

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

October 19, 2017

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://www.stancounty.com/planning)*

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

**CONSENT CALENDAR:** These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

**NON-CONSENT CALENDAR:** These items will be individually discussed and reviewed in detail.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

**PUBLIC COMMENT PERIODS:** Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

**PLANNING COMMISSION AGENDAS AND MINUTES:** Commission Agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the internet on Friday afternoons preceding the meeting at the following website: <http://www.stancounty.com/planning/>. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- I. **ROLL CALL:** Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Steve Boyd, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

**IV. MINUTES**

- A. October 5, 2017 [\[View Item\]](#)

**V. CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\*Consent Items)**

**\*CONSENT ITEMS**

- \*A. **USE PERMIT APPLICATION NO. PLN2016-0029 – GREWAL TRUCK PARKING** – *Requesting indefinite continuance* - Request to establish and operate a truck parking facility for up to twelve tractor-trailer combinations, on approximately 1.5 acres of a 4.77± acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 515 E. Greenway Avenue, east of Lander Avenue and south of State Highway 99, south of the City of Turlock. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 044-026-011. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- B. **USE PERMIT APPLICATION NO. PLN2016-0085 – VARGAS CUSTOM LANDSCAPING, INC.** – Request to establish and operate a wholesale nursery with an accessory landscape contracting business on a 9.74 net acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 1500 Saint Francis Avenue, between Carver and Tully Roads, north of the city of Modesto. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 004-017-004. [\[View Item\]](#)
- C. **VARIANCE APPLICATION NO. PLN2017-0064 – HICKMAN MARKET** – Request for a Variance from the Stanislaus County Zoning Ordinance Section 21.52.040(E), which requires construction of an 8-foot high masonry wall, as required for reconstruction of the existing neighborhood market, along property lines where the commercially zoned property abuts residential zoned properties to the north and east. The property is located at 13135 Lake Road, east of Montpelier Road, east of Hickman Road, in the Hickman area. This project is considered EXEMPT from the California Environmental Quality Act (CEQA). APN: 080-046-010. [\[View Item\]](#)
- D. **ORDINANCE AMENDMENT NO. PLN2017-0119 – COMMERCIAL CANNABIS ACTIVITIES** – Request to amend Chapters 21.08 – General Provisions, 21.12 Definitions, Chapter 21.20 General Agriculture District (A-2), Chapter 21.42 Planned Industrial District (PI), Chapter 21.56 General Commercial District (C-2), Chapter 21.60 Industrial District (M), and Chapter 21.64 Limited Industrial District (LM) of the Stanislaus County Title 21 Zoning Ordinance to allow for commercial cannabis activities, subject to obtaining a discretionary land use permit. This project is considered EXEMPT from the California Environmental Quality Act (CEQA) APN: Countywide. [\[View Item\]](#)

- VIII. OTHER MATTERS (Not Public Hearings)
- IX. REPORT OF THE PLANNING DIRECTOR
- X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
- XI. ADJOURNMENT

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., October 30, 2017. THE FEE FOR APPEAL IS \$673.00.***