

## STANISLAUS COUNTY PLANNING COMMISSION

### MINUTES

REGULAR MEETING

August 5, 2021

1. **ROLL CALL:** Meeting called to order at 6 p.m.  
  
Present: Kenneth Buehner, Thomas Maring, Perfecto Munoz, Lars Willerup, Wayne Zipser  
  
Absent: Matt Beekman, Erika Durrer, Wayne Mott, Wayne Pacheco  
  
Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; Emily Basnight, Assistant Planner, and Debbie Trujillo, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** (None)
4. **MINUTES**
  - A. July 15, 2021  
Willerup/Maring (4/0) **APPROVED.**  
Commissioner Munoz abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of seven items of correspondence placed before them this evening:

  - A. Consent Item 7-A – Time Extension for Vesting Tentative Subdivision Map Application No. PLN2017-0058 – Orange Grove Estates
    - i. Email dated July 30, 2021 from Brad Johnson
  - B. Non-Consent Item 7-C – Rezone Application No. PLN2019-0108 – Price Honda of Turlock
    - i. Email dated August 4, 2021 from Tony Hegarty
    - ii. Email with attachment dated August 4, 2021 from Tammy Ivy
    - iii. Email and fax dated August 5, 2021 from Lena Van Beek

- iv. Fax dated August 5, 2021 from William McClure
  - v. Fax dated August 5, 2021 from Sharon Turnbull
  - vi. Fax dated August 5, 2021 from Joyce McClure
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (\* - Consent Items)**

**\* CONSENT ITEMS**

- \*A. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (VTSM) APPLICATION NO. PLN2017-0058 – ORANGE GROVE ESTATES** - Request for a one-year time extension. The approved VTSM subdivided a 2.11± acre parcel into nine parcels ranging between 7,000 and 15,155 square feet in size in the Single-Family Residential – Urban Services (R-1 US) zoning district. This project is located at 5537 Washington Road, on the north side of Kim Drive, between Tanya Way and Washington Road, in the Community of Keyes. This request is considered Exempt from the California Environmental Quality Act. APN: 045-021-041.  
Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Buehner/Willerup (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF MEMO.**
- \*B. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (VTSM) APPLICATION NO. 2006-06 - KNIGHTS FERRY OVERLOOK** - Request for a one-year time extension. The approved VTSM subdivided a 33.70 acre parcel into eight lots ranging from 0.50 to 5 acres in size and a 12.03 acre remainder parcel in the General Agricultural (A-2-5) and Historical Site (H-S) zoning districts. The project is located at the southeast corner of Cemetery and Frymire Roads, in the Knights Ferry area. The time extension is considered Exempt from the California Environmental Quality Act. APNs: 002-044-003 and 002-044-004.  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.  
Maring/Buehner (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF MEMO.**

**NON-CONSENT ITEMS**

- C. REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK** - Request to rezone a 5.14-acre parcel from expired Planned Development (P-D) (209) to a new PD for the development of an auto dealership in two phases. The project site is located on North Golden State Boulevard, between West Barnhart and West Taylor Roads, in the Keyes/Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 045-053-038.  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Sharon Turnbull, resident.  
**FAVOR:** Nick Seward, project architect; and James Figurell, project applicant.

Public hearing closed.

Buehner/Munoz (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT AND WITH THE DELETION OF DEVELOPMENT STANDARD NO. 36 AND WITH THE ADDITION OF DEVELOPMENT STANDARD NO. 44 TO READ AS FOLLOWS:**

~~36. Prior to issuance of a building permit for any sign, the applicant shall submit signage plans to the City of Turlock for review and approval. All signage visible from SR 99 or Golden State Boulevard shall meet City standards.~~

44. Prior to issuance of any building permit, operator/property owner shall submit a written "Good Neighbor Policy" to be reviewed and approved by the Planning Department. The Policy shall establish a plan to provide neighbors with contact information for the dealership and steps the dealership will take to work diligently with the neighbors to address issues.

Roll Call Vote:           Ayes – Buehner, Maring, Munoz, Willerup, Zipser  
                                  Noes – None  
                                  Absent – Beekman, Durrer, Mott, Pacheco

**D. GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0009 – WPD HOMES, INC. –**

Request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from Rural Residential (R-A) to Planned Development (P-D), and to subdivide the project site into three parcels, to allow for development of five duplexes on proposed parcel one, and residential development consistent with the R-2 district on proposed parcels 2 and 3. The project site is located at 4800 Kersey Road, between N. Gratton Road and Story Road, in the Community of Denair. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 024-024-037.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** Rod Hawkins, Hawkins & Associates Engineering, Inc.; Pat Davis, applicant.

Public hearing closed.

Willerup/Maring (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote:           Ayes – Buehner, Maring, Munoz, Willerup, Zipser  
                                  Noes – None  
                                  Absent – Beekman, Durrer, Mott, Pacheco

**8. OTHER MATTERS (NOT PUBLIC HEARINGS) - None**

**9. REPORT OF THE PLANNING DIRECTOR**

### **BOARD OF SUPERVISORS ACTIONS**

July 27, 2021: Set a Public Hearing for August 17, 2021, at the 6:30 p.m. meeting, to consider the Planning Commissions' recommendation of the following:

- 1) Approval of General Plan Amendment and Rezone for Application No. PLN2018-0081 – Libitzky Management Corporation. The project site is located at 1224 Kiernan Avenue (SR 219), at the southeast corner of Tully Road and Kiernan Avenue, in the Modesto area.
- 2) Approval of General Plan Amendment and Rezone for Application No. PLN2019-0079 – Cal Sierra Financial, Inc. The project site is located on Pirrone Road, on the east side of the Pirrone Road and Hammett Road intersection, east of Highway 99, in the Community of Salida.
- 3) Approval of General Plan Amendment and Rezone for Application No. PLN2020-0014 – Gonzales Ready-Mix & Landscaping Supply. The project site is located on Monte Vista Avenue, at the southeast corner of E. Monte Vista Avenue and N. Santa Fe Avenue, in the Community of Denair.
- 4) Approval of General Plan Amendment and Rezone for Application No. PLN2021-0001 – Park Place RV Storage. The project site is located at 5150 McHenry Avenue (SR 108), between Kiernan Avenue and Charity Way, in the Modesto area; and
- 5) Approval of General Plan Amendment, Rezone, and Vesting Tentative Parcel Map for Application No. PLN2021-0009 – WPD Homes, Inc. The project site is located at 4800 Kersey Road, between N. Gratton Road and Story Road, in the Community of Denair; which was considered by the Planning Commission this evening.

### **MISCELLANEOUS AND ON THE HORIZON**

#### **Planning Commission**

August 19, 2021: No items scheduled.

September 2, 2021: No items scheduled.

Director Freitas also informed the Planning Commission that on August 9, 2021 the Board of Supervisors would be considering setting a public hearing for August 31, 2021 to consider the Planning Commissions' recommendation of approval for **REZONE APPLICATION NO. PLN2019-0108 – PRICE HONDA OF TURLOCK.**

10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None**

**11. ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

Signature on file.

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Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)

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