

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

December 1, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. November 17, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (\* Consent Items)

**\*CONSENT ITEMS**

- \*A. **PARCEL MAP APPLICATION NO. 2005-26 - KIERNAN BUSINESS CENTER -** Request to create 18 air space condominium lots, in an existing building, ranging in size from 1,250 to 5,000 square feet, to house various light industrial/business park type uses on a 2.3 acre parcel located within Planned Development (PD) # 286. The property is located on the south side of Bitritto Court, adjacent to the Union Pacific Railroad, north of Kiernan Avenue (State Highway 219), in the north Modesto area. This project is exempt from CEQA.  
APN: 004-094-038 [\[View Item\]](#)
- \*B. **PARCEL MAP APPLICATION NO. 2004-22 - GARY LEONG -** Request to divide two existing parcels into four parcels of approximately 0.6 acres each in the R-A (Rural Residential) zoning district, designated as Low-Density Residential on the General Plan. The project is located at 2504 Paradise Road, between Ohio and Grimes Avenues, in the Modesto area. The Planning Commissioners will consider a Mitigated Negative Declaration for this project.  
APN: 017-033-013 & 014 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- C. **USE PERMIT APPLICATION NO. 2005-15 - RAMSEY KENNEL -** Request to establish a kennel facility that will breed, house, and train up to 12 dogs on a 1.95 acre parcel is in the A-2-40 (General Agriculture) zoning district. The property is located at 3424 Washington Road, south of Roeding Road and north of Service Road, in the Hughson area. The Planning Commission will consider a Negative Declaration on this project.  
APN: 018-047-040 [\[View Item\]](#)
- D. **GENERAL PLAN AMENDMENT APPLICATION NO. 2005-08, COMMUNITY PLAN AMENDMENT APPLICATION NO. 2005-03 AND TENTATIVE MAP APPLICATION NO. 2005-04 - HACKLER / CLABAUGH (HIDEAWAY TERRACE) -** Request to change the Denair Community Plan from Estate Residential to Medium High Density Residential, the Stanislaus County General Plan from Medium Density Residential to Medium High Density Residential and to create 15 residential lots, ranging in size from 6,000 square feet to 11,500 square feet from a 4.61 acre parcel located on the northeast corner of the N. Waring Road and E. Monte Vista Avenue intersection, in the Denair area. The Planning Commission will consider a Mitigated Negative Declaration for this project.  
APN: 024-012-016 [\[View Item\]](#)

- E. **GENERAL PLAN AMENDMENT APPLICATION NO. 2005-10, REZONE APPLICATION NO. 2005-11 AND TENTATIVE MAP APPLICATION NO. 2005-06 - WENSTRAND RANCH** - Request to change the General Plan designation on a portion of the subject 12.25-acre property from Commercial to Low Density Residential and the zoning of that same portion from H-1 (Highway Frontage) to R-A (Rural Residential), and to create 45 residential lots ranging from 8,000 to 12,000 square feet in size. The project is located at 4148 Main Street at the corner of Main Street, Monte Vista Avenue and Lester Road, in the Denair area. The Planning Commission will consider a Mitigated Negative Declaration for this project.  
APN: 024-032-023 [\[View Item\]](#)

**VIII. OTHER MATTERS (Not Public Hearings)**

- A. Change of Nuisance Abatement Hearing Board Members, presented by Mike Newton, Code Enforcement Unit Manager

**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., DECEMBER 12, 2005. THE FEE FOR APPEAL IS \$555.00.***