

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

January 20, 2005

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Andrew Souza, Rachelle Antinetti, Marie Assali, Tony Cusenza, Allen Layman, Mike Navarro, Jim Poore, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. January 6, 2005
- V. **CORRESPONDENCE**

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2004-14 - LAURA OVERTON** - Request to establish a private dog kennel to house up to thirty-five (35) dogs. The 4.3-acre parcel is in the A-2-40 (General Agriculture) zoning district. The property is located at 3800 S. Quincy Road, south of Whitmore Avenue and north of Service Road, in the Hughson area. This project is Exempt from CEQA.
APN: 018-058-012
- *B. USE PERMIT APPLICATION NO. 2004-16 - L & L PIT STOP** - This is a request to restore the legal nonconforming restaurant use of a 1,496 square foot building on a 2.84 acre parcel located in the A-2-40 (General Agriculture) zoning district. There are no uses currently operating in the subject building and the building was last used as a restaurant 10± years ago. The proposed restaurant will operate Monday thru Friday, 6:00 a.m to 3:00 p.m., Saturday, 7:00 a.m. to 3:00 p.m. and will be closed on Sundays. A total of nine parking spaces are proposed and access to the site will be from Highway 132 (Maze Boulevard). The property is located on the south side of Highway 132, between Paradise/Gates Road and Russell Road, in the Modesto area. A Negative Declaration will be considered.
APN: 012-047-008

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2004-18 - LORETELLI PRODUCE MARKET- (Continued from December 16, 2004 Planning Commission Meeting.)** Request to establish a 3,000 square foot produce market on a 16.2 acre parcel in an A-2-10 (General Agriculture) zoning district. The project is located on the north side of Claratina Avenue, west of Coffee Road, in the Modesto area. A Negative Declaration will be considered.
APN: 082-007-006
- D. USE PERMIT APPLICATION NO. 2004-19 - CERES CHRISTIAN CHURCH** - Request to modify an existing church operation by allowing Sunday school classrooms to be used as a day care facility (up to 92 children). The 16.5-acre parcel is in the A-2-10 (General Agriculture) zoning district. The property is located at 3502 Roeding Road, east of McGee Avenue and west of Esmar Road, in the Ceres area. This project is Exempt from CEQA.
APN: 069-021-037

VIII. OTHER MATTERS (Not Public Hearings)

A. Appointments to the General Plan Update Committee

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., JANUARY 31, 2005. THE FEE FOR APPEAL IS \$535.00.