

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 5, 2024

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

Present: Neill Callis, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad, Wayne Pacheco, Jose Sabala, Lars Willerup, and Wayne Zipser

6:04 p.m. Commissioner Campo entered the Chambers during staff's presentation for Non-Consent item 7.C. – Use Permit Application No. PLN2022-0130 – Horizon Landscape and Wholesale Nursery.

Absent:

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Senior Planner; Teresa McDonald, Associate Planner; Emily DeAnda, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Isael Ojeda, Engineer, Department of Public Works; Lane Avilla, Code Enforcement Manager; 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. November 21, 2024

Willerup/Morad (8/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

Chair Pacheco informed the public of the consent item procedure.

*** CONSENT ITEMS**

- *A. TIME EXTENSION FOR VESTING TENTATIVE MAP (TM) 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, Associate Planner, Recommends **APPROVAL**. Willerup/Callis (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

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

- *B. TIME EXTENSION FOR USE PERMIT (UP) NO. PLN2022-0020 – HALAL BUTCHER SHOP** – Request for a one-year time extension. The approved UP permitted a 4,000 square-foot suite located within an existing 29,040 square-foot warehouse building on a 1.07± acre parcel in the Industrial (M) zoning district, to be utilized for the slaughter of chickens, lambs, and goats. The property is located at 436 Mitchell Road, Suite F, between Hoover Avenue and Tenaya Drive, in the Modesto area. This request is considered Exempt from the California Environmental Quality Act. APN: 036-001-083. Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**. Willerup/Callis (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

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

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. PLN2022-0130 – HORIZON LANDSCAPE AND WHOLESALE NURSERY** – Request to allow an existing landscape contracting business to operate in conjunction with a wholesale nursery on a 1.43-acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at 1367 Crawford Road, between Coffee and Oakdale Roads, in the Riverbank area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 074-012-009.

Staff Report: Teresa McDonald, Associate Planner, Recommends **DENIAL**.
Public hearing opened.

OPPOSITION: Todd Whiteside; and Mike Raya.

FAVOR: John Dickman, Applicant.

Public hearing closed.

Pacheco/Maring (9/0) **APPROVED THE PROJECT SUBJECT TO THE FINDINGS AS OUTLINED IN THE DECEMBER 5, 2024 STAFF REPORT.**

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

Noes – None

Abstaining – None

Absent – None

D. USE PERMIT APPLICATION NO. PLN2023-0151 – GOBLIRSCH TRUCKING –

Request to allow an existing tractor-trailer parking facility to operate with up to twelve tractors and trailer combinations, on a 1.9± acre parcel, in the General Agriculture (A-2-40) zoning district. The property is located at 4361 Faith Home Road, between East Service and East Redwood Roads, in the Ceres area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 041-021-019.

Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Lance Goblirsch, Applicant.

Public hearing closed.

Callis/Sabala (9/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

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

Noes – None

Abstaining – None

Absent – None

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. GENERAL PLAN (GP) CONSISTENCY FINDING FOR STANISLAUS COUNTY 2025-2029 CAPITAL IMPROVEMENT PLAN (CIP) – Requesting a continuance to December 19, 2024.

A County-initiated request to consider consistency of the proposed Stanislaus County 2025-2029 Capital Improvement Plan (CIP) with the Stanislaus County General Plan.

Pacheco/Campo (9/0) **CONTINUED THE ITEM TO THE DECEMBER 19, 2024 PLANNING COMMISSION MEETING AS RECOMMENDED IN THE DECEMBER 5, 2024 STAFF MEMO.**

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- November 26, 2024: No meeting.
- December 3, 2024: Set two public hearings for December 17, 2024 to consider the Planning Commission's recommendation of approval for General Plan Amendment and Rezone Application No. PLN2024-0016 – Atwal Properties and recommendation of denial for General Plan Amendment and Rezone Application No. PLN2021-0052 – Pattar Trucking.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

- December 19, 2024: Three use permits, one in the Hughson area, one in the Keyes area, and one in the Modesto area; one use permit and parcel map in the Denair area; request to amend a development standard for a rezone in the Keyes/Turlock area; and General Plan Consistency Review of the Stanislaus County Fiscal Year 2025-2029 Capital Improvement Plan.
- January 2, 2025: No Items currently scheduled.
- January 16, 2025: Two use permits, one in the Modesto area and one in the Turlock area, and one time extension for a use permit in the Crows Landing area.

Director Freitas reported on the December 5, 2024 General Plan Update Committee meeting and the discussion on truck parking in the agricultural zone. She stated that staff was directed to create an ad hoc committee comprised of both Board of Supervisors and Planning Commission members to work with staff on addressing the matter. She further stated that an item relating to the formation of an ad hoc committee would be presented to the Planning Commission at a later date.

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

11. ADJOURNMENT

The meeting was adjourned at 7:17 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>.)

AF/ad