

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

January 21, 2021

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

Present: Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco, Wayne Zipser

*Commissioner Durrer participated remotely.*

Absent: Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; and Teresa McDonald, Assistant Planner. The following Stanislaus County staff were also present: Michael Ziman, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

*Deputy County Counsel, Michael Ziman, Assistant Engineer/Surveyor, Ramon Salinas, and, Senior Environmental Health Specialist, Parminder Dhillon participated remotely.*

2. **PLEDGE OF ALLEGIANCE**

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

4. **APPROVAL OF MINUTES**

A. December 17, 2020  
Mott/Buehner (6/0) **APPROVED.**  
Commissioner Zipser abstained

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Munoz, Pacheco  
Noes – None  
Absent – Willerup  
Abstained - Zipser

5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:

A. E-mail received January 12, 2021 from Nancy Dee, regarding Consent Item 7-D – General Plan Amendment and Rezone Application No. PLN2020-0014 – Gonzales Ready-Mix and Landscaping Supply

- B. Letter received January 18, 2021 from Kenneth Edwards, regarding Consent Item 7-D – General Plan Amendment and Rezone Application No. PLN2020-0014 – Gonzales Ready-Mix and Landscaping Supply
- C. Letter received January 21, 2021 from Jerry Butler, David Aguilar, Tom McClasky & Gayle Wilson, regarding Consent Item 7-D – General Plan Amendment and Rezone Application No. PLN2020-0014 – Gonzales Ready-Mix and Landscaping Supply

**6. CONFLICT OF INTEREST – None.**

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

Commissioner Maring informed the public of the consent items and procedure.

**\* CONSENT ITEMS**

- \*A. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0101 - KEYES 19 NORTH** - Request for a one-year time extension for VTSM Application No. PLN2015-0101 - Keyes 19 North. The approved VTSM subdivided four parcels totaling 13.2± acres into 64 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The project is located at 4707, 4713, and 4805 Norma Way, between Lucinda Avenue and Norma Way, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APNs: 045-021-008, 045-021-024, 045-021-023, 045-021-003.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Buehner/Mott (7/0) **APPROVED ONE-YEAR TIME EXTENSION TO OCTOBER 18, 2021 AS OUTLINED IN THE STAFF MEMO DATED JANUARY 21, 2021.**

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Zipser  
Noes – None  
Absent – Willerup  
Abstained - None

- \*B. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0102 - KEYES 19 SOUTH** - Request for a one-year time extension for VTSM Application No. PLN2015-0102 - Keyes 19 South. The approved VTSM subdivided a 6.7± acre parcel into 27 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The project is located at 5819 Washington Road, between Norma Way and Nunes Road, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APN: 045-071-005.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Buehner/Mott (7/0) **APPROVED ONE-YEAR TIME EXTENSION TO OCTOBER 18, 2021 AS OUTLINED IN THE STAFF MEMO DATED JANUARY 21, 2021.**

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Zipser

Noes – None  
Absent – Willerup  
Abstained - None

- \*C. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC –** Request for a one-year time extension for VTSM Application No. PLN2017-0013 – Gold Star Investments, LLC. The approved VTSM subdivided a 9.54± acres site into 28 residential lots, ranging in size from 5,100 square feet to 8,500 square feet and a 4± acre remainder lot in the Low-Density Residential Urban Services (R-1 US) zoning district. The property is located at 4827 Nunes Road, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APN: 045-071-006.  
Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Buehner/Mott (7/0) **APPROVED ONE-YEAR TIME EXTENSION TO NOVEMBER 6, 2021 AS OUTLINED IN THE STAFF MEMO DATED JANUARY 21, 2021.**

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Zipser  
Noes – None  
Absent – Willerup  
Abstained – None

- \*D. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES READY-MIX AND LANDSCAPING SUPPLY – Requesting indefinite continuance.** - Request to amend the Denair Community Plan designation from Estate Residential to Commercial and the zoning designation from expired Planned Development (256) to a new Planned Development, to allow for a landscaping and concrete supply and delivery service on two parcels totaling 1.79 acres in size. The project site is located on Monte Vista Avenue, at the southeast corner of E. Monte Vista Avenue and N. Santa Fe Avenue, in the Community of Denair. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 024-039-012 and 024-039-013.  
Staff Report: Teresa McDonald, Assistant Planner, Recommends **INDEFINITE CONTINUANCE**.  
Buehner/Mott (7/0) **APPROVED INDEFINITE CONTINUANCE AS OUTLINED IN THE STAFF MEMO DATED JANUARY 21, 2021.**

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Zipser  
Noes – None  
Absent – Willerup  
Abstained – None

**NON-CONSENT ITEMS** – None.

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

A. Election Chair and Vice-Chair for 2021

Upon motion of Commissioner Buehner, seconded by Commissioner Mott, the Planning Commission voted (6/0) to elect Commissioner Zipser as Chair for 2021.

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Munoz, Pacheco  
Noes – None  
Absent – Willerup  
Abstained – Zipser

Upon motion of Commissioner Zipser, seconded by Commissioner Pacheco, the Planning Commission voted (6/0) to elect Commissioner Mott as Vice-Chair for 2021.

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Munoz, Pacheco, Zipser  
Noes – None  
Absent – Willerup  
Abstained – Mott

B. Appointment of Commissioners to the General Plan Update Committee for 2021

Commissioner Munoz appointed as member.  
Commissioner Zipser appointed as member  
Commissioner Durrer appointed as alternate

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 5, 2021: Approved to set the Public Hearing on January 26, 2021 to consider the Planning Commission's Recommendation of Approval of Ordinance Amendment Application No. PLN2018-0038 – Accessory Dwellings – a request to add Chapter 21.74 Accessory Dwellings (ADUs) and to amend Chapters 21.08 General Provisions, 21.12 Definitions, 21.20 General Agriculture District (A-2), 21.24 Rural Residential District (R-A), 21.28 Single-Family Residential District (R-1), 21.32 Medium Density Residential District (R-2), 21.36 Multiple-Family Residential District (R-3), and 21.72 Mobile Homes of the Stanislaus County Zoning Ordinance to allow for Accessory Dwellings in the unincorporated areas of Stanislaus County. APN: County-wide.

January 12, 2021: Approved to set the Public Hearing on January 26, 2021 to consider the Planning Commission's Recommendation of Approval for Rezone Application No. PLN2020-0073 – Elum, Inc. – a request to rezone a 5.7 acre parcel from Planned Development (P-D) (300) to a new Planned Development to allow for the operation of a labeling machine assembly and repair

business in two phases; located at 4918 Taylor Court, between East Keyes and Taylor Roads, west of State Route 99, in the Keyes/Turlock area.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

February 4, 2021: No items scheduled at this time.

February 18, 2021: Two Use Permit Applications, one in the Turlock area, and one in the Crows Landing area.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:17 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>.)