

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 3, 2020

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

Present: Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Wayne Zipser

Absent: Marjorie Blom, Lars Willerup, Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Rachel Wyse, Senior Planner; Kristin Doud, Principal Planner; Kristen Anaya, Assistant 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; 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 20, 2020
Due to the lack of quorum, Approval of the Minutes is continued to the September 17, 2020 Planning Commission meeting.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

 - A. Memo dated September 3, 2020 from Stanislaus County Department of Planning and Community Development regarding Non-Consent Item 7-A – Use Permit Application No. PLN2017-0086 – Toste Transportation, Inc.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

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

* CONSENT ITEMS – None.

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2017-0086 – TOSTE TRANSPORTATION, INC.-**
Request to establish and operate a truck parking facility for up to 12 tractor-trailer tanker combinations, on approximately 0.6 acres of a 4.8± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 2830 Euclid Avenue, between E. Whitmore Avenue and E. Service Road, in the City of Hughson area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 018-052-025.
Staff Report: Kristen Anaya, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Luciano Toste, Melody McGill, Larry Serpa, and Andrea Toste
Public hearing closed.
Zipser/Mott (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE SEPTEMBER 3, 2020 PLANNING COMMISSION STAFF REPORT, WITH MODIFICATION TO CONDITION OF APPROVAL NO. 23 AS OULINED IN THE SEPTEMBER 3, 2020 PLANNING COMMISSION MEMO TO READ AS FOLLOWS:**

23. ~~Prior to the changing of oil on-site, Prior to any road frontage improvements or prior to the parking of any trucks on the gravel lot, whichever comes first,~~ the applicant shall provide a drive-over oil change spill containment pad to be constructed of Portland concrete and sized to contain a minimum oil spill of 20 gallons. Pad shall be a minimum of 10 foot by 10 feet in size. All on-site oil changing activities shall occur over the containment pad. Plan for pad shall be submitted to Public Works for approval prior to construction.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A.** Stanislaus County General Plan Conformity Review – City of Turlock’s Surface Water Distribution System Improvements Project. The property is located east of the City of Turlock, south of E. Zeering Road, on the east side of N. Quincy Road, in the Turlock area. APN: 073-009-014.
Staff Report: Kristin Doud, Principal Planner, Recommends **A FINDING OF GENERAL PLAN CONFORMITY WITH THE STANISLAUS COUNTY GENERAL PLAN AS OUTLINED IN THE PLANNING COMMISSION MEMO**.
Buehner/Durrer (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION MEMO**.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

August 25, 2020: Acceptance of the Resignation of Scott Hicks from the Planning Commission.

Approved the recommendation of the Nuisance Abatement Hearing Board regarding the cost accounting to abate the nuisance at 716 Turner Street, Modesto.

Approved the Planning Commission's recommendation for 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 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.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

September 17, 2020: One Use Permit and Development Agreement in the Westley area.

October 1, 2020: One Use Permit in the Denair area, Two Use Permit and Development Agreements, one in the Turlock area and one in the Westly area.

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

11. ADJOURNMENT

The meeting was adjourned at 6:29 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>.)