

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

March 4, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Chair Tony Cusenza, Rachelle Antinetti, Marie Assali, Kathleen Griffin, Allen Layman, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. February 19, 2004

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. 2003-44 - BRAH, BASRAI, AND GREWAL** - (This project was continued indefinitely at the December 18, 2003 Planning Commission hearing.) This is a request to create four parcels of 45± acres each from a 181.6± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Welty Road, north of W. Hamilton Road and west of McCracken Road, in the Westley area. A Negative Declaration will be considered.
APN: 016-013-024
- *B. **PARCEL MAP APPLICATION NO. 2003-51 - DAVID AND MARGIE ROBINETTE** - This is a request to divide a 648-acre site into parcels of 40, 40, 40, 45.7, and 137.4 acres and a 344-acre remainder parcel located in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Tim Bell Road, south of Claribel Road and north of Hazeldean Road, in the Waterford area. A Mitigated Negative Declaration will be considered.
APN: 015-002-007 and 015-002-008
- *C. **USE PERMIT APPLICATION NO. 2003-37 - ANDERSON STABLES** - This is a request to allow a horse training and stable business on a 15.9 acre parcel located in the A-2-40 (General Agriculture) zoning district. The project will consist of a caretaker's house, parking area, a 3,840 square foot barn with horse stalls for 14 horses, and two arenas (one arena is a 70-foot radius, the other arena is 80 feet x 130 feet). The property is located at 5036 Eleanor Road in the Riverbank / Oakdale area. This project is Exempt from CEQA.
APN: 062-030-020
- *D. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2002-01 - SARGENTI KENNELS** - This is a request for a one-year time extension to January 9, 2005, to allow for construction of a dog kennel with the capability to house 50 dogs maximum for boarding and training on 57.88 acres in the A-2-40 (General Agriculture) zoning district. The property is located on 28-Mile Road, south of Dorsey and north of Frankenheimer Road, in the Oakdale area.
APN: 002-054-009
- *E. **PARCEL MAP APPLICATION NO. 2003-17 - CRANBROOK REALTY INVESTMENT FUND, LP** - (This project was continued indefinitely at the August 7, 2003 Planning Commission hearing.) This is a request to create 3 parcels (2.29, 2.29, and 9.6 acres) and a 23.4 acre remainder in the M (Industrial) zoning district. The property is located on the northeast side of the Finch Road and Mariposa Avenue intersection, in the Modesto area. This project is exempt under CEQA.

APN: 036-015-046

NON-CONSENT ITEMS

A. None.

VIII. OTHER MATTERS (Not Public Hearings)

A. Annual Review of Modified Use Permit No. 90-36 - Thom Holmquist Co.

IX. REPORT OF DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., MARCH 15, 2004. THE FEE FOR APPEAL IS \$485.00.