

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

December 6, 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.

The agenda is divided into two sections:

CONSENT CALENDAR: These 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

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.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning 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. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

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.

PLANNING COMMISSION AGENDAS AND MINUTES: Commission agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the Internet on Friday afternoons preceding the meeting at the following website: www.stanco-planning.org.

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.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- 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. November 1, 2007 [\[View Item\]](#)
- B. November 15, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2007-21 - CLIFFORD BARTH** - This is a request to build a 2,500 square foot single-family dwelling with an attached garage on a 9.18 acre site in the A-2-40 (General Agricultural) zoning district. The project is located on the east side of Walnut Avenue, between East Service and East Grayson Roads, south of Hughson. This project is exempt from CEQA.
APN: 045-007-035 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING** - This is a request to change the zoning designation of 14.25 acres from PD (Planned Development) to a new Planned Development to allow a commercial project to be developed in three phases and adopt a development schedule. Phase 1 consists of 435 mini storage units, 50 storage container units, and storage for up to 52 RVs. Phase 2 consists of a gas station and a 5,065 square foot mini market with a drive through coffee shop. Phase 3 consists of a 19,250 square foot commercial building/car wash. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. A CEQA Negative Declaration will be considered on this project.
APN: 045-007-031 [\[View Item\]](#)
- C. GENERAL PLAN AMENDMENT APPLICATION NO. 2007-01 AND ORDINANCE AMENDMENT APPLICATION NO. 2007-02 - AGRICULTURAL ELEMENT UPDATE AND WILLIAMSON ACT UNIFORM RULES UPDATE** - Consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as

a result of the policies adopted in the current element. The update includes an amendment to Chapter 21.12 – Definitions, Chapter 21.20 – General Agriculture District (A-2), and Chapter 21.100 – Staff Approval Permits of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance amendment will also modify the permit requirement for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add ‘shelling’ to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications, which have been identified as part of the Agricultural Element Update process. A CEQA Negative Declaration will be considered on this project.

APN: County-wide

[\[View Memo\]](#) [\[View Exhibit A\]](#) [\[View Exhibit B\]](#) [\[View Exhibit C Part I\]](#)
[\[View Exhibit C Part II\]](#) [\[View Exhibit C Part III\]](#) [\[View Exhibit C Part IV\]](#)
[\[View Exhibits D & E\]](#) [\[View Exhibit F\]](#) [\[View Exhibit G\]](#)
[\[View Exhibit H\]](#) [\[View Exhibit I\]](#) [\[View Exhibits J, K & L\]](#)
[\[View Exhibit M\]](#) [\[View Exhibit N\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. Change of Nuisance Abatement Hearing Board Members, presented by Tod Woodward, Code Enforcement Unit Manager.
- B. **DEVELOPMENT SCHEDULE FOR EL REMATITO MARKETPLACE** - Request to modify the Development Schedule for the El Rematito Marketplace (PD 285).
[\[View Item\]](#)

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 17, 2007. THE FEE FOR APPEAL IS \$580.00.