

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 4, 2018

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

Absent: Marjorie Blom and Richard Gibson

Staff Present: Angela Freitas, Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Alice Mimms, Deputy County Counsel; Frederic Clark, Deputy Director, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. September 20, 2018
Etchebarne/Hicks (5/0) **APPROVED.**
Commissioner(s) Borges and Mott abstained.
5. **CORRESPONDENCE**

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

 - A. Memo from the Planning Department, dated October 4, 2018, regarding item 7-A, General Plan Amendment and Rezone Application No. PLN2018-0087 – Empire Migrant Center Housing Project – Photos received as part of letter from Tom Troffey, dated September 12, 2018.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Borges informed the public that there were no Consent items.

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2018-0087 – EMPIRE MIGRANT CENTER HOUSING PROJECT – Continued from September 20, 2018** - A request to amend the general plan and zoning designation of a 7.63 acre site, from Low Density Residential (LDR) and Rural Residential (R-A), to Planned Development (PD), to allow the Empire Migrant Farm Worker Center, operated by the Housing Authority of the County of Stanislaus (HACS), to be utilized as a cold weather emergency shelter (less than 6 months) to temporarily house homeless families. The project is located at 5132 South Avenue, on the south side of South Abbie Street and South Avenue, east of Santa Fe Avenue, in the Community of Empire. The project is considered Exempt from the California Environmental Quality Act. APN: 009-020-028. Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**. Public hearing opened.
OPPOSITION: Dianna Bates, Empire resident; Thomas Troffey, Empire resident
FAVOR: Kathryn Harwell, Director, Community Services Agency; Jim Kruse, Deputy Director, Stanislaus County Housing Authority; Valerie Boer, Empire resident
Public hearing closed.
Buehner/Maring (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

September 25, 2018: Approved the recommendation of the Nuisance Abatement Hearing Board regarding the properties at 1615 Grimes Avenue, Modesto and 5301 9th Street, Keyes as public nuisances.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

November 1, 2018: Two Parcel Map Applications, one in the Modesto area and one in the Knights Ferry area.

Airport Land Use Commission will consider an update to the Airport Land Use Compatibility Plan relating to the Crows Landing Airport.

November 15, 2018: One General Plan Amendment and Rezone in the Patterson area.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Chair Borges expressed her disappointment in the cancellation of the Planning Commissioner's Workshop on Affordable Housing. Director Freitas explained that due to low attendance, the workshop was cancelled, and other options are being explored to bring the information to the Commission.

11. ADJOURNMENT

The meeting was adjourned at 7:00 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.)