

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 15, 2021

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Matt Beekman, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: Kenneth Buehner  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Kristen Anaya, Assistant Planner; Emily Basnight, Assistant Planner; and Maria Castro, Administrative Clerk III. The following Stanislaus County staff were also present: Michael Ziman, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; Jennifer Akin, Staff Services Analyst, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.  
  
*Deputy County Counsel, Michael Ziman and Senior Environmental Health Specialist, Parminder Dhillon participated remotely.*
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
  - A. April 1, 2021  
Pacheco/Mott (6/0) **APPROVED.**  
Commissioners Willerup and Zipser abstained.  
  
**Roll Call Vote:** Ayes – Beekman, Durrer, Maring, Mott, Munoz, Pacheco  
Noes – None  
Absent – Buehner  
Abstained – Willerup and Zipser
5. **CORRESPONDENCE**

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

  - A. An letter dated April 12, 2021 from an anonymous writer, regarding Non-Consent Item 7-A – Use Permit Application No. PLN2018-0076 – Tsymbal Winery

- B. Memo dated April 15, 2021 from the Department of Planning and Community Development, regarding Non-Consent Item 7-B – General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc.
- C. An email packet from Nikki C., with emails dated April 10, 2021 and an article from Business Insider.com, regarding Non-Consent Item 7-B – General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc.
- D. An email dated April 12, 2021 from Adriana Medina, regarding Non-Consent Item 7-B – General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc.
- E. An email dated April 13, 2021 from Debby Schneider, regarding Non-Consent Item 7-B – General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc.

**6. CONFLICT OF INTEREST**

- A. Commissioner Erika Durrer – Non-Consent Item 7-B, General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial.
- B. Commissioner Munoz disclosed that, prior to the meeting, he had received correspondence and a phone call from the applicant of Item 7-B, General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial. Commissioner Munoz stated that the correspondence received was the project fact sheet provided as part of the Planning Commission Staff Report and that he had no conflict with the item.

**7. PUBLIC HEARINGS (\* - Consent Items)**

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

**\* CONSENT ITEMS** – None.

**NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2018-0076 – TSYMBAL WINERY –**  
Request to operate a small wine production facility on a 3.34± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 4231 Idaho Road, between South Washington and South Tegner Roads, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 044-041-028.  
Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** None.  
Public hearing closed.

Willerup/Pacheco (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**Roll Call Vote:** Ayes – Beekman, Durrer, Maring, Mott, Munoz, Pacheco, Willerup, Zipser  
Noes – None  
Absent – Buehner  
Abstained – None

6:20 p.m. – Commissioner Durrer left Chambers

**B. GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0079 – CAL SIERRA FINANCIAL, INC. – Request for indefinite continuance -**

Request to amend the General Plan and zoning designation of a 9.6 acre site, from Commercial and Salida Community Plan General Commercial (SCP-2) to Planned Development, to allow for development of a convenience store/community market, gas station, restaurant, retail building, and mini-storage facility to be developed on approximately four acres. The project site is located on Pirrone Road, on the east side of the Pirrone Road and Hammett Road intersection, east of Highway 99, in the Community of Salida. The Planning Commission will consider a California Environmental Quality Act Mitigated Negative Declaration. APN: 003-014-007.

Staff Report: Kristin Doud, Principal Planner, Recommends **INDEFINITE CONTINUANCE.**

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** None.

Public hearing closed.

Mott/Beekman (7/0) **APPROVED INDEFINITE CONTINUANCE AS OUTLINED IN THE STAFF MEMO DATED APRIL 15, 2021.**

**Roll Call Vote:** Ayes – Beekman, Maring, Mott, Munoz, Pacheco, Willerup, Zipser  
Noes – None  
Absent – Buehner  
Abstained – Durrer

6:24 p.m. Commissioner Durrer returned to Chambers.

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

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS** – None.

April 6, 2021: No BOS Meeting

April 13, 2021: No BOS Meeting

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

May 6, 2021: One Use Permit and Development Agreement in the Modesto area, and one Parcel Map in the Patterson area.

May 20, 2021: One General Plan Amendment and Rezone in the Denair area, one Rezone in the Ceres area, and one Variance in the Modesto area.

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

A. Chair Zipser mentioned the AB 1234 Ethics Training for Local Officials scheduled Wednesday, April 21, 2021.

**11. ADJOURNMENT**

The meeting was adjourned at 6:26 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>.)