None.
Abstaining – None.
Absent – Commissioners: Etchebarne, Hicks, Munoz, and Zipser.

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

November 26, 2019: Approved the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 1102 Garden Avenue, in the Modesto area.

Set the Public Hearing for December 17, 2019 to consider the Planning Commission’s recommendation regarding General Plan Amendment, Rezone, Use Permit, and Development Agreement Applications No. PLN2018-0101 – Natural Remedies Consulting and Application No. PLN2018-0112 – Jayden’s Journey.

Approved the 2020 Williamson Act Contracts.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

December 19, 2019: Two Parcel Map Applications, one in the Modesto area, and one in the Patterson area. One Use Permit Application in the Keyes area; and two Use Permit and Development Agreement Applications both in the Modesto area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 6:26 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>.)