

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 15, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Kenneth Buehner, Richard Gibson, Tom Orvis, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Katherine Borges, Marc Etchebarne
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Kristin Doud, Associate Planner; Javier Camarena, Associate Planner; Jeremy Ballard, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Andrew Malizia, Traffic Engineer, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Cindy Van Emple, Senior Planner, City of Modesto; Brad Wall, Principal Planner, City of Modesto; Crystal D. Engert, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** – No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. December 18, 2014
Yamamoto/Buehner, 4/0, **APPROVED**
Commissioner Orvis abstained.
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter – Winter 2014
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Gibson informed the public of the consent items.

* CONSENT ITEMS

- *A. **USE PERMIT APPLICATION NO. PLN2014-0023 - VERIZON WIRELESS - E. HAWKEYE AVE** – *Requesting continuance to March 5, 2015.* Request to install a new wireless communication facility consisting of a 110' high stealth

monopole with a 204 square foot equipment shelter at its base and nine (9) mounted antennas on a 17.13± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, between N. Waring and N. Verduga Roads, in the City of Turlock Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 024-038-001

Staff Report: Jeremy Ballard Recommends **CONTINUANCE**.

Peterson/Buehner, 5/0 (Unanimous), **CONTINUED TO MARCH 5, 2015**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2014-0060 - WESTSIDE LANDSCAPE AND CONCRETE** - Request to change the use of a legal non-conforming auto repair shop to a retail nursery and landscaping supply business (Westside Landscape and Concrete) on a 1.8 acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 27107 Highway 33, on the southwest corner of Stuhr Road and Highway 33, just north of the city limits of Newman, in the City of Newman Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 026-039-037

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Buehner/Yamamoto, 5/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

- C. GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2014-0080 - SALIDA MARKET** – Request to amend the General Plan designation of Medium Density Residential to Planned Development and rezone from C-2 (General Commercial) to P-D (Planned Development) on a .33± acre parcel in order to replace a 4,406 square foot building with an 8,761 square foot building to be used as a retail market. The property is located at 4600 Broadway Avenue, at the south corner of the Broadway Avenue and Curtis Street intersection, in the Downtown Salida area. The proposed rezone will facilitate the project's ability to meet parking requirements and allow additional lot coverage. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 135-049-005

Staff Report: Javier Camarena Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Gary Kahlon, 4601 Broadway Avenue, Salida; Eva Sanchez, 4558 Broadway Avenue, Salida.

FAVOR: Bob DeGrasse, L Street Architects, 1414 L Street, Modesto; Karen Gordon, Aspen Street, Salida; Bethajavid, Salida; Tim Bettencourt, 2020 Standiford Avenue, Building A, Modesto.

OPPOSITION: Jesse

FAVOR: Walid Ali

Public hearing closed.

Buehner/Peterson, 5/0 (Unanimous) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. **CITY OF MODESTO PRESENTATION OF THE CROWS LANDING ROAD CORRIDOR STUDY** - A plan for a safe and efficient, multi-modal transportation facility serving the southern portion of Modesto, the western extension of Ceres, and portions of unincorporated Stanislaus County.

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

January 13, 2015: Approved two Williamson Act Cancellation Applications (.14 acres) in conjunction with a Lot Line Adjustment Application involving 4030 and 4306 Sperry Road, in the Denair area.

MISCELLANEOUS & ON THE HORIZON

- South County Corridor Feasibility Study Meetings and Workshops:

January 14, 2015 – Newman

January 15, 2015 – Turlock

January 28, 2015 – Patterson – 6:30 p.m. at the Hammon Senior Center, 1033 W. Las Palmas Ave

Study is to determine if there is a suitable route connecting Interstate 5 to State Route 99 in the southern portion of Stanislaus County.

Planning Commission

February 5, 2015: Use Permit application in the Ceres area – continued from December 18, 2014

February 19, 2015: General Plan Amendment and Rezone application in the Modesto area; Parcel Map application in the Oakdale area; Parcel Map application in the Modesto area

X. ELECTION OF CHAIR AND VICE CHAIR FOR 2015

Buehner/Yamamoto, 5/0 (Unanimous), elected Commissioner Gibson as Chair and Commissioner Peterson as Vice Chair for 2015.

XI. APPOINTMENT OF COMMISSIONERS TO THE GENERAL PLAN UPDATE COMMITTEE FOR 2015

Commissioners Peterson and Gibson were appointed to the General Plan Update Committee with Commissioner Boyd appointed as alternate.

XII. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XIII. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Signature on file
Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Department.)