

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

Chairman Reape explained to the members of the public they would be given the opportunity to address the Commission during public participation as well as during the presentation of public hearing and discussion items. Staff will provide additional details and instructions during the public participation section of the meeting.

2. Roll Call:

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
Yes	Yes	Yes	Absent	Absent	Yes	Yes

3. SALUTE TO THE FLAG

B. APPROVAL OF MINUTES

Chairman Reape introduced the minutes of the Planning Commission Special Meeting of October 17, 2019.

Staff Services Technician Joanne Foster let the Commission know the item would need to be heard at the next meeting due to lack of quorum.

C. ANNOUNCEMENTS

Deputy Director Katie Quintero stated there was a green sheet for item G.2 CUP 2019-05 Costco Wholesale and explained that everyone participating in the meeting via teleconference will be given the opportunity to address the Commission under public participation and on any item on tonight's agenda when public comment is opened.

D. PUBLIC PARTICIPATION

Chairman Reape opened the floor for public participation.

Milt Trieweiler spoke about facing the current pandemic.

Hearing no one else, Chairman Reape closed the floor for public participation.

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman Reape asked the Planning Commission if there were any conflicts of interest or disclosure of ex parte communications. There were none.

F. CONSENT CALENDAR

Chairman Reape stated there were none.

G. PUBLIC HEARINGS

*CONSENT ITEMS

Chairman Reape noted there were no public hearing consent items.

1. TIME EXTENSION OF CONDITIONAL USE PERMIT 2006-04 SIKH TEMPLE:

Deputy Director Quintero presented the staff report explaining the applicant is requesting a one-year time extension for the previously approved conditional use permit 2006-04 Amendment which allowed for the construction of a new two story approximately 21,000 square foot building. The original conditional use permit approved in 2006 authorized the original temple, in 2012, an amendment to the conditional use permit permitted an additional two story building. All site improvements were constructed with the original building leaving a vacant pad on site. A bridge is proposed between the two buildings. No changes are proposed from the original site plans.

Chairman Reape asked when the prior permit expired.

Deputy Director Quintero stated the previous extension expired in 2018 but this extension will extend through May 2021.

Chairman Reape asked if there have been changed in requirements the applicant is not subject to because of the time extension.

Deputy Director Quintero said no, if there were changes a new conditional use permit would have been required. She also explained the project is subject to the building codes in place at the time a building permit application is submitted.

Chairman Reape asked if the applicant would like to speak.

Paul Bagha, applicant, thanked the Commission for taking this item forward and made himself available for any questions.

Public Hearing: Chairman Reape opened the public hearing. Hearing no one, Chairman Reape closed the public hearing.

Commissioner Anderson asked the applicant if one year will be long enough to get plans started.

Mr. Bagha stated yes, the plans are ready to be submitted now.

MOTION: Commissioner Anderson moved, seconded by Commissioner Powers to grant a one-year extension for Conditional Use Permit 2006-04 Amendment (Sikh Temple), having determined that the project is “Categorically Exempt” from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 [Existing Facilities] of the CEQA Guidelines and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2020-14.

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
Yes	Yes	Yes	Absent	Absent	Yes	Yes

Motion carried 5-0 with 2 absent.

2. CONDITIONAL USE PERMIT 2019-05 (COSTCO WHOLESALE PARKING LOT EXPANSION):

Senior Planner Adrienne Werner explained the applicant, Costco, is requesting to develop two vacant lots totaling three acres into 247 additional on-site parking spaces for a total of 933 parking spaces for Costco. This project will provide better circulation for the customers. She let the Commission know the existing fencing down the south property line will be extended down these parcels to match. The green sheet were amendments to condition #57 in the resolution to clarify accessible signage in parking lot is only required if accessible parking is required and a change to #63 to clarify street trees were not required to be planted in the sidewalk, but in the parks strip like the other properties in the area.

Chairman Reape inquired about the parking spots conflict at the Northern most point of the project.

Senior Planner Werner stated only one space will be eliminated for better parking flow.

Public Hearing: Chairman Reape opened the public hearing.

Julie Anderson applicant with Barghausen Consulting, thanked staff for the great work and made herself available for questions.

Milt Trieweiler asked how Costco would compensate the waste water treatment plant for the stormwater runoff.

Interim Director Nathan Bray stated the development is required to comply with the City MS4 requirements. The extra stormwater will end up in Dianne basin not in the City waste water plant with additional overflow water being pumped into the TID pipe for the farmers use. If full, the overflow pipe down Kilroy Road will flow into another basin and will not affect the wastewater treatment plant capacity or have any impact on the sewer system.

Hearing no one else, Chairman Reape closed the public hearing.

MOTION: Commissioner Souza moved, seconded by Commissioner Davis approve Conditional Use Permit 2019-05 having determined that the project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section §15332 [In-fill Developments] of the CEQA Guidelines and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution 2020-13 with the two changes proposed on the green sheet.

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
Yes	Yes	Yes	Absent	Absent	Yes	Yes

Motion carried 5-0 with 2 absent.

H. OTHER MATTERS:

Chairman Reape noted there were none.

I. COMMISSIONER'S CONSIDERATION

Chairman Reape noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chairman Reape noted there were none.

K. COMMISSIONERS COMMENTS

Commissioner Souza asked about what City Council said about the cannabis sign ordinance. Deputy Director Quintero stated City Council approved the introduction of the sign ordinance with no changes. The second reading will be at the May 12th City Council meeting and will be in effect 30 days after that meeting.

Commissioner Souza asked about removal of the existing pole sign. Deputy Director Quintero stated a letter was sent to property owner and it is going through the code enforcement process.

L. STAFF UPDATES

Chairman Reape asked if there were any staff updates. Deputy Director Quintero stated there were none.

M. ADJOURNMENT

Chairman Reape asked for a motion to adjourn the meeting. Motion by Commissioner Powers motion carried unanimously. The meeting was adjourned at 6:41 p.m.

RESPECTFULLY SUBMITTED

Jim Reape
Chairman

Katie Quintero
Deputy Director of Development Services