

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

September 16, 2021

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Matt Beekman, Erika Durrer, Wayne Mott, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: Kenneth Buehner, Thomas Maring, Perfecto Munoz  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Jeremy Ballard, Associate Planner; Emily Basnight, Assistant Planner; Avleen Aujla, 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. August 5, 2021 - No Action taken due to a lack of quorum.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there were no items of correspondence.
6. **CONFLICT OF INTEREST** - None
7. **PUBLIC HEARINGS (\* - Consent Items)**

Commissioner Zipser informed the public of the consent items and procedure.

\* CONSENT ITEMS - None

### NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2021-0029 – OASIS CARDROOM – Requesting an indefinite continuance** - Request to amend Planned Development (P-D) (210), to allow for the sale and service of alcohol for on-site consumption at an existing cardroom on a 2.32-acre parcel. No construction is proposed as part of this request. The project site is located at 5001 McHenry Avenue, on the northwest corner of Kiernan and McHenry Avenues, in the

Modesto area. The project is considered Exempt from the California Environmental Quality Act. APN: 004-094-010.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.  
Mott/Willerup (6/0) **APPROVED INDEFINITE CONTINUANCE AS OUTLINED IN THE STAFF MEMO.**

- B. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2020-0120- ISSACO ESTATES** – This is a request to subdivide four parcels totaling 3.1± acres into eleven lots of at least 8,000 square-feet each in the Rural Residential (R-A) zoning district. The property is located at 3317 and 3331 Story Road, between E. Monte Vista Avenue and Kristi Drive, in the community of Denair. The Planning Commission will consider a CEQA Negative Declaration. APNs: 024-025-002,014, 052, and 053.  
Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None  
**FAVOR:** Sam David, applicant.  
Public hearing closed.  
Willerup/Mott (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**8. OTHER MATTERS (NOT PUBLIC HEARINGS)**

**A. RECOLOGY ANNUAL INSPECTION REPORT**

Miguel Galvez provided a presentation regarding the 2021 annual inspection report for Use Permit No. PLN2016-0055 – Recology Blossom Valley Organics – North (BVON). The Use Permit, approved on December 15, 2016, included a Condition of Approval (#17) that required the Planning Commission to review compliance with the Use Permit one year after its approval, and annually at the discretion of the Planning Director. Staff conducted an annual site visit on August 11, 2021 and found Recology Blossom Valley Organics – North (BVON) to be in compliance.

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

August 10, 2021: No Planning Commission items on the Agenda.

August 17, 2021: Approved 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. 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.

- 3) 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
- 4) 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.

Approved the cancellation of a Public Hearing of 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. Additional time was needed by the County and the applicant to adequately address comments received.

August 31, 2021: Approved the Planning Commissions' recommendation of approval for Rezone Application No. PLN2019-0108 – Price Honda –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.

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

#### Planning Commission

October 7, 2021 One Use Permit in the Modesto area. One Tentative Parcel Map in the Community of Empire.

October 21, 2021 One Rezone in the Salida area. One Use Permit in the Modesto area. One Use Permit in the Turlock area.

Director Freitas introduced the Planning Commission to Avleen Aujla, the County's new Assistant Planner.

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

#### **11. ADJOURNMENT**

The meeting was adjourned at 6:41 p.m.

Signature on file.

Angela Freitas, Secretary

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(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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