

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

June 3, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. May 20, 2004
 - B. Workshop, May 22, 2004

V. CORRESPONDENCE

- A. California Planning & Development Report, Vol. 19, No. 5 - May 2004.
- B. Planning Commissioners Journal, Number 54, Spring 2004.

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2004-03 & EXCEPTION 2004-02 - VON EICHEL-STREIBER** - Request to create four 10-acre parcels from a 40-acre site located in the A-2-10 (General Agriculture) zoning district. An exception is being requested since two parcels do not front on a County-maintained road. The property is located at 2919 Shoemake Avenue, south of North Avenue and west of Brink Avenue, in the Modesto area. This project is Exempt from CEQA.
APN: 005-052-004
- *B. USE PERMIT APPLICATION NO. 2004-08 - JACK NICHOLS** - Request to build a single-family residence on a 3.56 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the south side of Grayson Road, between Tully and Mountain View Roads, in the Hughson Area. This project is Exempt from CEQA.
APN 045-036-051

NON-CONSENT ITEMS

NONE

VIII. OTHER MATTERS (Not Public Hearings)

- A. TEMPORARY MOBILE HOME PERMIT NO. 2004-11 - ALI ARSHAD** - Request to allow a temporary mobile home on a 16.5 acre parcel to provide housing for a full-time employee. The project site is located at 3736 Blue Gum Avenue, in the Modesto area.
APN: 081-007-003 & 081-007-002
- B. PROPOSED CHANGES TO TITLE 16 (INDIVIDUAL AEROBIC WASTEWATER TREATMENT SYSTEMS)** - Information presented by Sonya Harrigfeld, Assistant Director, Department of Environmental Resources.

Stanislaus County Planning Commission
Agenda
June 3, 2004
Page 3

- 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., JUNE 14, 2004. THE FEE FOR APPEAL IS \$485.00.