

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

November 5, 2020

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Marjorie Blom, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco, Lars Willerup  
  
Absent: Kenneth Buehner and Wayne Zipser  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal 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 Karl Quinn, Environmental Health Manager, 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. October 15, 2020  
Pacheco/Willerup (5/0) **APPROVED.**  
Commissioners Maring and Munoz abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of two items of correspondence.

  - A. 2021 Planning Commission Meeting Calendar
  - B. Email dated November 5, 2020 from Kathryn Robinson of California Rural Legal Assistance, regarding Non-Consent Item 7-A – Ordinance Amendment No. PLN2018-0038 – Accessory Dwellings.
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. ORDINANCE AMENDMENT NO. PLN2018-0038 – ACCESSORY DWELLINGS**  
– Request to add Chapter 21.74 Accessory Dwellings (ADUs) and to amend Chapters 21.08 General Provisions, 21.12 Definitions, 21.20 General Agriculture District (A-2), 21.24 Rural Residential District (R-A), 21.28 Single-Family Residential District (R-1), 21.32 Medium Density Residential District (R-2), 21.36 Multiple-Family Residential District (R-3), and 21.72 Mobile Homes of the Stanislaus County Zoning Ordinance to allow for Accessory Dwellings in the unincorporated areas of Stanislaus County. This project is Exempt from the California Environmental Quality Act. APN: County-wide.  
Staff Report: Kristin Doud, Principal Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** DeLon Bell  
Public hearing closed.  
Durrer/Willerup (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN EXHIBIT A OF THE NOVEMBER 5, 2020 PLANNING COMMISSION MEMO WITH DELETION OF PROPOSED SECTION 21.08.110 DWELLINGS – SECOND STORY SCREENING TO CHAPTER 21.08 – GENERAL PROVISIONS**

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

October 27, 2020: Approved the Planning Commission's recommendation of Approval for Use Permit and Development Agreement Application No. PLN2019-0133 – Legacy Nursery, LLC, - South Daubenberger Road, request to establish a commercial cannabis nursery business in three phases on a 38.1 acre parcel in the M (Industrial) zoning district, located at 2201 S. Daubenberger Road, at the north corner of the Paulson and S. Daubenberger Roads intersection, east of S. Golden State Boulevard, in the Turlock area.

November 3, 2020: Approval of the resignation of Marjorie Blom from the Planning Commission.

Director Freitas presented Commissioner Blom with a plaque expressing appreciation for her years of service to the Planning Commission from 2016 to 2020 and for serving as Chair for 2020.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

November 19, 2020: One General Plan Amendment in the Oakdale area and One Variance in the Modesto area.

December 3, 2020: One County-wide Ordinance Amendment, and One Conditions of Approval Modification in the Oakdale area.

Director Freitas informed the Commissioners that at the December 10, 2020 Board of Supervisors meeting there is going to be an update on the Stanislaus County Cannabis Program provided by the County's Chief Executive Office.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:49 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>.)