

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 20, 2015

- I. **ROLL CALL:** Meeting called to order at 6:02 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Ron Peterson, Bobby Yamamoto
Absent: Tom Orvis
Staff Present: Angela Freitas, Director; Kristin Doud, Associate Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Janis Mein, Environmental Health and Code Enforcement Program Manager, Jennifer Akin, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** – No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. August 6, 2015
Borges/Peterson, 5/0, **APPROVED.**
Commissioner(s) Yamamoto and Boyd abstained.
- B. August 13, 2015 (Special Planning Commission Meeting)
Buehner/Etchebarne, 6/0, **APPROVED.**
Commissioner Peterson abstained.
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. 38th Annual Stanislaus County Planning Commissioners Workshop Flier
- VI. **CONFLICT OF INTEREST**
- A. Commissioner Yamamoto – Non-Consent item VII-A, Use Permit Application No. PLN2015-0034 – Westside Hulling Association
- VII. **PUBLIC HEARINGS**
- * CONSENT ITEMS – None
- NON-CONSENT ITEMS

6:04 p.m. - Commissioner Yamamoto left Chambers.

- A. **USE PERMIT APPLICATION NO. PLN2015-0034 – WESTSIDE HULLING ASSOCIATION** - Request to expand an almond and walnut hulling operation by adding a 6,000 sq. ft. shop and four 10,000 sq. ft. agriculture storage buildings on a 20± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 206 Frank Cox Road, at the intersection of Frank Cox and Highway 33, in the Patterson area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 016-031-014.
Staff Report: Timothy Vertino, Assistant Planner Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Robert Braden, PMB 185, 2900 Standiford Avenue, Suite. 16-B, Modesto

Mr. Braden expressed to the Commission that he did not agree with Condition of Approval No. 22 and asked that the Commission amend or delete the Condition. The Planning Commission asked for clarification of the Condition prior to making a decision. Assistant County Counsel Thomas E. Boze, requested time to review the State Regulation and Condition before providing clarification to the Planning Commission. During Mr. Boze's review, the Planning Commission continued in hearing the remaining items on the Agenda.

The Planning Commission returned to this item at 6:32 p.m.

After reviewing the State Regulation and Condition of Approval No. 22, Mr. Boze, determined the Condition could be removed and instructed the Planning Commission to continue the public hearing for the item.

Public hearing closed.

Buehner/Peterson, 6/0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH THE DELETION OF CONDITION OF APPROVAL NO. 22.**

6:25 p.m. – Commissioner Yamamoto returned to Chambers.

- B. **ORDINANCE AMENDMENT NO. PLN2015-0047 – HOUSING RELATED CODE AMENDMENTS** - Request to amend the Stanislaus County Zoning Ordinance Chapters 21.08 - General Provisions, Definitions - 21.12, and Industrial District (M) - 21.60, add Reasonable Accommodation - Chapter 21.86 and Density Bonus for Affordable Housing - Chapter 21.82, to meet state requirements for fulfillment of Housing Element goals. This project is Exempt from CEQA.
Staff Report: **AT THE REQUEST OF STAFF THE ITEM WAS CONTINUED INDEFINITELY.**

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

- A. Assignment of Nuisance Abatement Hearing Board Members, presented by Janis Mein, Environmental Health and Code Enforcement Program Manager.

Appointed to Nuisance Abatement Hearing Board: Commissioners Peterson (Chair), Borges (Member), Yamamoto (Alternate).

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

August 11, 2015: No Planning Department Actions Considered.

August 18, 2015: The Board approved the Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2015-0021, Gallo Glass – Tenaya Drive, in the Modesto area.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

September 3, 2015: Harak-McIntyre, Biglieri-Poff & Grohl - Tentative Parcel Map & Exception Application, in the Oakdale area. Applicant is Debora Harak-McIntyre, Beverly Biglieri-Poff, & Robin L. Grohl.

6-X Dairy- Use Permit Application for a dairy expansion, in the Waterford area. Applicant is Gary Osmundson, 6-X Dairy.

September 17, 2015: Two Use Permit Applications, one in the Waterford area, and one in the Modesto area. One Parcel Map Application in the Waterford area and Annual Performance Review of Housing Element Implementation.

6:29 p.m. - Planning Commission recessed.

6:30 p.m. - Commissioner Yamamoto was excused for the remainder of the meeting.

6:32 p.m. - Planning Commission reconvened and returned to hearing item VII-A before continuing with the remainder of the meeting.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:37 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.)