

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 21, 2022

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

Present: Matt Beekman, Perfecto Munoz, Thomas Maring, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Kenneth Buehner, Erika Durrer

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Deputy Director; Kristen Anaya, Assistant Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Danny Mauricio, 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** – No one spoke.
4. **MINUTES**
 - A. February 17, 2022
Willerup/Maring (5/0) **APPROVED**.
Commissioner Pacheco abstained.
 - B. March 17, 2022 – No action taken due to lack of quorum.
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Munoz informed the public of the consent items and procedure.

*** CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. PLN2021-0086 – ONKAR BUILDERS, INC.**
– Request to subdivide a 25,718± square-foot parcel into two parcels, 10,684± and 8,639± square feet in size, in the Rural Residential (R-A) zoning district. The project site is located at 3950 Collins Road, on the northeast corner of Collins Road and E. Service Road, in the Ceres area. The Planning Commission will consider finding that no further analysis is required pursuant to California

Environmental Quality Act (CEQA) Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 053-037-033.

Staff Report: Avleen Aujla, Assistant Planner, Recommends **APPROVAL**.
Willerup/Beekman (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO DATED APRIL 21, 2022.**

NON-CONSENT ITEMS

- B. REZONE APPLICATION NO. PLN2021-0098 – A&R MORTUARY SERVICES –**
Request to rezone a 9,486 ± square-foot parcel from Planned Development (P-D) (276) to a new Planned Development to allow a mortuary establishment in addition to the low-traffic generating light industrial uses currently permitted. The project site is located at 5434 and 5436 Pirrone Road, east of Highway 99, between the MID Lateral No. 8 Canal and Pirrone Court, in the Community of Salida. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 136-035-029.
Staff Report: Kristen Anaya, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Randy Rosebrough, applicant. Katherine Borges, resident.
Public hearing closed.
Willerup/Pacheco (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT DATED APRIL 21, 2022.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

March 29, 2022: Approved four new positions for the Planning Department to assist with the processing of land use entitlements and building permit applications.

April 5, 2022: Approval to set the Public Hearing on April 26, 2022, to introduce ordinances amending existing Planning and Building Permit Services fees for the Planning Department. At the same meeting, the Board will also be considering amended fees for the Department of Environmental Resources and the Public Works Department.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

May 5, 2022: One Use Permit and Development Agreement in the Newman area. One Amendment to a Use Permit in the Waterford area.

May 19, 2022: No items scheduled.

Director Freitas announced the promotion of Kristin Doud to Deputy Director of Planning Services.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

A. Vice chair Willerup requested an update on the scheduling of a presentation by California Department of Fish and Wildlife (CDFW) on California Environmental Quality Act (CEQA) Filing fees. Director Freitas informed the Planning Commission that CDFW will be providing a presentation at a later date yet to be determined.

11. ADJOURNMENT

The meeting was adjourned at 6:20 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>.)