

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 2, 2015

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Tom Orvis, Bobby Yamamoto
- Absent: Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Kit McClurg, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Engert, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. David Froba, 4428 Bluff Creek Drive, Modesto, Stanislaus Audubon Society local nature documentary showing at the State Theater on April 12, 2015, at 3:00 p.m.
- IV. APPROVAL OF MINUTES**
- A. March 19, 2015
Orvis/Etchebarne, 5-0, **APPROVED**
Commissioners Boyd and Yamamoto abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners there was no correspondence.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Etchebarne will recuse himself from item VII-B - Use Permit Application No. PLN2014-0094 – Blaker 40 Brewing.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Gibson informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. VARIANCE APPLICATION NO. PLN2014-0128 – HOLT OF CALIFORNIA – Project withdrawn by applicant.** Request for approval of a variance to the C-2 (General Commercial) zoning district to increase the number of monument signs allowed on an 11.5± acre site from one to two. The property is located at 4400

Salida Boulevard, on the east side of Salida Boulevard, between Broadway and Pelandale Avenues, in the community of Salida. This project is considered Exempt from the California Environmental Quality Act.
APN: 135-029-032, 135-041-029 & 030

NON-CONSENT ITEMS

6:03 - Commissioner Etchebarne left the chambers

- B. USE PERMIT APPLICATION NO. PLN2014-0094 – BLAKER 40 BREWING** - Request to change the use of an existing 1,944 square foot former milking parlor into a microbrewery, which produces hand crafted beer, on a 97± acre parcel in the A-2-40 (General Agriculture) zoning district. On-site crops will be used in the microbrewery operation (hops and 50% of wheat). The on-site dairy will remain in operation at this time. The property is located at 11204 Fulkerth Road, west of N. Morgan Road and west of the City of Turlock. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 022-037-010

Staff Report: Timothy Vertino Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Tom Lucas, Blaker 40 Brewing; Renee Ledbetter, Ceres Chamber of Commerce; Norman Lucas; Tom Lucas, Blaker 40 Brewing

Public hearing closed.

Orvis/Boyd, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDMENT OF CONDITION OF APPROVAL NO. 16 AS OUTLINED BELOW:**

16. Fulkerth Road is classified as a 60 foot Local Roadway. The required ½ width of Fulkerth Road is 30 feet south of the centerline of the roadway. If 30 feet of the road right-of-way does not exist, then the remainder 30 feet shall be dedicated with an Irrevocable Offer of Dedication for ~~the entire parcel frontage~~ **a maximum of 500 feet, location to be approved by Public Works, of the parcel frontage.**

6:20 - Commissioner Etchebarne returned to the chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

March 31, 2015: Adopted the Recommended Decision of the Nuisance Abatement Hearing Board:

- Regarding the Cost Accounting to Abate the Nuisances at 507 Kerr Avenue, Modesto, California, CE No. 13-0026

- Regarding Nuisances at: 1717 Donald Street, Modesto, California, CE No. 13-0169 and 716 Turner Street, Modesto, California, CE No. 14-0056

Set a Public Hearing on April 28, 2015, at 9:05 a.m. to consider amending existing fees associated with surface mine inspections.

Opened a 30-day Public Comment Period and Set a Public Hearing on May 5, 2015, to Consider Approval of the Fiscal Year 2015-2020 Regional Consolidated Plan (Con Plan); the Fiscal Year 2015-2016 Annual Action Plan (AAP); and the Fiscal Year 2015-2020 Regional Analysis of Impediments (AI) to Fair Housing Choice

Set a Public Hearing for April 21, 2015, to Consider Planning Commission's Recommendation for Approval of:

- General Plan Amendment and Rezone Application No. PLN2014-0080, Salida Market, in the Salida Area
- General Plan Amendment and Rezone Application No. PLN2014-0077, BPL Properties, North of the City of Modesto.

On March 31, 2015, the Board of Supervisors was also provided with a presentation by Katherine Borges, representing the Salida MAC, regarding the MAC's program in Salida to combat graffiti.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

April 16, 2015: Two Parcel Map applications, one in the Oakdale/Knights Ferry area and one in the Newman area, and an update on the Mar, Addai Church (Larsa Event Center) Use Permit, in the Turlock/Denair area.

May 7, 2015: One Use Permit application in the Ceres/South Modesto area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None

XI. ADJOURNMENT

The meeting was adjourned at 6:24 p.m.

Signature on file.
Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Department.)