

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

December 21, 2017

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Steve Boyd, Kenneth Buehner, Scott Hicks, Tom Orvis
- Absent: Richard Gibson and Bobby Yamamoto
- Staff Present: Angela Freitas, Director; Rachel Wyse, Senior Planner, Denzel Henderson, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** – No one spoke.

IV. **APPROVAL OF MINUTES**

- A. November 16, 2017  
Orvis/Buehner (5/0) **APPROVED.**  
Commissioners Boyd and Etchebarne abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of two items of correspondence mailed in their agenda packet and placed before them this evening:

- A. 2018 Planning Commission Meeting Calendar
- B. Farmland Working Group Newsletter – Winter 2017

VI. **CONFLICT OF INTEREST** - None

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

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

**\* CONSENT ITEMS** - None

**NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2016-0029 – GREWAL TRUCK PARKING** - Request to establish and operate a 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.

Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** Rick Ringler, applicant's representative  
Public hearing closed.

Boyd/Buehner (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.**

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

December 5, 2017: Approved the Planning Commission's Recommendation for Approval of Zoning Ordinance Amendment Application No. PLN2017-0119 – Commercial Cannabis Activities with the following amendments:

- Direct Staff to evaluate if artificial light cultivation when conducted within an existing building should be allowed in the A-2 (General Agriculture) zoning district and to return with a Zoning Ordinance amendment if determined that any of the existing registrant's will be impacted by the limitation in the ordinance as adopted.
- To review the list of registration applications for eligibility under the adopted Ordinances and to provide a report back to the Board of Supervisors. The report was provided to the Board of Supervisors on December 19, 2017.
- The Board of Supervisors approved the Planning Commission's recommendation to include parks in the definition of "youth centers", but did not include the recommendation to eliminate cannabis activities from the C-2 (General Commercial) zoning district or to increase the setback from residences from 200 to 600 feet or the elimination of the setback waiver or reduction provision. The Board of Supervisors added to the Regulatory Ordinance a provision requiring the decision making body, for the land use entitlement, to giving consideration to a Municipal Advisory Councils comments relating to cannabis activities within a MAC's boundary.

December 12, 2017: Approved the Planning Commission's Recommendation for Approval of Use Permit Application No. PLN2017-0059 – Ag-Air, Inc.

Approved the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2017-0062 – Masellis Enterprises, LLC.

Approved the Appeal of the Planning Commission Denial of Variance Application No. PLN2017-0064 – Hickman Market, thus approving the Variance, with an amendment to Condition of Approval No. 10 eliminating the need for the 8-foot masonry wall along the eastern property to be constructed within 10-years of Variance approval and instead only requiring construction of the wall until title to the project site or the adjoining parcel to the east (both owned by the applicant) is changed through sale or transfer.

December 19, 2017: Approved the 2018 Williamson Act Contract Applications.

Approved the Planning Commission's Recommendation of Approval of General Plan Amendment and Rezone Application No. PLN2017-0081 – Mistlin Honda

### **MISCELLANEOUS & ON THE HORIZON**

#### **Planning Commission**

January 4, 2018: No items scheduled at this time.

January 18, 2018: Two Time Extension Applications in the Turlock area.

Director Freitas thanked Commissioner Boyd for his years of service to Stanislaus County Planning Commission from 2010 to 2017, including serving as chair in 2014, presenting him with a plaque.

Director Freitas also recognized absent Commissioner Yamamoto for his years of service to the Stanislaus County Planning Commission from 2014 to 2017.

### **X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

### **XI. ADJOURNMENT**

The meeting was adjourned at 6:18 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.)