

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

December 2, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. November 18, 2004
- V. **CORRESPONDENCE**

- A. California Planning & Development Report, Vol. 19, No.11 - November 2004.
- B. Planning Commissioners Journal, Number 56, Fall 2004.

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. GENERAL PLAN AMENDMENT APPLICATION NO. 2000-09, REZONE APPLICATION NO. 2002-12 - VALLEY WOOD PRESERVING** - Request to rezone and amend the General Plan designation of a 13.1-acre property from Agriculture to Planned Development (PD) zoning for parking and storage of trucks, recreational vehicles, and equipment and remodel three existing buildings for office use warehousing and storage. The proposed project will be done in three (3) phases. The project is located on Golden State Blvd., Turlock. A Mitigated Negative Declaration will be considered. **(Requesting Indefinite Continuance.)**
APN: 044-031-004 & 044-031-005.
- *B. USE PERMIT APPLICATION NO. 2004-15, LANCE HARVEY CATTLE BUSINESS**
- Request to construct a single family dwelling on a 10.82 acre site, zoned A-2-40 (General Agriculture) and general planned for agriculture, located south of Claribel Road between Ellenwood and Crow Roads, southeast of Oakdale. The parcel does not have direct access to any road, but is served by an easement to Ellenwood Road. This project is Exempt from CEQA.
APN 015-014-018

NON-CONSENT ITEMS

- C. PARCEL MAP APPLICATION NO. 2004-27, USE PERMIT APPLICATION NO. 2004-24 - ANDERSON STABLES** - Request to create a 3.0 acre parcel and a 12.88 acre remainder in an A-2-40 (General Agriculture) zoning district. The 3.0-acre parcel proposed separates a horse boarding stable approved by the Planning Commission in March of 2004 (UP 2003-37 Anderson Stables). The current application includes a Use Permit to amend the approved horse boarding stable and clarify its independent operation on the proposed 3.0-acre parcel. The project is located at 5036 Eleanor Avenue, in the Oakdale area. This project is exempt from CEQA.
APN 062-030-020
- D. REZONE 2004-05 AND TENTATIVE PARCEL MAP 2004-14 - KELLY BUSINESS PARK** - Request to rezone 4.35 gross acres from A-2 (General Agriculture) to PD

(Planned Development) to allow a 28,095 square foot commercial shell building for designated PI (Planned Industrial) type uses and a 6000 square foot gymnasium/multi-purpose building for use by an existing church. The proposed parcel map would separate the uses onto 2.0 and 1.48 net acre parcels. Property is located at 5580 and 5584 Pirrone Road in Salida. A Mitigated Negative Declaration will be considered.
APN: 136-008-003

VIII. OTHER MATTERS (Not Public Hearings)(*Consent Items)

- *A. General Plan Consistency Finding Regarding the Proposed Purchase of Real Property at 1019 S. Santa Cruz Avenue, Modesto, presented by Public Works Department.
- *B. General Plan Consistency Finding for Frank Raines Regional Park Proposed Acquisition of Real Property For Expansion, presented by Parks Department.
- C. Change of Nuisance Abatement Hearing Board Members, presented by Mike Newton, Code Enforcement Unit Manager.

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., DECEMBER 13, 2004. THE FEE FOR APPEAL IS \$535.00.