

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 5, 2023

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

Present: Matt Beekman, Dale Boucher, Becky Campo, Erika Durrer, Perfecto Munoz, Wayne Pacheco, Lars Willerup

Absent: Thomas Maring, Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Kristen Anaya, Associate Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Thomas Boze, County Counsel; Isael Ojeda, 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 3, 2022
Willerup/Pacheco (6/0) **ACCEPTED.**
5. **CORRESPONDENCE** – None
6. **CONFLICT OF INTEREST** – None
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Munoz informed the public that there were no consent items.

* CONSENT ITEMS

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2018-0069 – HINDU TEMPLE** – Request to establish a Hindu temple consisting of a 7,896± square-foot temple and an 8,781± square-foot dining hall building for temple member activities, in two phases, on a 2.67± acre parcel in the General Agriculture (A-2-10) zoning district. The property is located at 4801 and 4803 Tully Road, between Kiernan and Bangs Avenues, in the Modesto area. The Planning Commission will consider adoption

of a California Environmental Quality Act Mitigated Negative Declaration for this project. APN: 046-006-009.
Staff Report: Kristen Anaya, Associate Planner, Recommends **APPROVAL**.

6:10 p.m. Commissioner Campo arrived late entered the chambers during the staff report.

Public hearing opened.

OPPOSITION: Susan Wedegaertner, resident; Fred Luchessa, resident.

FAVOR: Dave Romano, applicant representative; Dr. Harish Mehra, Temple President Hasmukh Panchal; Dr. Param Gill; Dr. Mahendra Bery; Shobha Patel; Archana Pohwani; Dr. Chaitanya Mahida; Kaveri Gupta; Vidhu Mehra; Dharam Sharma.

Public hearing closed.

Beekman/Boucher (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Commissioners Beekman, Boucher, Campo, Durrer, Munoz, Pacheco, and Willerup
Noes – None
Abstaining – None
Absent – Commissioners Maring and Zipser

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. Assignment of Nuisance Abatement Hearing Board Members

Chair Munoz assigned: Commissioners Pacheco (member), Willerup (member), and Beekman (alternate)

B. Appointment of Commissioners to the General Plan Update Committee for 2023

Chair Munoz appointed: Commissioners Munoz (member), Zipser (member), and Durrer (alternate)

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

December 6, 2022: No Planning Commission items on the agenda.

December 20, 2022: No Planning Commission items on the agenda.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

January 19, 2023: One Use Permit/Parcel Map in the Waterford area. One Parcel Map in the Modesto area. One Parcel Map with Exception and Variance in the Oakdale area. One Time Extension in Knights Ferry.

February 2, 2023: Scheduling of items still pending.

Director Freitas welcomed Commissioner Campo to the Planning Commission and thanked former Planning Commissioner Buehner for his continued service following the end of his final term on December 31, 2019. Director Freitas also thanked Commissioner Beekman and Munoz, both serving terms that ended on December 31, 2022, for their willingness to continue to serve until their respective successor are appointed or they are reappointed.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 7:11 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>.)