

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

August 3, 2006

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stanco-planning.org



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. July 20, 2006 [\[View Item\]](#)
- V. **CORRESPONDENCE**
 - A. Fax received July 25, 2006 from A.J. and Sue Silva regarding Use Permit No. 92-31, Sisk Recycling Company [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2006-17 - EEAS LIMITED PARTNERSHIP -** Request to construct a single family dwelling on a 39,201 square foot A-2-40 (General Agriculture) zoned parcel located at the northeast corner of Tully Road and St. Francis Avenue (5800 Tully Road), north of Modesto. Existing buildings on the property, including the large 7,548 square foot pole structure, will be removed. This project is exempt from CEQA.
APN: 004-070-002 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2006-16 - NAVDEEP BALI -** Request to create 11 air space condominiums within one building on a 1.03 acre parcel in PI -7 (Planned Industrial No. 7). The property is located at 5278 Jerusalem Court, north of Charity Way, in the north Modesto area. This project is exempt from CEQA.
APN: 004-065-020 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2006-13 - ALLEN MARTIN -** Request to create parcels of approximately 40.1 and 41.9 acres in the A-2-40 (General Agriculture) zoning district, located at 742 Charles Street, adjacent to the Tuolumne River, in the Hughson area. A Mitigated Negative Declaration will be considered on this project.
APN: 009-029-017 **Requesting Indefinite Continuance.** [\[View Item\]](#)

NON-CONSENT ITEMS

- D. VESTING TENTATIVE MAP APPLICATION NO. 2006-01 - PALM ESTATES -** Request to subdivide a 4.03 acre parcel currently zoned R-A (Rural Residential), Low-Density Residential on the General Plan, into 12 single-family lots, ranging in size from 8,007 to 10,675 square feet, plus a drainage basin / open space lot. The project is located at 2600 Lester Road, north of E. Tuolumne Road, in Denair. A Mitigated Negative Declaration will be considered on this project.
APN: 024-050-016 [\[View Item\]](#)

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., AUGUST 14, 2006. THE FEE FOR APPEAL IS \$580.00.