

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

January 15, 2004

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/planningagenda.pdf>

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedure Section 185 which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Stanislaus County Planning Commission shall be in English and anyone wishing to address the Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

CONSENT CALENDAR: CONSENT ITEMS are items on this agenda designated by an asterisk (*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, **recommended for "routine" approval**. Prior to actual Planning Commission consideration, the Chairman will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chairman. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA: While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the Commission for consideration. However, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chairman.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** Marie Assali, Tony Cusenza, Kathleen Griffin, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **ELECTION OF 2004 PLANNING COMMISSION OFFICERS**
- IV. **MINUTES**
 - A. December 18, 2003

V. CORRESPONDENCE

- A. Memo dated January 15, 2004 from Department of Planning and Community Development, regarding Item VI-A, Use Permit Application No. 2003-32 - Arthur S. Cota.
- B. California Planning & Development Report, Vol. 18, No. 12 - December 2003

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **USE PERMIT APPLICATION NO. 2003-32 - ARTHUR S. COTA** - Request to place a single-family dwelling on a 16.44± acre parcel (part of an Antiquated Subdivision) in the A-2-40 (General Agriculture) zoning district. The property is located south of Bliss Road, west of the Union Pacific Railroad, in the Ceres area. This project is Exempt from CEQA. **PROJECT IS BEING WITHDRAWN.**
APN: 022-028-015
- *B. **USE PERMIT APPLICATION NO. 2003-09 - PROTECTIVE ANGELS OF LAURIGAIL GERMAN SHEPHERDS** - Request for a dog kennel to house up to 25 dogs which will include breeding on a .50± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 9900 Crows Landing Road, north of W. Main and west of Bystrum Road, in the Turlock area. This project is Exempt from CEQA.
APN: 022-39-01
- *C. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2003-50 - VILLA DEL LAGO** - Request to create two commercial parcels consisting of .52 acres and .38 acres in the PD 199 (Planned Development) zoning district. The property is located at Speno Drive, between Carmen Way and Annamarie Avenue, in the Patterson area. This project is Exempt from CEQA.
APN: 021-028-010

NON-CONSENT ITEMS

- D. **USE PERMIT APPLICATION NO. 2003-33 - PIRANHA PRODUCE** - Request to construct and operate a wholesale produce distribution center on a 1.64-acre parcel and a portion of a 19.32-acre parcel in PD-261 located on the northeast corner of Golden State Blvd. and Barnhart Road in the Keyes area. This project is Exempt from CEQA.
APN 045-052-009 & 019

VIII. OTHER MATTERS (Not Public Hearings)

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A. Appointments to the General Plan Update Committee

IX. CITIZEN'S FORUM

X. REPORT OF DIRECTOR

XI. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XII. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JANUARY 26, 2004. THE FEE FOR APPEAL IS \$485.00.