

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

June 18, 2020

6:00 P.M.

CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning

MEMBERS OF THE PUBLIC MAY REMOTELY OBSERVE THE MEETING AND ADDRESS THE PLANNING COMMISSION VIA TELEPHONE, THIS MEETING WILL NOT INCLUDE IN PERSON PUBLIC ATTANDANCE.

This meeting will be held in accordance with the Governor's Stay as Home Executive Order N-33-20 and will not include in person public attendance. Members of the public may observe the meeting and provide comments to the Planning Commission via email or telephone as described below:

How to observe the Meeting:

- You can observe the live stream of the Planning Commission meeting at: <http://www.stancounty.com/sclive/>
- In addition, Planning Commission meetings are broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: <http://www.stancounty.com/board/broadcasting-schedule.shtm>

How to submit Public Comments:

- If you wish to provide verbal comment via telephone, please call the Planning Department office in advance of the meeting at (209) 525-6330 for instructions. Please be prepared to provide the following information: your name, telephone number where you can be reached during the meeting, and whether you wish to speak under the Citizen's Forum period or regarding a specific agenda item. Members of the public will be telephoned and provided an opportunity to speak during the meeting.
- If you prefer to provide a written comment on a specific agenda item, please submit your comments via email by 5:00 p.m. on Wednesday prior to the Planning Commission meeting. Please email your comment to the Planning Department at planning@stancounty.com and include the Agenda Item and Number in the subject line of the email. Your written comment will be distributed to the Planning Commissioners and kept on file as part of the official record of the Commission meeting.

The Planning Commission 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. All consent items will be voted on as a single action at the beginning of the meeting under the section titled "Consent Items" without discussion, unless requested to be withdrawn from "Consent".

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

ANY MEMBER OF THE PUBLIC DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA: While the Planning Commission welcomes and encourages participation in the Commission meetings, 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). 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 please contact the Planning Department (209) 525-6330 for instructions.

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 ensure accessibility to this meeting.

1. **ROLL CALL:** Marjorie Blom, Kenneth Buehner, Erika Durrer, Scott Hicks, Thomas Maring, Wayne Mott, Perfecto Munoz, Lars Willerup, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** (VIA TELEPHONE ONLY – SEE INSTRUCTIONS ON PAGE ONE)
4. **MINUTES**
 - A. June 4, 2020 [\[View Item\]](#)
5. **CORRESPONDENCE**
6. **CONFLICT OF INTEREST DECLARATION**
7. **PUBLIC HEARINGS (*Consent Items)**

***CONSENT ITEMS**

- *A. **TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0058 – ORANGE GROVE ESTATES** - Request for a one-year time extension of an approved Vesting Tentative Subdivision Map, which subdivided a 2.11± acre parcel into nine parcels ranging in size between 7,000 and 15,155 square feet in size in the R-1 US (Single-Family Residential – Urban Services) zoning district. This project is located at 5537 Washington Road, on the north side of Kim Drive, between Tanya Way and Washington Road, in the Community of Keyes. This request is considered Exempt from the California Environmental Quality Act. APN: 045-021-041. [\[View Item\]](#)
- *B. **PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2019-0083 LOPEZ – MONTAGUE COURT** – *Request indefinite continuance.* - Request to subdivide a 24,899± square-foot parcel into four parcels at least 5,685± square feet in size in the R-1 (Single-Family Residential) zoning district. An Exception to the Subdivision Ordinance is included to allow Proposed Parcel 3 to take access from a 20-foot-wide access easement. The project site is located at 844 and 846 River Road, between Montague Court and Avon Street, in the Ceres 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 Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 038-008-060. [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **REZONE APPLICATION NO. PLN2017-0098 – BEST RV CENTER** - Request to rezone eight parcels to expand and reorganize an existing recreational vehicle (RV) sales business by allowing the expansion of RV storage in two phases. The project site is located at 5100, 5340, 6424 and 6460 Taylor Court and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Turlock area. The Planning Commission will consider adoption of a California Environmental

Quality Act Mitigated Negative Declaration for the project. APNs: 045-050-005, 009, and 013; 045-053-040, 042, 043, 044; and 045-062-001.

[\[Staff Report & Exhibits A & B\]](#) [\[Exhibits C - H\]](#)

8. **OTHER MATTERS (Not Public Hearings)**
 - A. Assignment to the Nuisance Abatement Hearing Board
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.