

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

May 5, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. April 7, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter dated April 25, 2005 from Mrs. Julia Paul, along with a petition signed by 48 people, regarding Item VII-E, Parcel Map Application No. 2005-09, William Endsley [\[View Item\]](#)
- B. Tuolumne River Regional Park Commission Agenda for April 18, 2005 [\[View Item\]](#)
- C. Tuolumne River Regional Park Commission Agenda for April 27, 2005 [\[View Item\]](#)
- D. California Planning & Development Report, Vol. 20, No. 4 - April 2005 [\[View Item\]](#)
- E. California County Planning Commissioners Association, Central District Spring Conference Flyer [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2004-30 - TOP NOTCH KENNEL** - Request to expand an existing dog boarding kennel facility to allow a new 4,095 square foot kennel (for approximately 35-40 dogs) and a new 1,030 square foot office. The 14,375 square foot parcel is in the A-2-40 (General Agriculture) zoning district. The property is located at 3302 Beckwith Court, west of Highway 99 and south of Beckwith Avenue, in the Modesto area. A Mitigated Negative Declaration will be considered. **Requesting Indefinite Continuance.** [\[View Item\]](#)
APN: 005-034-021
- *B. PARCEL MAP APPLICATION NO. 2004-31 - PATTERSON FROZEN FOODS** - Request to divide five existing parcels totaling 829.3 acres into 21 parcels. Sixteen of the proposed parcels are 40± acres with a proposed 51-acre remainder and zoned A-2-40 (General Agriculture). The remaining five parcels are 20± acres and zoned A-2-20 (General Agriculture). The property is located east and west of Highway 33, and south of Needham Road and Sequoia Avenue, in the Patterson area. A Negative Declaration will be considered.
APNs: 021-016-007 and 008; 021-017-002, 003, and 009 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2004-33 - TOM AND REGINA PEARSON** - Request to create parcels of 11,868 and 10,918 square feet in the R-1 (Single Family Residential) zoning district, designed as LDR (Low-Density Residential) on the General Plan. The property is located at 4216 Esmail Avenue, in the Keyes area. This project is Exempt from CEQA.
APN: 045-015-010 [\[View Item\]](#)

- *D. **USE PERMIT APPLICATION NO. 2005-04 - TAMANA RESIDENCE** - Request to construct a single-family dwelling on a 9.7 acre parcel in the A-2-40 (General Agriculture) zoning district, located at 3601 Lander Road, between Harding Road and Clausen Road, in the Turlock area. This project is Exempt from CEQA.
APN: 044-045-018 [\[View Item\]](#)

NON-CONSENT ITEMS

- E. **PARCEL MAP APPLICATION NO. 2005-09 - WILLIAM ENDSLEY** - Request to create parcels of 5,378, 5,842, 5,844 and a 17,279 square foot remainder located in a R-1 (Single Family Residential) zoning district at 2100 Hawkeye Avenue, Turlock. This project is Exempt from CEQA.
APN: 051-036-006 [\[View Item\]](#)
- F. **TENTATIVE MAP APPLICATION NO. 2004-07 AND EXCEPTION APPLICATION NO. 2005-02 - MARQUETTE ESTATES** - Request to create six 3+ acre parcels from an 18.35± acre parcel site in the A-2-3 (General Agriculture) zoning district. An exception to the Stanislaus County Subdivision Ordinance is requested since the proposed cul-de-sac is greater than 500 feet in length. The property is located at 7354 Eleanor Avenue, north of Webster Avenue and west of Gold Run Drive, in the Riverbank area. A Negative Declaration will be considered.
APN: 062-010-010 [\[View Item\]](#)
- G. **USE PERMIT APPLICATION NO. 2005-07 - SARGENTI TRAINING KENNELS** - Request to establish a training kennel facility for up to 30 dogs maximum on 57.88 acres in the A-2-40 (General Agriculture) zoning district. The property is located on 28-Mile Road, south of Dorsey and north of Frankenheimer Roads, in the Oakdale area. This project is Exempt from CEQA.
APN: 002-054-009 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. **PATTERSON JOINT UNIFIED SCHOOL DISTRICT EASTSIDE MIDDLE SCHOOL PROJECT: PATTERSON JOINT UNIFIED SCHOOL DISTRICT INTENT TO ACQUIRE AN ELEMENTARY SCHOOL SITE** - Patterson Joint Unified School District has chosen a 23-acre site for a middle school on the north side of Walnut Avenue at the extension of Hartley Street, in the northeast area of Patterson. The Planning Commission will determine the site's consistency with the General Plan.
[\[View Item\]](#)

Stanislaus County Planning Commission
Agenda
May 5, 2005
Page 4

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., MAY 16, 2005. THE FEE FOR APPEAL IS \$535.00.