

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 20, 2020

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Marjorie Blom, Kenneth Buehner, Erika Durrer, Scott Hicks, Wayne Mott, Perfecto Munoz, Lars Willerup, Wayne Zipser  
  
Absent: Thomas Maring  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Rachel Wyse, Senior Planner, Jeremy Ballard, Associate Planner, and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources; Milton O'Haire, Agricultural Commissioner; and by teleconference Michael Ziman, Deputy County Counsel.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
  - A. August 6, 2020  
Hicks/Zipser (6/0) **APPROVED.**  
Commissioners Buehner and Munoz abstained.
5. **CORRESPONDENCE**  
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST**
7. **PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Blom informed the public that there were no consent items.

**\* CONSENT ITEMS** – None.

### **NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2020-0037 – DEL MAR GROWERS –**  
Request to construct two storage buildings totaling 45,000± square-feet for the expansion of an existing produce storage and packing facility on a 40± acre parcel in the A-2-40 (General Agriculture) zoning district. The site is located at

9843 and 9839 Cox Road, between Frank Cox Road and Condit Avenue, south of the Community of Grayson. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 016-043-002.

Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**.  
Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** Robert Fernandez, and Jon Maring  
Public hearing closed.

Buehner/Zipser (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITION OF APPROVAL NO. 21 TO READ AS FOLLOWS:**

21. Required toilet facilities for employees and customers shall have a maximum travel distance not to exceed 500 feet, **unless otherwise determined by the Chief Building Official.**

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

- A. Presentation – Stanislaus County Hemp Program

#### **9. REPORT OF THE PLANNING DIRECTOR**

##### **BOARD OF SUPERVISORS ACTIONS**

August 11, 2020: Set the Public Hearing for August 25, 2020 to consider the Planning Commission's recommendation of approval for General Plan Amendment, Rezone, Use Permit, and Development Agreement Application No. PLN2018-0093 – The Genezen Project, a request to allow operation of an indoor commercial cannabis cultivation, manufacturing (volatile), distribution, and potential future retail activities at 485 Bitritto Way, between Charity Way and Kiernan Avenue, in the Modesto area, and Use Permit and Development Agreement Application No. PLN2020-0036 – The People's Remedy, a request to establish a commercial cannabis retail storefront business including delivery services at 1119 Lone Palm Avenue, between Woodland and Kansas Avenues, west of State Route 99, in the Modesto area.

Approved the Planning Commission's recommendation for approval for Rezone Application No. PLN2017-0098 – Best RV Center, a request to rezone eight parcels to expand and reorganize an existing RV storage in two phases. The project 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 Keyes and Turlock area.

## **MISCELLANEOUS & ON THE HORIZON**

### Planning Commission

September 3, 2020: One Use Permit in the Hughson area, and one General Plan Conformity review.

September 17, 2020: Two Use Permit and Development Agreements in the Westley area.

## **10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**

- A. Commissioner Hicks addressed the Planning Commission to announce his resignation effective at the conclusion of the meeting.

Director Freitas presented Commissioner Hicks with a plaque expressing appreciation for his years of service to the Planning Commission from 2015 to 2020, and for serving as Chair for 2019.

## **11. ADJOURNMENT**

The meeting was adjourned at 6:31 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>.)