

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 5, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Katherine Borges, Marjorie Blom, Kenneth Buehner, Richard Gibson, Scott Hicks, Thomas Maring, Wayne Mott

Absent: Marc Etchebarne and Wayne Zipser

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Jeremy Ballard, Associate Planner; Thomas E. Boze, Assistant County Counsel; Jennifer Akin, Planning Commission Clerk

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **APPROVAL OF MINUTES**

- A. March 15, 2018
Hicks/Gibson (6/0) **APPROVED.**
Commissioner Borges abstained.

5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

- A. Planning Commission Memo Addendum dated April 5, 2018, from Stanislaus County Planning & Community Development regarding item 7-A – Appeal of Denial of Lot Line Adjustment Application No. PLN2017-0104 – Ott & Bylsma.

6. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS - None

NON-CONSENT ITEMS

- A. **APPEAL OF DENIAL OF LOT LINE ADJUSTMENT APPLICATION NO. PLN 2017-0104 – OTT & BYLSMA** – Appeal of a staff decision to deny a request to adjust two parcels from 2.17± and 14.03± acres to 3.0± and 13.2± acres, in the A-2-40 (General Agriculture) zoning district. The parcels are located on the west side of Crows Landing Road, south of Taylor Road and north of East Monte Vista Avenue, in the Ceres area. The 2.17± acre parcel is addressed as 7831 Crows

Landing Road. This request is considered Exempt from the California Environmental Quality Act. APNs: 022-008-028, 022-008-029.

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **DENIAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Robert Braden, applicant's representative, Ernest Ott, property owner

Public hearing closed.

Maring/Buehner (6/0, Commissioner Gibson abstained.) **APPROVED APPEAL, THUS OVERTURNED THE STAFF DENIAL, ALLOWING THE LOT LINE ADJUSTMENT TO BE APPROVED.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

March 20, 2018: Adopted the recommended decisions of the Nuisance Abatement Hearing Board regarding the nuisance at 216 I Street, Turlock, California.

March 27, 2018: Acceptance of the Annual Progress Report for the Stanislaus County Housing Element for the 2017 calendar year, covering the entire Stanislaus County Unincorporated area.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

April 19, 2018: One continued item from March 15, 2018, Use Permit Application No. PLN2016-0132 – Robert Gioletti & Sons Dairy, Inc., in the Turlock area.

May 3, 2018: One County-wide Ordinance Amendment.

Director Freitas welcomed new staff to the Planning Department, Julie Lainfiesta, Admin Clerk III; and Teresa McDonald and Kristen Anaya, Assistant Planner Trainees.

10. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** - None.

11. **ADJOURNMENT**

The meeting was adjourned at 6:42 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.)