

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

September 15, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. September 1, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- _____ *A. **STREET NAME CHANGE** - Request to officially name a private road "Saratoga Hills Drive," located off Rancheria Drive, in the Oakdale area. This project is exempt from CEQA. [\[View Item\]](#)
- *B. **USE PERMIT APPLICATION NO. 2005-20 - LENGEL RESIDENCE** - Request to construct a single family residence on a 5.0 acre property located in the A-2-40 (General Agriculture) zoning district. The property is located at 15271 Mellor Road, east of Meikle Road, in the Hickman area. This project is exempt from CEQA. APN: 019-012-027 [\[View Item\]](#)
- *C. **USE PERMIT APPLICATION NO. 2004-31 - TROMBETTA ELECTRIC** - Request to expand retail space at an existing legal non-conforming electrical supply business located in the A-2-10 (General Agriculture) zoning district. The site is located at 3941 Roselle Avenue within the Sphere of Influence of the City of Modesto. The project is exempt from CEQA. APN: 083-004-081 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **ORDINANCE AMENDMENT NO. 2005-01** - The Department of Environmental Resources is requesting to add Chapter 21.78 - Subdivision Signs to the Stanislaus County Zoning Ordinance. The chapter will address the allowable locations, general requirements, time limits, removal, and application process for subdivision signs within the unincorporated area of Stanislaus County. The request will also amend various Chapters of the County Zoning Ordinance to insure overall consistency regarding subdivision signs. This project is Exempt from CEQA. **(Continued from September 1, 2005.)** [\[View Item\]](#)
- E. **USE PERMIT APPLICATION NO. 2005-09 - SANCHEZ HORSE TRAINING** - Request to operate a horse training business to be developed and operated in two phases on a 1.33 acre parcel in the A-2-40 (General Agriculture) zoning district, located at 5500 Christofferson Road, in the Turlock area. **Phase One:** Construction of a tack room, six horse stalls, restroom facilities, and concrete block wall on the east/west property line. Phase One will include a hot walker, round pen, and riding area for training purposes. Phase One will allow for a total of six horses on-site and the hours of operation will be Monday-Friday 3:00 p.m. to 8:00 p.m. and

Saturday 8:00 a.m. to 8:00 p.m. **Phase Two:** Construction of additional six horse stalls, a second hot walker and round pen, and two pole barns for trailer and hay storage. The hours of operation will be Monday-Saturday 8:00 a.m. to 5:00 p.m. The Planning Commission will consider a Negative Declaration on this project. APN: 057-016-019 (**Continued from August 18, 2005.**) [\[View Item\]](#)

- F. **USE PERMIT APPLICATION NO. 2005-17 - STEVE AZEVEDO (FJS HARVESTING)** - Request to allow a harvesting contractor business to continue operation, including the construction of a 8400 square foot pole barn to be used for storage of applicant's agricultural equipment on a 3.51 acre property. The property is located in the A-2-40 (General Agriculture) zoning district, at 17055 Crows Landing Road in the Crows Landing area. This project is exempt from CEQA. APN: 049-006-005 [\[View Item\]](#)

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., SEPTEMBER 26, 2005. THE FEE FOR APPEAL IS \$555.00.