

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 4, 2023

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

Present: Dale Boucher, Neill Callis, Becky Campo, Thomas Maring, Carmen Morad, Wayne Pacheco, Lars Willerup

Absent: Erika Durrer, Wayne Zipser

Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Kristen Anaya, Associate Planner; Emily Basnight, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Frederic Clark, Deputy Director, Department of Public Works, Isael Ojeda, Assistant Engineer/Surveyor, Department of Works; Mary-Kate Cook, Senior Environmental Health Specialist, Department of Environmental Resources; and Alondra Estrada, Environmental Health Specialist II, Department of Environmental Resources.

Chair Willerup introduced Commissioner Neill Callis who was appointed to the Planning Commission by the Board of Supervisors on May 2, 2023.

2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**

Chair Willerup informed those in attendance that there was an error in the April 20, 2023 minutes that were circulated.

Director Freitas explained that in the minutes, items 6.A. and 6.B., Conflict of Interests, incorrectly stated that Commissioners Maring and Willerup had a conflict with Rezone Application No. PLN2018-0057 – Kamir Incorporated. The correct wording should have stated that the conflict of interest for both Commissioners was with Parcel Map Application No. PLN2022-0053 – Thomas and Deborah Morris. She recommended that the Commissioners add the above amendment when voting on the minutes.

- A. April 20, 2023

Morad/Pacheco (6/0) **ACCEPTED** the minutes with a correction to items 6.A. and 6.B. Conflict of Interests, to read as follows:

- A. Commissioner Maring – ~~Public Hearing~~ **Consent** item 7.B. – ~~Rezone Application No. PLN2018-0057 – Kamir Incorporated~~ **7.A. Parcel Map Application No. PLN2022-0053 – Thomas And Deborah Morris.**
- B. Commissioner Willerup – ~~Public Hearing~~ **Consent** item 7.B. – ~~Rezone Application No. PLN2018-0057 – Kamir Incorporated~~ **7.A. Parcel Map Application No. PLN2022-0053 – Thomas And Deborah Morris.**

Commissioner Callis abstained.

5. CORRESPONDENCE

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

- A. Email dated May 1, 2023, from Donald Rajewich, regarding Non-Consent item 7.B. – Rezone and Vesting Tentative Map Application No. PLN2021-0101 – Hoffman Ranch.
- B. Email dated May 4, 2023, from Brad Johnson, regarding Non-Consent item 7.B. – Rezone and Vesting Tentative Map Application No. PLN2021-0101 – Hoffman Ranch.

6. CONFLICT OF INTEREST – None.

7. PUBLIC HEARINGS (*Consent Items)

Chair Willerup informed the public that there were no consent items.

***CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2022-0017 – BENTLINES DESIGN AND FABRICATION, LLC** – Request to operate an agricultural equipment fabrication and repair business in an existing 2,400± square-foot shop on an 8.71± acre parcel, in the General Agriculture (A-2-40) zoning district. The site is located at 112 South Vincent Road, between East Avenue and the Stanislaus and Merced County border, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 024-009-028.
Staff Report: Emily Basnight, Assistant Planner.
Public hearing opened.
OPPOSITION: None.
FAVOR: Heather Alvernaz, applicant; Matt Foiada, Foiada Land Leveling; and Loren Lopes.
Public hearing closed.
Motion was made for approval by Commissioner Campo but withdrawn prior to a call for a second.
Callis/Morad (7/0) **APPROVED WITH FINDINGS AND ACTIONS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Boucher, Callis, Campo, Maring, Morad, Pacheco, Willerup
Noes – None
Abstaining – None
Absent – Durrer and Zipser

- B. REZONE AND VESTING TENTATIVE MAP APPLICATION NO. PLN2021-0101 – HOFFMAN RANCH** – Request to rezone a 15.9± acres parcel from Planned Development (P-D) (288) to a new P-D and to subdivide the project site into 76 parcels, ranging in size from 5,855 square-feet to 12,631 square-feet and a 6,391± square-foot park site expansion. The property is located at 4325 Arnold Road and 4302 Riopel Avenue, on the north side of East Zeering Road, between Riopel and Arnold Roads, in the Community of Denair. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APN: 024-022-027.

Staff Report: Kristen Anaya, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Anthony Souza; and Starla Barber.

FAVOR: Dan Dunkley, applicant.

Public hearing closed.

Willerup/Maring (6/1) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Boucher, Callis, Campo, Maring, Morad, Willerup
Noes – Pacheco
Abstaining – None
Absent – Durrer and Zipser

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

- 9. REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

April 25, 2023: No Planning Commission items on the agenda.

May 2, 2023: Approved to Set a Public Hearing for May 23, 2023, to consider the Planning Commission's Recommendation of approval for Rezone Application No. PLN2018-0057 – Kamir Incorporated, a request to rezone a 5.15-acre parcel from General Agriculture (A-2-10) to Planned Development (P-D), to allow for development of a fueling stop, convenience store, and two quick-service restaurants to serve the traveling public, located at East Keyes Road, between North Golden State Boulevard and State Route 99, in the Community of Keyes.

Public hearing to introduce and waive the first reading of an ordinance to amend existing fees for planning services.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

May 18, 2023: One Use Permit in the Crows Landing area. One Parcel Map in the Modesto area.

June 1, 2023: No items currently scheduled.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

At the request of the Chair, Commissioner Callis introduced himself to the Commissioners.

11. ADJOURNMENT

The meeting was adjourned at 7:26 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>.)

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