

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

April 16, 2020

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning*

MEMBERS OF THE PUBLIC MAY REMOTELY OBSERVE THE MEETING AND ADDRESS THE PLANNING COMMISSION VIA TELEPHONE. THIS MEETING WILL NOT INCLUDE IN PERSON PUBLIC ATTANDANCE.

This meeting will be held in accordance with the Governor's Stay at Home Executive Order N-33-20 and in accordance with Executive Order N-29-20 (that pertains to the holding of public meeting via teleconferencing) and will not include in person public attendance. Members of the public may observe the meeting and provide comments to the Planning Commission via email or telephone as described below:

How to observe the Meeting:

- You can observe the live stream of the Planning Commission meeting at: <http://www.stancounty.com/sclive/>
- In addition, Planning Commission meetings are broadcast live on local cable television. A list of cable channels is available at the following website: <http://www.stancounty.com/planning/broadcasting.shtm>

How to submit Public Comments:

- If you wish to provide verbal comments via telephone, please call the Planning Department office in advance of the meeting at (209) 525-6330 for instructions. Please be prepared to provide the following information: your name, telephone number where you can be reached during the meeting, and whether you wish to speak under the Citizen's Forum period or regarding a specific agenda item. Members of the public will be telephoned and provided an opportunity to speak during the meeting. An opportunity to call in to provide verbal comment will also be provided to members of the public during the meeting.
- If you prefer to provide a written comment regarding this application, please submit your comments via email at planning@stancounty.com by 5:00 p.m. the day of the Planning Commission meeting and include the application title in the subject line of the email. Written comments may also be submitted by U.S. mail or fax: 209-525-5911. All written comments will be provided to the Planning Commission the day of the meeting.

General Information regarding the Planning Commission Agenda:

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 unless the Chairperson of the Commission sets a different time limit.

The agenda is divided into two sections:

CONSENT ITEMS: These matters include routine financial and administrative actions. All consent items will be voted on as a single action at the beginning of the meeting under the section titled "Consent Items" without discussion.

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

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA: In order that interested parties have an opportunity to speak, any person addressing the Planning Commission will be limited to a maximum of 5 minutes unless the Chairperson of the Commission sets a different time limit.

PLANNING COMMISSION AGENDAS AND MINUTES: Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page (www.stancounty.com/planning/agenda/index.shtm). 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 upon request by calling (209) 525-6630 or email planning@stancounty.com.

AUDIO/VIDEO BROADCAST: All Planning Commission meetings are normally broadcast live and replayed on local cable television. A list of cable channels is available at the following website: <http://www.stancounty.com/planning/broadcasting.shtmln>. Additionally, a live audio/video broadcast of this meeting can be heard and seen online at: <http://www.stancounty.com/sclive/>

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

1. **ROLL CALL:** Marjorie Blom, Kenneth Buehner, Erika Durrer, Scott Hicks, Thomas Maring, Wayne Mott, Perfecto Munoz, Lars Willerup, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** (VIA TELEPHONE OR EMAIL ONLY – SEE INSTRUCTIONS ON PAGE ONE)
4. **MINUTES**
 - A. March 19, 2020 [\[View Item\]](#)
5. **CORRESPONDENCE**
6. **CONFLICT OF INTEREST DECLARATION**
 - A. Commissioner Durrer - Consent Item 7-A – Vesting Tentative Parcel Map Application No. PLN2020-0003 – Genasci Parcel Map
7. **PUBLIC HEARINGS (*Consent Items)**

***CONSENT ITEMS**

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2020-0003 – GENASCI PARCEL MAP** – Request to subdivide a 104.25± gross acre parcel into

two parcels of 42.57± and 61.68± gross acres in size in the A-2-40 (General Agriculture) zoning district. The project site is located at 3213 Jackson Road, between Beckwith Road and Bacon Road, in the Modesto area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 012-018-025. [\[View Item\]](#)

NON-CONSENT ITEMS

- B. GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT** - Request to amend the General Plan, Community Plan, and Zoning designations of a 1.08± acre parcel from Low Density Residential and A-2-10 (General Agriculture) to Planned Development (P-D) to allow for construction of a 19,652 square foot warehouse building to allow for low-people intensive light industrial, office, and commercial uses. The project site is located at 4731 Kiernan Court, north of the Highway 99 and Kiernan Interchange, west of Sisk Road, in the Community of Salida. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 136-019-001. [\[View Item\]](#)
- C. REZONE APPLICATION NO. PLN2019-0093 – TENAYA BANQUET HALL** - Request to rezone a 2.91 acre parcel from an Industrial (M) zoning district to a Planned Development (P-D) zoning district to establish a catering and wedding event venue, with two separate event spaces, in an existing 34,720 square foot commercial building. The project involves use of 191 on-site parking spaces and 54 off-site spaces, located 0.4 miles away southeast of the project site. The project site is located at 2206 Tenaya Drive on the southeast corner of Mitchell Road and Tenaya Drive, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 036-001-048. [\[View Item\]](#)
- D. USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2019-0092 – PACIFIC BOTANICAL LABORATORIES, LLC** – Request to obtain a Use Permit and Development Agreement, to operate a commercial cannabis and hemp testing lab within an existing suite of a two-story building on a 2.28 acre parcel in the P-D 180 (Planned Development) zoning district. The project site is located at 4100 Bangs Avenue, east of Sisk Road, between Pelandale and Kiernan Avenue, in the Community of Salida. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 135-043-031. ***For a copy of this item please contact the Planning Department at (209) 525-6330 or send an email to planning@stancounty.com.***

E. GENERAL PLAN AMENDMENT, REZONE, USE PERMIT, AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0093 – THE GENEZEN PROJECT -

Request to amend the general plan and zoning designation of a 1.53-acre property from Planned Industrial (P-I) to Planned Development (P-D), and to obtain a use permit and development agreement to allow indoor commercial cannabis cultivation, manufacturing (volatile), distribution, and potential future retail activities in an existing 25,758 square-foot warehouse building. The project is located at 485 Bitritto Way, between Charity Way and Kiernan Avenue, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 004-094-017. ***For a copy of this item please contact the Planning Department at (209) 525-6330 or send an email to planning@stancounty.com.***

8. OTHER MATTERS (Not Public Hearings)
9. REPORT OF THE PLANNING DIRECTOR
10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR
11. ADJOURNMENT

DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,307.00.