

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 16, 2020

6:00 P.M.

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

Public Access to Planning Commission Meetings

Members of the public may observe the meeting and provide comments to the Planning Commission as described below.

This meeting will be open to the public. Effective June 22, 2020, pursuant to the order issued by Governor Newsom and consistent with guidance issued by the California Department of Public Health, social distancing and face coverings are required for in person attendance at the meeting. The chamber's audience seating capacity will be limited to thirty (30) or fewer persons.

- You can also observe the live stream of the meeting at <http://www.stancounty.com/sclive/>
- In addition, Planning Commission meetings are broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: <http://www.stancounty.com/planning/broadcasting.shtm>
- If you would like to provide a written comment, please submit your comments via email prior to the start of the Planning Commission meeting. Please email your comment to Planning@stancounty.com and include the Agenda Item Number or Citizen's Forum in the subject line of the email. Your written comment will be distributed to the Planning Commissioners and kept on file as part of official record of the Planning Commission meeting.

The Planning Commission 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. 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at the beginning of the meeting under the section titled "Consent Items" without discussion, unless requested to be withdrawn from "Consent".

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

ANY MEMBER OF THE PUBLIC DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA: While the Planning Commission welcomes and encourages participation in the Commission meetings, 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: 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 please contact the Planning Department (209) 525-6330 for instructions.

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.

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**
4. **MINUTES**
 - A. June 18, 2020 [\[View Item\]](#)
5. **CORRESPONDENCE**
6. **CONFLICT OF INTEREST DECLARATION**
7. **PUBLIC HEARINGS (*Consent Items)**

***CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2019-0083 LOPEZ – MONTAGUE COURT** - Request to subdivide a 24,899± square-foot parcel into four parcels at least 5,685± square feet in size in the R-1 (Single-Family Residential) zoning district. An Exception to the Subdivision Ordinance is included to allow Proposed Parcel 3 to take access from a 20-foot-wide access easement. The project site is located at 844 and 846 River Road, between Montague Court and Avon Street, in the Ceres 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). APN: 038-008-060. [\[View Item\]](#)
 - B. **USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2020-0036 – THE PEOPLE'S REMEDY** – Request to obtain a Use Permit and Development Agreement to establish a commercial cannabis retail storefront business including delivery services within a portion of an existing 12,000 square-foot building in the M (Industrial) zoning district. The project site is located at 1119 Lone Palm Avenue, between Woodland and Kansas Avenues, west of State Route 99, in the Modesto area. The Planning Commission will consider finding that no further analysis under California Environmental Quality Act is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was certified) and that the project is exempt from CEQA under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 029-011-075. ***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)**
 - A. Appointment to Subcommittee – Recology Annual Site Visit
 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.