

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

October 7, 2021

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Matt Beekman, Erika Durrer, Thomas Maring, Perfecto Munoz, Wayne Pacheco, Wayne Zipser  
  
Absent: Kenneth Buehner, Wayne Mott, Lars Willerup  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; Teresa McDonald, Associate Planner; Emily Basnight, Assistant Planner; Avleen Aujla, Assistant Planner; and Debbie Trujillo, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** - None
4. **MINUTES**
  - A. August 5, 2021  
Maring/Munoz (3/0) APPROVED  
Commissioners Beekman, Durrer, and Pacheco abstained.
  - B. September 16, 2021  
Pacheco/Durrer (4/0) APPROVED  
Commissioners Maring and Munoz abstained.
5. **CORRESPONDENCE**  
Director Freitas informed the Commissioners that there were no items of correspondence.
6. **CONFLICT OF INTEREST** - None
7. **PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Zipser informed the public of the consent items and procedure.

**\* CONSENT ITEMS**

- \*A. **TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0004 – ORTEGA-ALFONSO – E STREET** – Request to subdivide a 14,155± square-foot parcel into two parcels, 7,275± and 6,880± square-feet in size, in the Single-Family Residential (R-1) zoning district. The request includes a flag lot design for Parcel B. The project site is located at 418 E Street, between McNary Court and Third Street, in the Community of Empire. 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 for which an EIR was certified) and Section 15315 (Minor Land Divisions) Exemption. APN: 133-004-027.  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.  
Maring/Pacheco (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

**NON-CONSENT ITEMS**

- B. **USE PERMIT APPLICATION NO. PLN2020-0103 – EXACT CORP.** – Request to change the use of an existing agricultural service establishment from contract harvesting to a tractor cab assembly and agricultural equipment maintenance business on a 13.79-acre parcel located in the General Agriculture (A-2-40) zoning district. The property is located at 5143 and 5149 Blue Gum Avenue, between North Hart Road and Dakota Avenue, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 012-030-051.  
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None  
**FAVOR:** Justin Capp, applicant representative, and Doug Flora, applicant.  
Public hearing closed.  
Durrer/Maring (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH A REVISION TO CONDITION OF APPROVAL NO. 17, AS RECOMMENDED BY STAFF, TO READ AS FOLLOWS:**

17. ~~Prior to the issuance of any building or grading permit, a 30-foot-wide non-exclusive access easement for the benefit of APN: 012-030-047 shall be recorded for APN: 012-030-051. The easement shall be an appurtenant easement and shall be drawn up by either a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.~~

**Upon development of a driveway on APN 012-030-047, the most westerly driveway on the project site shall be removed or rendered unusable to the satisfaction of the Public Works Director. Continued use of the project site's westerly driveway may be continued if determined not to be a safety issue by the Public Works Director.**

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

**A. Housing Related Legislation - Senate Bill 9 (SB 9) and SB 10 Overview**

Emily Basnight, Assistant Planner, presented an overview on recent State housing related legislation changes approved by Governor Gavin Newsom on September 16, 2021. SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is in response to the housing affordability crisis and housing shortage. SB10 would establish a voluntary, streamlined process for jurisdictions to upzone or increase residential density to a maximum of 10 residential units per parcel. Both SB9 and 10 would become effective January 1, 2022.

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

September 21, 2021: No Planning Commission items on the Agenda.

September 28, 2021: Acceptance of the Planning Commission's September 16, 2021, Decision of Approval of Vesting Tentative Subdivision Map Application Number PLN2020-0120 - Issaco Estates. Request to Subdivide Four Parcels Totaling 3.1± Acres into Eleven Lots of at Least 8,000 Square-Feet Each in the Rural Residential Zoning District, Located at 3317 and 3331 Story Road, Between E. Monte Vista Avenue and Kristi Drive, in the Community of Denair.

October 5, 2021: No Planning Commission items on the Agenda.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

October 21, 2021: Presentation on Housing Stanislaus, by Alan Lange with Valley Vision.

One Rezone in the Salida area.

November 4, 2021: One Use Permit in the Valley Home Community area. One Use Permit in the Turlock area. One Use Permit and Development Agreement in the Newman area.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:32 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>.)

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