

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 16, 2020

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

Present: Marjorie Blom, Scott Hicks, Thomas Maring, Perfecto Munoz, Lars Willerup, Wayne Zipser

Absent: Kenneth Buehner, Erika Durrer, and Wayne Mott

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; Teresa McDonald, Assistant Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Tera Chumley, Management Consultant, Chief Executive Office; Frederic Clark, Deputy Director, Department of Public Works; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources; and by teleconference Michael Ziman, Deputy County Counsel.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. June 18, 2020
Hicks/Willerup (5/0) **APPROVED.**
Commissioner Blom abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of two items of correspondence placed before them this evening:

 - A. Letter dated July 13, 2020 from Duke Leffler regarding Non-Consent Item 7-B – Use Permit and Development Agreement Application No. PLN2020-0036 – The People's Remedy.
 - B. Letter dated July 15, 2020 from John P. Cicinato regarding Non-Consent Item 7-B – Use Permit and Development Agreement Application No. PLN2020-0036 – The People's Remedy.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Blom informed the public that there were no consent items.

* **CONSENT ITEMS** – None.

NON-CONSENT ITEMS

A. **PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2019-0083 LOPEZ – MONTAGUE COURT** - 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). APN: 038-008-060. Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**. Public hearing opened.
OPPOSITION: None.
FAVOR: David Harris
Public hearing closed.
Maring/Zipser (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

B. **USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2020-0036 – THE PEOPLE’S REMEDY** – Request to obtain a Use Permit and Development Agreement to establish a commercial cannabis retail storefront business including delivery services within a portion of an existing 12,000 square-foot building in the M (Industrial) zoning district. The project site is located at 1119 Lone Palm Avenue, between Woodland and Kansas Avenues, west of State Route 99, in the Modesto area. The Planning Commission will consider finding that no further analysis under California Environmental Quality Act is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was certified) and that the project is exempt from CEQA under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 029-011-075. Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**. Public hearing opened.
OPPOSITION: Tina Johnson, Mark Smith
FAVOR: Mark Ponticelli, Don Phillips, Cody Day, Mario Cisneros, Amanda Sowers, Edward Breslin, George Petrulakis
Public hearing closed.
Munoz/Hicks (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

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

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)**

A. Appointment to Subcommittee – Recology Annual Site Visit

Following Staff's presentation, Chair Blom appointed a subcommittee to visit the project site as part of the annual review. The subcommittee consists of Commissioners Buehner, Maring, Willerup, and Blom as an alternate. The subcommittee will visit the site at a date to be determined and will report findings back to the Planning Commission.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 14, 2020: Set the Public Hearing for July 28, 2020 to consider the Planning Commission's Recommendation of Use Permit and Development Agreement Application No. PLN2019-0092 – Pacific Botanical Laboratories, LLC. This is a request to operate a commercial Cannabis and Hemp testing lab. The project is located at 4100 Bangs Avenue, east of Sisk Road, between Pelandale and Kiernan Ave, in the Community of Salida.

Approved new and amended fees for both Building Permit and Planning Services. Amended fees reflect an increase in costs for service delivery and building valuations. New fees include a credit card processing fee of 3.5%, a One-Stop-Shop payment collection fee of \$5 per permit; and an addressing fee (issuance, reassignment, and research).

MISCELLANEOUS & ON THE HORIZON

Planning Commission

August 6, 2020: One Use Permit in the Hughson area; one Time Extension in the Knight's Ferry area; and one Use Permit and Development Agreement in the Turlock area.

August 20, 2020: One Use Permit in the Grayson area; one Rezone in the Salida area; two Use Permit and Development Agreements in the Westley area; and a workshop on hemp.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

11. ADJOURNMENT

The meeting was adjourned at 7:27 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>.)