

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 21, 2005

6:00 P.M.

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



<http://www.co.stanislaus.ca.us/planning/PlanAgMin.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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, 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. July 7, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

- A. None

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2005-13 - LUNDELL RESIDENCE** - Request to construct a single family residence on a 0.62 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the north side of Fox Road, between Euclid Road and Geer Road in the Hughson area. This project is exempt from CEQA.

APN: 018-022-014 [\[View Item\]](#)

- *B. USE PERMIT APPLICATION NO. 2005-14 - HAMMOND RESIDENCE** - Request to construct a single family residence on a 3.6 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Mountain View Road, north of Hatch Road, in the Hughson area. This project is exempt from CEQA.

APN: 018-002-078 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. 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), an existing 1,456 square foot office and a new 1,030 square foot office. On-site training and grooming services will be performed. The applicant is requesting to modify the hours of operation to Monday thru Friday 7 a.m. to 6 p.m.; Saturday 9 a.m. to 3 p.m.; Sunday 2 p.m. to 6 p.m. A parking lot with 2 access points and 14 spaces is included. 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 CEQA Mitigated Negative Declaration will be considered on this project.

APN: 005-034-021 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. ANNUAL REVIEW USE PERMIT 90-26 - THOM HOLMQUIST** - Annual Review of Modified Use Permit No. 90-26 - Thom Holmquist Co. [\[View Item\]](#)

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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., AUGUST 1, 2005. THE FEE FOR APPEAL IS \$555.00.