

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

November 3, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. October 20, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2005-24 - JESUS MORA** - Request to create two parcels of 11,573 square feet each, zoned R-1 (Single Family Residential), one of which already contains a single family dwelling located at 4204 Warda Avenue, west of 7th Street, in Keyes. This project is exempt from CEQA
APN: 045-015-035 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2005-24 - DAVE WILSON NURSERY** - Request to construct, in two phases, two 36,000 square foot metal buildings with roll-up doors on opposing sides of the long narrow structures, to improve the grading process of perishable nursery stock produced by the company. The construction will occur adjacent to the existing nursery processing facilities on an adjacent parcel. The project is located on a 187.7 acre parcel in the A-2-40 (General Agriculture) zoning district, on the north side of Lake Road, west of Roberts Ferry Road, east of Hickman. The property is under a Williamson Act contract. This project is exempt from CEQA
APN: 020-002-005 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2005-13 - GREGORY JACKSON** - Request to divide a 153.27 acre site into parcels of 58.85, 48.80 and 55.62 acres in the A-2-40 (General Agriculture) zoning district. There is an abandoned airstrip on this parcel which will remain abandoned. The property is located on the north side of Claribel Road, east of Tim Bell Road, in the Oakdale area. A Negative Declaration will be considered.
APN: 011-005-014 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. GENERAL PLAN AMENDMENT APPLICATION NO. 2005-07 AND REZONE APPLICATION NO. 2005-08 - CG PROPERTIES** - Request to change general plan and zoning designations of a 1.16 acre parcel. The site currently has a general plan designation of Agriculture and is zoned A-2-40 (General Agriculture) and would have both designations changed to Planned Development (PD) to allow professional office uses with accessory warehouse/storage space. The project is located at the northeast corner of Kiernan Avenue and Pentecost Drive, in the Modesto area. A Mitigated Negative Declaration will be considered.
APN: 004-094-029 [\[View Item\]](#)

- E. GENERAL PLAN AMENDMENT APPLICATION NO. 2005-11 AND REZONE APPLICATION NO. 2005-12 - ZANSCO PROPERTIES** - Request to change the general plan designation on a 0.27 acre portion of a 1.50 acre parcel from Agriculture to Planned Industrial and the zoning of the same portion from A-2-40 (General Agriculture) to PI-20 (Planned Industrial) consistent with the zoning on the remaining 1.23 acres of the property. This is a County-initiated project in order to correct a minor inconsistency on a split-zoned parcel. The project is located at 5054 Pentecost Drive, on the southeast corner of Pentecost Drive and Bitritto Way, in the Modesto area. A Negative Declaration will be considered.
APN: 004-094-028 [\[View Item\]](#)

- 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., NOVEMBER 14, 2005. THE FEE FOR APPEAL IS \$555.00.