

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

April 1, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. March 18, 2004

**V. CORRESPONDENCE**

- A. None.

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\* Consent Items)**

**\*CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. 2003-43 - EUGENE WAINWRIGHT** - This is a request to construct a single family residence and storage building on a 9.8 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Tully Road and south of East Service Road, in the Hughson area. This project is Exempt from CEQA.  
APN: 045-005-069
- \*B. USE PERMIT APPLICATION NO. 2003-39 - McHENRY AVENUE PROPERTIES**  
This is a request to amend Planned Development 242 for the development of additional storage of automobiles and recreational vehicles on a 10.2± acre parcel. The project is located east of the Bangs Avenue and McHenry Avenue intersection, in the Modesto area (4412 McHenry Avenue). This project is Exempt from CEQA.  
APN: 082-006-060
- \*C. USE PERMIT APPLICATION NO. 2004-01 - BRADEN FARMS** - This is a request to expand an existing almond shelling and hulling operation (Use Permit No. 90-20) by adding a 24,000 square foot hulling and shelling building and a 50,550 square foot shell storage building. A 2,400 square foot storage building and a 1,600 square foot office will be removed. The property is located in A-2-40 (General Agriculture) zoning district at 1348 Meikle Road, Hickman. A Negative Declaration will be considered.  
APN: 019-20-29
- \*D. PARCEL MAP APPLICATION NO. 2002-28 - NANCY ABDALLAH - (CONTINUED FROM THE NOVEMBER 6, 2003, PLANNING COMMISSION MEETING)** - This is a request to create seven 40+ acre parcels from a 287.41± acre site in the A-2-40 (General Agriculture) zoning district. The property is located less than one mile west of Sonora Road, east of Frankenheimer Road and north of Orange Blossom Road, in the Oakdale area. A Mitigated Negative Declaration will be considered.  
APN: 002-063-040

**NON-CONSENT ITEMS**

**E. EAST OAKDALE RESIDENTIAL PROJECTS, INCLUDING:  
(CONTINUED FROM THE SEPTEMBER 18, 2003 PLANNING COMMISSION  
MEETING)**

A Mitigated Negative Declaration will be considered on all projects.

**VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2001-04,  
EXCEPTION NO. 2003-04 - HILLSBOROUGH II** - This is a request to create 67 parcels with a minimum lot size of 20,000 square feet in the R-A (Rural Residential) zoning district. The property is located at 9989 Dillwood Road, in Oakdale area. APN: 010-003-052 & 010-003-053

**VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2002-04 - LANDS  
OF SCHUTZ** - This is a request to create eight parcels of with a minimum lot size of 20,000 square feet and one 30.0 acre remainder in the R-A (Rural Residential) zoning district. The property is located 10661 Dixon Road in the Oakdale Area. APN: 010-021-56 & 010-070-01

**VESTING PARCEL MAP APPLICATION NO. 2003-25 EXCEPTION NO. 2003-02 -  
KUSHAR** - This is a request to create three parcels of 1.0 to 2.8 acres and a 6.39 acre remainder in the R-A (Rural Residential) zoning district. The property is located at 9984 Dillwood Road in the Oakdale Area. APN: 010-001-074

- VIII. OTHER MATTERS (Not Public Hearings)**
- 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., APRIL 12, 2004. THE FEE FOR APPEAL IS \$485.00.***