

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 2, 2023

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

Present: Dale Boucher, Neill Callis, Becky Campo, Erika Durrer, Carmen Morad, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Thomas Maring

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Emily DeAnda, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; and Isael Ojeda, Engineer II, Department of Public Works.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. October 5, 2023
Callis/Pacheco (8/0) **ACCEPTED**
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of an amendment to the correspondence provided as part of the agenda which was placed before them to reflect a change in the May 2, 2024 meeting date.

 - A. 2024 Planning Commission Meeting Calendar
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

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

*** CONSENT ITEMS**

- *A. TIME EXTENSION FOR VESTING TENTATIVE MAP (TM) APPLICATION NO. PLN2020-0120 – ISSACO ESTATES** – Request for a one-year time extension. The approved TM subdivided 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 East Monte Vista Avenue and Kristi Drive, in the Community of Denair. This request is considered Exempt from the California Environmental Quality Act. APNs: 024-025-002, 014, 052, and 053.
Staff Report: Emily DeAnda, Assistant Planner, Recommends **APPROVAL**.
Morad/Boucher (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

NON-CONSENT ITEMS

- B. CANCELLATION OF THE DEVELOPMENT AGREEMENT FOR USE PERMIT AND DEVELOPMENT AGREEMENT NO. PLN2018-0101 – NATURAL REMEDIES CONSULTING, INC. – Continued from October 5, 2023.** Request to cancel the adopted Development Agreement for a commercial cannabis retail, distribution, manufacturing, and indoor cultivation operation, located at 5272 Jerusalem Court, between Kiernan Avenue and St. Francis Avenues, in the Modesto area. This request is considered Exempt from the California Environmental Quality Act. APN: 004-065-019.
Staff Report: Jeremy Ballad, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Matthew Clark, Applicant Representative.
FAVOR: None.
Public hearing closed.

Morad/Callis (8/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISOR AS OUTLINED IN THE STAFF MEMO.**

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

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Update on Stanislaus County Housing Element and Other Housing Efforts

Staff provided the Planning Commission with an overview of the different housing efforts currently being undertaken by the County's Planning Department.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

October 10, 2023: No meeting.

October 17, 2023: Acknowledged receipt of request for withdrawal by Appellant, Helder Garcia et. al., of the scheduled appeal of the Planning Commission's decision of Approval of Use Permit application No. 2018-0080 – Central Valley Crescent. Appellant requested the withdrawal based upon having reached an agreement with the applicant; and, the Board accepted the withdrawal request of the appeal and canceled the public hearing.

October 24, 2023: No meeting.

October 31, 2023: Approved the Planning Commission's recommendation of approval to cancel the adopted Development Agreements for nine commercial cannabis operations of various types located throughout the unincorporated area of Stanislaus County.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

November 16, 2023: Williamson Act Uniform Rules Update and Ordinance Amendment relating to lot line adjustments on Williamson Act lands and zoning districts recognized within the County's Agricultural Preserve for the purpose of contracting land.

December 7, 2023: Use permit in the Keyes area.

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

11. ADJOURNMENT

The meeting was adjourned at 6:53 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>.)