

**A. 1. CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Elvis Dias, Nick Hackler, Constance Anderson, Jim Reape, and Chairman Victor Pedroza

ABSENT: Commissioners Geoff Powers and Kristin Bettencourt

**2. SALUTE TO THE FLAG**

**B. APPROVAL OF MINUTES**

**1. Accepting minutes of Planning Commission meeting of October 5, 2017.**

Motion by Commissioner Anderson seconded by Commissioner Reape to accept the minutes as submitted. Motion carried unanimously with Commissioner Powers and Bettencourt absent.

**C. ANNOUNCEMENTS**

Deputy Director Debbie Whitmore presented a green sheet from Cal Trans referring to item G1.

**D. PUBLIC PARTICIPATION**

Chairman Pedroza opened the floor for Public Participation. No one spoke. Chairman Pedroza closed the floor for Public Participation

**E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

None

**NONCONSENT ITEMS**

**1. GENERAL PLAN AMENDMENT 2017-01, REZONE 2017-02 (WESTSID INDUSTRIAL SPECIFIC PLAN AND THE NORTHWEST TRIANGLE SPECIFIC PLAN):**

Deputy Director Debbie Whitmore explained the project consists of changes to the land use diagrams for the Westside Industrial Specific Plan, the Northwest Triangle Specific Plan, and the City's General Plan. These changes require changes in the zoning designations for these properties to bring consistency between the General Plan, the specific plans, and the Zoning Map of the City. In addition, the Westside Industrial Specific Plan document will be updated to reflect the proposed changes. Changes in the allowed land uses for the Heavy Commercial zoning district and other zoning districts are being proposed to enhance compatibility with existing residential uses in the Dianne Drive area. Truck traffic on Dianne Drive concerned neighbors within this area and requested modifying the allowed uses to mitigate these issues. Debbie Whitmore commended the property owners for their feedback on this project.

Commissioner Dias asked how many properties on Dianne have homes. Debbie Whitmore stated there are homes on all the properties listed.

Chairman Pedroza opened the floor for Public. No one spoke. Chairman Pedroza closed the floor for Public.

**Motion:** Motion by Commissioner Anderson seconded by Commissioner Reape recommending approval to the City Council for General Plan Amendment 2017-01 and Rezone 2017-02 (Westside Industrial Specific Plan and the Northwest Triangle Specific Plan), having determined that the appropriate findings were made, subject to the conditions contained in Draft Planning Commission Resolutions 2017-15, 2017-16, 2017-17, and 2017-18. Motion carried unanimously with Commissioner Powers and Bettencourt absent.

**H. OTHER MATTERSS**

None

**I. COMMISSIONERS CONSIDERATION**

Commissioner Pedroza inquired about a street name change. Debbie Whitmore stated notices are out for comment and to contact the Planning Department with questions.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS:**

Katie Quintero, Senior Planner received a notice requesting comments for a project outside the City Limits in Stanislaus County. The request is to expand the storage and display of recreational vehicles (RVs) on 6 acres from the adjacent Planned Development (PD 306 and 307) Best RV Center. The site consist of vacant land and a previous pottery business, located at 6426 & 6460 Taylor Court. Katie explained the Planning Commission may offer comments to forward on but no action is needed. Staff has already sent a letter asking the site be developed in accordance with City standards.

**K. COMMISSIONERS COMMENTS**

Commissioner Anderson advised the Safety committee from Stanislaus State University are looking for direction for overall pedestrian and traffic around the college.

Chair Pedroza inquired about public safety issues and complaints at the Vista. Deputy Director Debbie Whitmore said the Police Department tracks calls for service and she would follow up with him with more information.

Commissioner Dias inquired about the status of the senior care facility at Colorado and Main Street. Deputy Director Debbie Whitmore explained a time extension has been applied for the land use entitlement.

**L. STAFF UPDATES**

None

**M. ADJOURNMENT**

Chairman Pedroza asked for a motion to adjourn the meeting at 6:30 p.m. Motion by Commissioner Hackler, seconded by Commissioner Reape. Meeting was adjourned.

**RESPECTFULLY SUBMITTED**

---

Victor Pedroza  
Commission Chairman

---

Debra A. Whitmore  
Deputy Director of Development Services