

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 19, 2020

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; Emily Basnight, Assistant Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Frederic Clark, Deputy Director, Department of Public Works; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources; and by teleconference, Michael Ziman, Deputy County Counsel.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. November 5, 2020
Mott/Pacheco (5/0) **APPROVED.**
Commissioner(s) Buehner and Zipser abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Maring informed the public that there were no consent items.

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **VARIANCE APPLICATION NO. PLN2020-0082 – GREWAL – D&G GROUP** – Request for a variance from Section 21.52.040(E) of the County Code, requiring an eight foot-high masonry wall on the property line for the development of a gas

station, car wash, convenience store, and drive-thru restaurant on a 1.6± acre parcel in the C-1 (Neighborhood Commercial) zoning district. The site is located at 1212 Joyce Avenue, between State Route 99 off-ramp and Herndon Road in the Ceres area. This request is considered Exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15061 (Common Sense Exemption). APN: 038-044-017.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Devan Dalla

Public hearing closed.

Durrer/Zipser (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE NOVEMBER 19, 2020 STAFF REPORT.**

Roll Call Vote: Ayes – Commissioners Buehner, Durrer, Pacheco, Maring, Mott, Willerup, Zipser

Noes – None.

Absent – Munoz

Abstained – None.

- B. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD** - Request to amend the General Plan designation from Agriculture to Planned Development and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for the storage of RVs on two parcels totaling 7.8 acres in size. The project site is located at 9919 Valley Home Road (SR 120) and 7420 River Road, between Rodden and Jackson Roads, north of the Stanislaus River, in the Oakdale area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 006-012-055 and 006-012-079.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: John Brichetto and Joe Brichetto

Public hearing closed.

Willerup/Buehner (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE NOVEMBER 19, 2020 STAFF REPORT.**

Roll Call Vote: Ayes – Commissioners Buehner, Durrer, Pacheco, Maring, Mott, Willerup, Zipser

Noes – None.

Absent – Munoz

Abstained – None.

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** – None.
9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

November 10, 2020: Acceptance of an Update on the Stanislaus County Cannabis Program provided by the County's Chief Executive Office.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

December 3, 2020: One Conditions of Approval Modification in the Oakdale area and appointment of a new Vice-Chair.

December 17, 2020: One County-wide Ordinance Amendment and one Rezone in the Turlock area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

11. ADJOURNMENT

The meeting was adjourned at 6:38 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>.)