

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

January 6, 2022

1. **ROLL CALL:** Meeting called to order at 6 p.m.  
  
Present: Matthew Beekman, Kenneth Buehner, Erika Durrer, Perfecto Munoz, Wayne Pacheco, Wayne Zipser  
  
Absent: Thomas Maring, Lars Willerup  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Associate Planner; Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Debbie Trujillo, Transportation Project Coordinator (acting as Planning Commission Clerk), Public Works; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – None
4. **MINUTES**
  - A. November 18, 2021  
Pacheco/Munoz (4/0) **APPROVED**  
Commissioner's Beekman and Buehner abstained.
5. **CORRESPONDENCE**

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

  - A. Memo dated January 6, 2022, from the Stanislaus County Planning and Community Development Department, providing the following correspondence received for Non-Consent Item 7B – Use Permit Application No. PLN 2021-0079 – Best RV Center:
    - i. Correspondence to the Stanislaus County Planning and Community Development Department received January 5, 2022, from applicant, regarding Non-Consent Item 7-B – Use Permit Application No. PLN2021-0079 – Best RV Center

- ii. Correspondence to the Stanislaus County Planning Commission received January 5, 2022, from applicant, regarding Non-Consent Item 7-B – Use Permit Application No. PLN2021-0079 – Best RV Center

**6. CONFLICT OF INTEREST - None**

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

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

**\* CONSENT ITEMS**

- \*A. **TIME EXTENSION FOR VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2018-0090 – HONCHARIW – FRYMIRE ROAD** - Request for a one-year time extension. The approved Vesting Tentative Parcel Map subdivided two parcels, totaling 32.2± acres, into three 5-acre parcels (Parcels 1, 2, and 3) with a 17.2± acre designated remainder in the General Agricultural (A-2-5) and Historical Site (H-S) zoning districts. The project is located at the southeast corner of Cemetery and Frymire Roads, in the Knights Ferry area. The time extension is considered Exempt from the California Environmental Quality Act. APNs: 002-044-003 and 002-044-004.  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**. Pacheco/Buehner (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

**NON-CONSENT ITEMS**

- B. **USE PERMIT APPLICATION NO. PLN2021-0079 – BEST RV CENTER** – Request to amend the Development Schedule and Development Standards for Planned Development (P-D) (351), which allowed for the expansion and reorganization of an existing recreational vehicle (RV) sales business in two phases. This request also amends the Development Plan for P-D (351) to add a 1,378-square foot three-sided shed structure as part of Phase one. The site is located at 5100, 5340, 6424, and 6460 Taylor Court, and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Keyes/Turlock Area. The project is considered Exempt from the California Environmental Quality Act. APNs: 045-050-005, 009, and 013; 045-053-040, 042, 043, and 044; and 045-062-001  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** Nader Ammari, applicant.  
Public hearing closed.  
Buehner/Durrer (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

- A. Elect Chair and Vice-Chair for 2022 Calendar

Upon the motion of Commissioner Buehner, seconded by Commissioner Pacheco, the Planning Commission voted (6/0) to elect Commissioner Munoz as Chair for 2022.

Upon the motion of Commissioner Pacheco, seconded by Commissioner Durrer, the Planning Commission voted (6/0) to elect Commissioner Willerup as Vice-Chair for 2022.

B. Assignment of Nuisance Abatement Hearing Board Members

Commissioner Pacheco appointed as member.  
Commissioner Willerup appointed as member.  
Commissioner Buehner appointed as alternate member.

C. Appointment of Commissioners to the General Plan Update Committee for 2022

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

December 7, 2021: Approved the Planning Commissions' recommendation of approval for Rezone Application No. PLN2015-0030 - Blue Diamond. The project site is located at 4800 Sisk Road, 4498 Kiernan Avenue, and 4743 Nutcracker Lane, on the Southeast corner of Kiernan Avenue and Sisk Road, in the Salida area.

December 14, 2021: Approved the Planning Commissions' recommendation of approval for General Plan Amendment, Rezone, and Vesting Tentative Parcel Map Application No. PLN2020-0102 - M&B Family Development. The project site is located at 5045 McHenry Avenue, on the Northwest corner of McHenry Avenue and Kiernan Avenue intersection, in the Modesto area.

Approved Authorization to Record a Certificate of Cancellation of All of Williamson Act Contract No. 1972-838 and 1974-1790 to allow for approval of Rezone and Williamson Act Cancellation Application No. PLN2019-0061 – Bronco Wine Company. The project site is located at 1000 and 1130 E. Keyes Road, east of Crows Landing Road, west of State Highway 99, in the Ceres area.

Approved the Reappointment of Wayne Zipser and Thomas Maring to the Stanislaus County Planning Commission.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

January 20, 2022: Two Use Permits in the Oakdale area.

February 3, 2022: One Use Permit in the Modesto Area. One Parcel Map in the Waterford area.

Director Freitas announced the departure of Debbie Trujillo and introduced Casse White as the new Planning Commission Clerk.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:55 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>.)