

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

June 21, 2007

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Jim Poore, Marie Assali, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. May 3, 2007 [\[View Item\]](#)
- B. June 7, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2007-11 - HOLIDAY INN EXPRESS SIGN -**
Request to amend an approved Planned Development by replacing the approved 20-foot high, 100-square foot pole sign with a requested 35-foot high, 150-square foot pole sign for an existing hotel in a Planned Development (PD 290) zoning district. The property is at 4300 Bangs Avenue in Salida. This project is exempt from CEQA.
APN: 135-042-028 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2007-01 - NORTHCUTT PARCEL MAP -**
Request to create two parcels of approximately 7.1 acres each from a 14.1 ± acre site in the A-2-5 (General Agriculture) zoning district. Various buildings will be relocated to different areas of the two proposed properties to meet setback requirements. The property is located on Olive Avenue, north of Orange Blossom Road, in the East Oakdale area. The Planning Commission will consider a Negative Declaration on this project.
APN: 010-048-019 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. REZONE APPLICATION NO. 2006-13 - CALOY COMPANY OIL AND FEED -**
Request to change the zoning designation of a 5.65 acre parcel from A-2-40 (General Agricultural) to Planned Development to allow an existing 15,570 square foot warehouse/office building to be used as a processing facility to extract oil and process cattle feed from walnuts and almond meats, blended with rice hulls. The site includes the existing building, silos, loading area, and truck scales. Additions to the site will be employee parking, security fencing and gates, a new septic system, and landscaping. The business will be a 24 hour operation with 7 employees on maximum shifts. The project is located at 5425 Montpelier Road, in Montpelier, west of Denair. The Planning Commission will consider a Negative Declaration on this project.
APN: 019-041-027 [\[View Item\]](#)

- D. REQUEST FOR MODIFICATION OR REMOVAL OF CONDITION OF APPROVAL NO. 31 FOR PARCEL MAP 2006-02 - TIMBELL-WARNERVILLE PARTNERS, LLC (FORMERLY FURTADO FAMILY TRUST)** - Parcel Map No. 2006-02 as approved by the Board of Supervisors on March 27, 2007, included Condition of Approval No. 31: "No residential structures shall be constructed on any parcel until either tree crops or vines have been planted on the parcel." Timbell-Warnerville Partners, LLC, has requested either modification or removal of this voluntary condition. The proposed revision to be considered is as follows: "No residential structures shall be constructed on any parcel until either tree crops, vines or other crops have been planted on the parcel, or until planning staff has made a determination that another agricultural use (consistent with all use regulations applicable to the particular parcel) has been established on the particular parcel for which the residential structure is proposed." The parcel map was approved for 13 parcels of approximately 80 acres in size, one parcel approximately 70 acres in size, and a 117± acre remainder from two existing parcels totaling 1,147 acres in the A-2-40 (General Agriculture) zoning district with no proposed new uses. The property is located southeast of the intersection of Tim Bell and Warnerville Roads, northeast of the Waterford area. This is exempt from CEQA.
APNs: 011-005-007 & 011-005-021 [\[View Item\]](#)
- E. VARIANCE APPLICATION NO. 2006-02 - COLE** - Request to legalize an existing non-permitted 384 square foot second dwelling unit on a 5,500 square foot parcel in the R-1 (Single-Family Residential) zoning district. The variance is required to address building site area and setback requirements. The property is located on the southeast side of Normandy Drive, between Ritsch Court and Picardy Drive, in the Modesto area. (1228 Normandy Drive) This project is exempt from CEQA.
APN: 030-027-033 [\[View Item\]](#)

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., JULY 2, 2007. THE FEE FOR APPEAL IS \$580.00.