

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 7, 2023

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

Present: Dale Boucher, Neil Callis, Becky Campo, Thomas Maring, Carmen Morad, Lars Willerup, and Wayne Zipser

Absent: Erika Durrer and Wayne Pacheco

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Emily DeAnda, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Isael Ojeda, Engineer II, Department of Public Works, and Jessica Jang, Environmental Health Specialist II, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. November 16, 2023
Zipser/Morad (7/0) **ACCEPTED**
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of correspondence which was received too late for the agenda and placed before the Planning Commission:

 - A. Memo dated December 7, 2023, from Stanislaus County Planning and Community Development Department, regarding Other Matters item 8.A. – Street Name Application No. PLN2023-0127 – Monte Vista Collection.
 - B. Memo dated December 7, 2023, from Stanislaus County Planning and Community Development Department, regarding Other Matters item 8.B. – Street Name Application No. PLN2023-0103 – Hoffman Ranch.
6. **CONFLICT OF INTEREST**
 - A. Commissioner Thomas Maring – Non-Consent Item 7.A. – Use Permit Application No. PLN2023-0040 – Faith Home Team Challenge.

7. PUBLIC HEARINGS (* - Consent Items)

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

* **CONSENT ITEMS** – None.

6:02 p.m. Commissioner Maring left the Chambers.

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2023-0040 – FAITH HOME TEAM CHALLENGE** – Request to amend the use of an existing legal nonconforming men’s community care facility to allow for the expansion of on-site vocational training to include the manufacturing of prefabricated homes within an existing 6,000± square-foot building on a 39.94 acre project site located in the General Agricultural (A-2-40) zoning district. The project site is located at 6643 Faith Home Road, between East Keyes Road and Warner Road, in the Keyes area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 041-054-014.
Staff Report: Emily DeAnda, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Rick Souza, Executive Director, Faith Home Teen Challenge; Eric Johnsen, R3 – Rehabilitation, Restoration, and Respite; David J. Elliott, applicant; Joe Duran, CEO, Stanislaus Equity Partners (STEP); Rhonda Samalin; Jennifer Hart; and David Wright, Council Member, City of Modesto.
Public hearing closed.
Boucher/Morad (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

6:43 p.m. Commissioner Maring returned to the Chambers.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. **STREET NAME APPLICATION NO. PLN2023-0127 – MONTE VISTA COLLECTION** – Request to assign the names “Elder Drive”, “Perch Drive”, “Jake Way”, and “Dillion Way” to the road network of a 72 lot residential subdivision, approved under General Plan Amendment, Rezone, and Vesting Tentative Map No. PLN2021-0040 – Lazares Companies, located at 3531 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair. This project is exempt from the California Environmental Quality Act. APN: 024-012-009.
Callis/Zipser (7/0) **CONTINUED THE ITEM TO THE JANUARY 18, 2024 PLANNING COMMISSION MEETING AS RECOMMENDED IN THE DECEMBER 7, 2023 STAFF MEMO.**

- B. **STREET NAME APPLICATION NO. PLN2023-0103 – HOFFMAN RANCH –**
Request to assign the names “Hunter Way”, “Nolan Way”, “Gertrude Court”, “Kilpatrick Court”, and “Corona Court” to the road network of an 76 lot residential subdivision, approved under Rezone and Vesting Tentative Map No. PLN2021-0101 – Hoffman Ranch, 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. This project is exempt from the California Environmental Quality Act. APN: 024-022-027.
Campo/Maring (7/0) **CONTINUED THE ITEM TO THE JANUARY 18, 2024 PLANNING COMMISSION MEETING AS RECOMMENDED IN THE DECEMBER 7, 2023 STAFF MEMO.**
- C. **GENERAL PLAN CONSISTENCY FINDING FOR STANISLAUS COUNTY 2024 – 2028 CAPITAL IMPROVEMENT PLAN (CIP) –** A County-initiated request to consider consistency of the proposed Stanislaus County 2024-2028 Capital Improvement Plan (CIP) with the Stanislaus County General Plan.
Callis/Morad (7/0) **CONTINUED THE ITEM TO THE JANUARY 18, 2024 PLANNING COMMISSION MEETING AS RECOMMENDED IN THE DECEMBER 7, 2023 STAFF MEMO.**

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

- November 24, 2023: Cancelled meeting.
- November 28, 2023: Set a public hearing on December 12, 2023, at the 9:00 a.m. meeting, to Consider the Planning Commission’s recommendation of Stanislaus County Williamson Act Uniform Rules Update and Ordinance Amendment Application Number PLN2023-0121 – Lot Line Adjustment and Agricultural Preserve Update (County Initiated).
- Set a public hearing on December 19, 2023, at the 6:30 p.m. meeting, to consider the Planning Commission’s recommendation of approval of the cancellation of the development agreement for Natural Remedies Consulting, Inc., located at 5272 Jerusalem Court, north of Kiernan Avenue, in the Modesto area.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

- December 21, 2023: No items currently scheduled.
- January 4, 2024: No items currently scheduled.

January 18, 2024: General Plan consistency finding for Stanislaus County 2024-2028 Capital Improvement Plan (CIP). Three development agreements for existing commercial cannabis operations in the Modesto area. Two street name applications in the Denair area.

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

11. ADJOURNMENT

The meeting was adjourned at 6:47 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>.)