

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

November 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 an 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, Rachele Antinetti, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. PLEDGE OF ALLEGIANCE
- III. CITIZEN'S FORUM
- IV. MINUTES
 - A. October 21, 2004
- V. CORRESPONDENCE

- A. Email and attachments received October 26, 2004 from Chuck Piper regarding Item VII-E, Variance Application No. 2004-03, and Lot Line Adjustment Application No. 2004-48 - Adobe Springs.
- B. California Planning & Development Report, Vol. 19, No. 10 - October 2004.

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2003-35 - GURDWARA SAGAR CHURCH - (Continued from September 16, 2004)** - Proposal to construct a new 4800 square foot temple at 3418 Golf Road on 2.22 acres in an A-2-40 (General Agriculture) zoning district in the south Turlock area. A Negative Declaration will be considered. **(Requesting indefinite continuance.)**
APN: 044-052-019
- *B. PARCEL MAP APPLICATION NO. 2004-22 - GARY G. LEONG** - Request to divide two existing parcels into four parcels of approximately 0.6 acres each in an R-A (Rural Residential) zoning district, designated as Low-Density Residential on the General Plan. The property is located at 2504 Paradise Road, in the Modesto area. This project is exempt from CEQA. **(Requesting indefinite continuance.)**
APN: 017-033-002

NON-CONSENT ITEMS

- C. REZONE APPLICATION NO. 2003-06, TENTATIVE MAP APPLICATION NO. 2003-02 - DEL RIO LAGO** - Create 47 single family lots of approximately ½ acres each in gated community which includes a common area with lake, private roads, private community water supply system, package sewer treatment plant or sewer pump station, and landscaped area. Located on 43.8 acres on the east side of Carver Road, south of Thunderbird Drive, Del Rio area. Rezone from R-A to PD. A Mitigated Negative Declaration will be considered.
APN: 004-75-44 & 004-59-61
- D. PARCEL MAP APPLICATION NO. 2004-21, VARIANCE APPLICATION NO. 2004-05 - LEONARD PATELLO** - Request to create a 1.08-acre (gross) parcel with a remainder of 65.13 acres (gross) located in the A-2-40 (General Agriculture, 40-acre minimum) zoning district and designated Agriculture in the General Plan. A variance is requested to allow the creation of a 1.08-acre parcel which is below the 40-acre minimum parcel size requirement of the A-2-40 zoning district. The property is located at 3737 McCracken Road, at Gaffery Road, in the Vernalis area. This project is exempt from CEQA.
APN: 016-013-060 and 016-013-061

- E. **VARIANCE APPLICATION NO. 2004-03, LOT LINE ADJUSTMENT APPLICATION NO. 2004-48 - ADOBE SPRINGS** - Proposal to adjust two existing parcels of 177.1 and 40 acres and create two parcels of 119.3 and 97.8 acres. A variance is needed to allow the 177.1 acre parcel to be reduced to less than 160 acres in the A-2-160 (General Agriculture) zoning district. The project is located at 19000 Del Puerto Canyon Road, west of Patterson. This project is exempt from CEQA.
APN: 025-008-008 and 025-018-007

- 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., NOVEMBER 15, 2004. THE FEE FOR APPEAL IS \$535.00.