

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 15, 2023

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

Present: Dale Boucher, Becky Campo, Carmen Morad, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Neill Callis, Erika Durrer, Thomas Maring

Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Shaun Wahid, Deputy County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of 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. June 1, 2023
Morad/Pacheco(5/0) **ACCEPTED.**
Commissioner Campo abstained.

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

Commissioner Willerup informed the public that there were no consent items.

***CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2022-0122 – EMPIRE HEALTH AND WELLNESS** – Request to allow the operation of an existing retail commercial cannabis business with delivery services, within an existing 3,720 square-foot building, in the General Commercial (C-2) zoning district. The application includes a waiver to the required 200 foot setback from adjacent residences, in accordance with County Code Section 6.78.120(A)(6)(c)(i). The original use permit (Use Permit No. PLN2018-0115) has expired. The project site is located at 4725 Yosemite Boulevard (SR 132), between A Street and B Street, in the Community

of Empire. The Planning Commission will consider finding that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption) and 15301 (Existing Facilities). APN: 133-012-005.

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

Public hearing opened.

OPPOSITION: None.

FAVOR: Sunny Uppal, applicant representative.

Public hearing closed.

Zipser/Morad (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, INCLUDING THE FINDINGS AND ACTOINS REQUIRED FOR PROJECT APPROVAL IN EXHIBIT A, AND A FINDING THAT THE PROJECT WILL INCREASE ACTIVITIES IN AND AROUND THE PROJECT AREA, AND INCREASE DEMANDS FOR ROADS AND SERVICES THEREBY REQUIRING DEDICATION AND IMPROVEMENTS.**

Roll Call Vote: Ayes – Boucher, Campo, Morad, Pacheco, Willerup, Zipser
Noes – None
Abstaining – None
Absent – Callis, Durrer, Maring

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. Assignment of Nuisance Abatement Hearing Board Members

Chair Willerup assigned: Commissioners Pacheco (member), Willerup (member), and Morad (alternate)

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

June 6, 2023: Approved the Planning Commission's recommendation of approval for Rezone and Vesting Tentative Map application No. PLN2021-0101 – Hoffman Ranch – A request to rezone a 15.9± acre parcel from Planned Development (P-D) (288) to a new P-D and to subdivide the project site into 76 parcels, ranging in size from 5,855 to 12,631 square feet and a 6,391± square-foot park site expansion. The project site is located at 4235 Arnold Road and 4302 Riopel Avenue, on the north side of East Zeering Road, between Riopel and Arnold Roads, in the Community of Denair.

June 13, 2023: No meeting.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

July 6, 2023: No items currently scheduled.

July 20, 2023: One Use Permit in Crows Landing area, and two Time Extensions, one for a Use Permit in the Modesto area, and one for a Vesting Tentative Map in the Keyes area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

11. ADJOURNMENT

The meeting was adjourned at 6:27 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>.)

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