

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

January 19, 2006

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Mike Navarro, Jim Poore, and Andrew Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
  - A. January 5, 2006 [\[View Item\]](#)
  - B. January 5, 2006 - Workshop [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Notice and Registration Form for 29<sup>th</sup> Annual Stanislaus County Planning Commissioners Workshop, to be held February 4, 2006 in Newman [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\* Consent Items)**

**\* CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2005-32 - PAUL CARROLL - Requesting Continuance to March 2, 2006.** Request to create two parcels of 5,520 and 8,584 square feet in the R-1 (Single Family Residential) zoning district, general planned LDR (Low Density Residential). The property is located at the intersection of Gratton Road and Merced Avenue, in Denair. This project is exempt from CEQA. APN: 024-034-026 [\[View Item\]](#)
- \*B. PARCEL MAP APPLICATION NO. 2005-21 - SHEREE VEGAS - Applicant Requesting Continuance to February 2, 2006.** Request to create a 60-acre and a 40-acre parcel from a 100-acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 4236 Crow Road, south of Claribel Road and west of Ellenwood Road, in the Oakdale area. A Negative Declaration will be considered. APN: 015-001-009 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- C. PARCEL MAP APPLICATION NO. 2005-17 AND EXCEPTION APPLICATION NO. 2005-03 - OLYMPIA M. TRUHETT - Continued from October 6, 2005** This is a request to create three (3) parcels of 5.01 acres and one (1) 8.18 acre parcel in the A-2-5 (General Agriculture) zoning district from a 22.81± acres site. There is a request for an Exception to the Stanislaus County Subdivision Ordinance because one of the parcels does not front on a County-maintained road. The property is located at 13243 Orange Blossom Road, in the Oakdale area. This project is exempt from CEQA. APN: 010-048-033 [\[View Item\]](#)
- D. REVOCAION OF USE PERMIT NO. 92-02 - RESENDIZ FARMS** - This is a request to revoke a use permit approved on May 21, 1992 to allow a 3,000 square foot fruit stand with kitchen facilities for making pies and a show-room for pie, nut, and fruit display on a 31.8 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 4342 Geer Road, in the Hughson area. This project is exempt from CEQA. APN: 045-009-008 [\[View Item\]](#)

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

A. Appointment of Historical Site Subcommittee.

**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., January 30, 2006. THE FEE FOR APPEAL IS \$555.00.***