

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

April 7, 2005

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO

<http://www.co.stanislaus.ca.us/planning/PlanAgMin.htm>



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Annabel Gammon, Allen Layman, Mike Navarro, Jim Poore, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. March 17, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Memo dated April 7, 2005 from the Planning Department, requesting indefinite continuance for Use Permit Application No. 2004-28 - Salida Billboard, Item VII-E. [\[View item\]](#)
- B. Tuolumne River Regional Park Commission Agenda for March 21, 2005. [\[View item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2004-26 - SPYRES BUSINESS PARK** - Request to modify Planned Industrial Zone No. 23 to change the allowed uses to include Planned Industrial permitted uses compatible with the City of Modesto's C-3 Highway Commercial Zone and allow the construction of three shell buildings sized: 13,200; 16,950, and 8,320 square feet. The project site is located at 4629 Spyles Way, west of Mc Henry Avenue between Bangs Avenue and Kiernan Avenue, Modesto. This project is Exempt from CEQA.
APN: 046-011-030. [\[View item\]](#)
- *B. USE PERMIT APPLICATION NO. 2005-03 - JIM & MICHELLE BAIROS** - Request to construct a single family dwelling on an approximately 4.75 acre portion of a 9.3 acre Assessor's Parcel. The 9.3 acres contains two legal lots zoned A-2-40 (General Agriculture) located at 524 Root Road, in the Empire area. This project is Exempt from CEQA.
APN: 009-008-011 [\[View item\]](#)
- *C. TIME EXTENSION APPLICATION NO. 2004-05 - NARANJO ESTATES & TUOLUMNE MEADOWS** - Request to grant a one year time extension for implementation of Tentative Map No. 99-01 Naranjo Estates (PD 249) and Tentative Map No. 99-07 Tuolumne Meadows, (PD's 247 and 248) on the north side of Tuolumne Road, in the Denair area. This project is Exempt from CEQA.
APN: 024-036-030, 024-036-027, and 024-036-010 [\[View item\]](#)
- *D. USE PERMIT APPLICATION NO. 2004-33 - WARREN WORD - Continued from March 3, 2005 Planning Commission meeting.** Request to construct a single family residence on a 0.22 acre parcel in an A-2-40 (General Agriculture) zoning district. The project is located at the northwest corner of Keyes Road and Bystrum Road, south of Ceres. This project is Exempt from CEQA.
APN: 041-030-013 [\[View item\]](#)

- *E. USE PERMIT APPLICATION NO. 2004-28 - SALIDA BILLBOARD - Continued from March 3, 2005 Planning Commission meeting. (Requesting indefinite continuance.)** Request to modify an existing legal non-conforming 12' x 40' single-sided (advertisement) billboard. The modification will include the installation of a second side to the existing billboard. The 1.34-acre parcel is in the PD-260 (Planned Development) zoning district. The property is located at 5057 Kiernan Court, east of Highway 99, and north of Kiernan Avenue, in the Salida area. This project is Exempt from CEQA.
APN: 136-018-002 [\[View item\]](#)
- *F. USE PERMIT APPLICATION NO. 2004-32 - STEPHEN A. FIELDS AND NEAVE - Continued from March 3, 2005 Planning Commission meeting.** This is a request to construct one single-family dwelling on each of the two 15+/- acre parcels in the A-2-40 (General Agriculture) zoning district. These two parcels are part of an Antiquated Subdivision. The property is located at the north end of Eaton Road, north of Rodden Road, in the Oakdale area. This project is Exempt from CEQA.
APN: 002-022-008 and 002-022-009 [\[View item\]](#)

NON-CONSENT ITEMS

- G. REZONE APPLICATION NO. 2004-09 - BILLY R. JONES** - This is a request to rezone a 2.5 acre parcel to a new planned development to allow use of the existing building for a transport refrigeration operation and to construct a new building for the operation of a heavy-duty equipment and truck air condition repair and installation operation. The parcel is located at the north end of Taylor Court, north of Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider a Negative Declaration.
APN: 045-050-014 [\[View item\]](#)
- 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 18, 2005. THE FEE FOR APPEAL IS \$535.00.