

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 17, 2022

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Matt Beekman, Kenneth Buehner, Perfecto Munoz, Thomas Maring, Lars Willerup, Wayne Zipser

Absent: Erika Durrer, Wayne Pacheco

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Teresa McDonald, Associate Planner; Emily Basnight, Assistant Planner; Avleen K. Aujla, Assistant Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Danny Mauricio, 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** – No one spoke.
4. **MINUTES**
 - A. February 3, 2022
Maring/Buehner (6/0) **APPROVED.**
5. **CORRESPONDENCE**

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

 - A. Memo dated February 17, 2022 from the Stanislaus County Planning and Community Development Department for Consent Item 7-A – Tentative Parcel Map Application No. PLN2021-0086 – Onkar Builders, Inc.
 - B. Email dated February 14, 2022 from Ken Moncrief, Central Valley High School, for Non-Consent Item 7-C – Use Permit Application No. PLN2020-0077 – Coit & Hewes, LLC.
 - C. Non-Consent Item 7-D – Salida Community Plan Development Plan – PLN2019-0079 – Cal Sierra Financial, Inc.
 - i. Email with attached letter dated February 11, 2022 from Woody Hastings, Coalition Opposing New Gas Stations (CONGAS).

- ii. Email dated February 14, 2022 from Leonard Powell.
- iii. Email dated February 17, 2022 from Leonard Powell.
- iv. Email dated February 17, 2022 from Brad Johnson.

6. **CONFLICT OF INTEREST** – None.

7. **PUBLIC HEARINGS (* - Consent Items)**

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

*** CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0086 – ONKAR BUILDERS, INC.** – Request to subdivide a 25,718± square-foot parcel into two parcels, 10,684± and 8,639± square feet in size, in the Rural Residential (R-A) zoning district. The project site is located at 3950 Collins Road, on the northeast corner of Collins Road and East Service Road, in the Ceres area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act (CEQA) 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: 053-037-033.
Staff Report: Avleen K. Aujla, Assistant Planner, Recommends **INDEFINITE CONTINUANCE**.
Buehner/Willerup (6/0) **APPROVED THE STAFF RECOMMENDATION FOR INDEFINITE CONTINUANCE AS OUTLINED IN THE STAFF MEMO DATED FEBRUARY 17, 2022.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2021-0080 – BOOMERS MODESTO** – Request to amend the development standards for Planned Development (P-D) (203) to allow for the installation of a 59-foot-tall Ferris wheel and to allow for the on-site sale and service of alcohol at an existing amusement park. The site is located at 4215 Bangs Avenue, between Sisk Road and Enterprise Way, in the community of Salida. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 135-042-026.
Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Marcie Powell, resident.
FAVOR: Mark Pollock, applicant representative; Anthony Barba, applicant representative.
Public hearing closed.
Willerup/Zipser (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- C. USE PERMIT APPLICATION NO. PLN2020-0077 – COIT AND HEWES, LLC** – Request to change the use of a 1.91± acre parcel from a legal nonconforming

general contracting business to a harvesting equipment parts fabrication and repair business in the General Agriculture (A-2-40) zoning district. The property is located at 719 E Grayson Road, between Morgan Road and Crows Landing Road, in the Ceres area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 041-007-006.

Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.

OPPOSITION: None.

FAVOR: Leroy Hewes, applicant.

Public hearing closed.

Beekman/Maring (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

D. SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO. PLN2019-0079 – CAL SIERRA FINANCIAL, INC. – Request to approve a

development plan to allow for development of a convenience store/community market, gas station, restaurant, retail building, and mini-storage facility to be developed on approximately four (4) acres of a 9.6 acre site with a General Plan and Salida Community Plan designation of Commercial and zoning designation of Salida Community Plan General Commercial (SCP-C-2). 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. The Planning Commission will consider a California Environmental Quality Act Mitigated Negative Declaration. APN: 003-014-007.

Staff Report: Kristy Doud, Principal Planner, Recommends **APPROVAL**.

OPPOSITION: Mary Stephenson, resident; Karen Gorne, resident; Leonard Powell, resident; Katherine Borges, resident; Daniel Haynes, resident; Tammy Staller, resident; Bill Parks, resident; Marcie Powell, resident; Donald Stephenson, resident; Brad Johnson, resident.

FAVOR: John Anderson, applicant representative; Paul Grewal, applicant; Pat Burns, Salida Fire Protection District.

Public hearing closed.

Maring/Beekman (2/4) **ON A FAILED MOTION TO APPROVE, THE PLANNING COMMISSION RECOMMENDED DENIAL OF THE PROJECT TO THE BOARD OF SUPERVISORS.**

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

8. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

February 8, 2022: No Planning Commission items on the agenda.

February 15, 2022: Cancellation of Public Hearing for General Plan Amendment and Rezone 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.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

March 3, 2022: No items scheduled.

March 17, 2022: Three Parcel Maps in the Oakdale area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 8:11 p.m.

Signature on file. _____
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>.)