### STANISLAUS COUNTY PLANNING COMMISSION

#### **MINUTES**

REGULAR MEETING November 7, 2024

**1. ROLL CALL:** Meeting called to order at 6:01 p.m.

<u>Present</u>: Neill Callis, Becky Campo, Andrew Huff, Carmen Morad, Wayne

Pacheco, and Wayne Zipser

Absent: Thomas Maring, Jose Sabala, and Lars Willerup

Staff Present: The following Planning & Community Development staff were

present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Kristen Anaya, Senior Planner; Emily DeAnda, Associate Planner; and Shante Ruiz, Staff Services Technician. The following Stanislaus County staff were also present: Lori Sicard, Deputy County Counsel; Andrew Malizia, Deputy Director, Department of Public Works; and Alondra Estrada, Senior Environmental Health

Specialist, Department of Environmental Resources.

#### 2. PLEDGE OF ALLEGIANCE

3. **CITIZEN'S FORUM** – No one spoke.

#### 4. MINUTES

A. October 17, 2024 Campo/Zipser (6/0) **ACCEPTED** 

#### 5. CORRESPONDENCE

A. 2025 Planning Commission Meeting Calendar

Director Freitas informed the Planning Commissioners of correspondence which was received too late for the agenda and placed before them this evening:

Letter, received November 6, 2024, from Donald Rajewich, for Non-Consent Item 7.B. – Tentative Map Application No. PLN2024-0014 – FQC, Inc.

- **6. CONFLICT OF INTEREST** None.
- 7. PUBLIC HEARINGS (\* Consent Items)

Chair Pacheco informed the public that there were no consent items.

\* CONSENT ITEMS – None.

#### NON-CONSENT ITEMS

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# A. <u>USE PERMIT APPLICATION NO. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR</u> – Request to establish a farm equipment and trailer repair business within a 1.5± acre area of a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The property is located at 342 Orange Avenue, between Locust Avenue and Sycamore Avenue, in the Patterson area. The Planning

Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 048-008-007.

Staff Report: Kristen Anaya, Senior Planner.

Public hearing opened. **OPPOSITION:** None.

FAVOR: None.

Public hearing closed.

An initial motion was made by Commissioner Callis and seconded by Commissioner Campo to approve the staff recommendations as outlined in the staff report; however, the motion was tabled by Chair Pacheco prior to a vote for additional discussion.

## Callis/Campo (6/0) APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.

Roll Call Vote: Ayes – Callis, Campo, Huff, Morad, Pacheco, and Zipser

Noes – None Abstaining – None

Absent - Maring, Sabala, Willerup

B. TENTATIVE MAP APPLICATION NO. PLN2024-0014 – FQC, INC. – Request to subdivide an approved multi-family development into 11 air space condominium parcels ranging from 2,014± square feet to 2,458± square feet each and three common area parcels for access and stormwater basins on a 38,309± square-foot parcel in the Planned Development (P-D) (356) zoning district. The property is located at 4800 Kersey Road, between North 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: 024-024-043.

Staff Report: Emily DeAnda, Associate Planner, Recommends APPROVAL.

Public hearing opened. **OPPOSITION:** None.

**FAVOR:** Donald Rajewich; Sam Paulissian, Vice Chair, Denair Municipal Advisory Council and Chief Information Officer of Turlock Scavenger; and Rod Hawkins, Applicant's Representative.

Public hearing closed.

Callis/Morad (6/0) APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.

Roll Call Vote: Ayes – Callis, Campo, Huff, Morad, Pacheco, and Zipser

Noes – None Abstaining – None

Absent – Maring, Sabala, Willerup

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

#### 9. REPORT OF THE PLANNING DIRECTOR

#### **BOARD OF SUPERVISORS ACTIONS**

October 22, 2024: Cancelled meeting.

October 29, 2024: No Planning Commission items.

November 5, 2024: Approved Rezone Application No. PLN2023-0065 – Caloy

Company LP, a request to expand of an existing nut oil and cattle feed processing facility located on Montpelier Road.

in the Denair area.

#### MISCELLANEOUS AND ON THE HORIZON

#### Planning Commission

November 21, 2024: Two General Plan Amendments and rezones, one in the

Keyes/Turlock area and one in the Vernalis area; and one

use permit in the Vernalis area.

December 5, 2024: Two time extensions, one for a vesting tentative subdivision

map in the Denair area and one for a use permit in the Modesto area; two use permits, one in the Riverbank area and one in the Ceres area; and one rezone and parcel map

in the Denair area.

December 19, 2024: Three use permits, one in the Hughson area, one in the

Keyes area, and one in the Modesto area.

Director Freitas welcomed Commissioner Huff to the Planning Commission.

#### 10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

Chair Pacheco gave Commissioner Huff an opportunity to introduce himself to the Planning Commission.

Chair Pacheco inquired about the results of Measure P, a measure that would levy taxes on cannabis business in the unincorporated area. Senior Planner Jeremy Ballard, addressed the Planning Commission stating that the measures appeared to be on track to pass.

#### 11. ADJOURNMENT

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The meeting was adjourned at 6:50 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: <a href="http://www.stancounty.com/planning/agenda/index.shtm">http://www.stancounty.com/planning/agenda/index.shtm</a>.)

AF/sr