

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

August 2, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. July 19, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Reprint from The Commissioner, "Credibility, Respect, and Power: Sending the Right Nonverbal Signals" [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-07 - GRIFFIN FAMILY** - This is a request to divide a 92± acre property into two parcels of 47.49 and 45.35 acres, in the A-2-40 (General Agriculture) zoning district. The property is located on the south side of California Avenue, between Griffin Road and Garrison Avenue, in the Modesto area. A CEQA Negative Declaration will be considered on this project.
APN: 017-007-005 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. VARIANCE APPLICATION NO. 2006-02 - COLE - Continued from July 19, 2007**
This is a 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 [\[View Item\]](#)
- C. APPEAL OF STAFF'S DETERMINATION - STEVEN PITTSON** - This is an appeal of a Staff determination to construct three new dwellings to replace demolished non-conforming residences at 27650 Hardin Road, in the Newman area. The residential units were confirmed as legal, non-conforming, and subsequently demolished, but the owner did not exercise his right to reconstruct within the required six-month time frame.
APN: 026-041-040 [\[View Item\]](#)
- D. PARCEL MAP APPLICATION NO. 2006-49 AND VARIANCE APPLICATION NO. 2006-05 - SCHWARTZ PARCEL MAP** - This is a request to create 4 residential lots, ranging in size from 36,725 to 52,009 square feet, with a 2.24 acre remainder (total of 5 parcels) from three existing parcels, in the R-A (Rural Residential) zoning district. All parcels will be served by public water and private septic systems. A variance is needed to create three parcels with less than 65 feet of width along the street frontage. The project is located at the southwest corner of Scarlet Oak Drive and Black Oak Court, east of Oakdale. This project is exempt from CEQA.
APN: 010-025-076, 010-025-101, and 010-025-102 [\[View Item\]](#)

E. USE PERMIT APPLICATION NO. 2006-25 - MODESTO CHRISTIAN SCHOOL -

This is a request to allow the use of an elementary school, church services, and to revise a site plan for Use Permit 77-83, located in A-2-40 (General Agriculture) zoning district. The site plan is to allow the construction of three buildings in two phases. (The site was originally approved for a private Junior and Senior High School.) The Phase I is to construct one 75,570 square foot building for a multi-purpose room, gymnasium, classrooms, nursery, school, and church offices. Phase II is proposed to add two buildings (14,422 square foot and 625 square foot) for a weight room, kitchen, storage rooms, and concessions stands. The property is located 5755 Sisk Road, west side of Sisk Road, north of Pirrone Road, in the Salida area. The Planning Commission will consider a Mitigated Negative Declaration on this project.

APN: 136-032-011 [\[View Item\]](#)

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 13, 2007. THE FEE FOR APPEAL IS \$580.00.