

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

DECEMBER 20, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. December 6, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Memo dated December 6, 2007, from the Planning Department regarding Item VII-B, Vesting Tentative Parcel Map Application No. 2007-17 - Carter. [\[View Item\]](#)
- B. Packet of information received December 10, 2007, from Denise Seymour, regarding Item VII-D, Zoning Ordinance Amendment No. 2007-01 - Public Events & Outdoor Entertainment. A DVD titled "Out Door Entertainment Ordinance, 12-20-07, 8651 Crane Road, Denise Seymour" was provided with this packet. We are unable to send this, but it is available for viewing at the Planning Department. [\[View Item\]](#)
- C. Email received December 11, 2007, from Connie Minter, regarding Item VII-D, Zoning Ordinance Amendment No. 2007-01 - Public Events & Outdoor Entertainment. [\[View Item\]](#)
- D. Farmland Working Group Newsletter, Fall/Winter 2007 [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2007-22 - HAWKINS RANCH -**
This is a request to create two (2) parcels of 404.67 and 392.77 acres from a 797.44 acre Williamson Act parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the northwest corner of East Keyes and Hawkins Roads, southeast of Waterford. The Planning Commission will consider a Negative Declaration on this project.
APN: 020-005-005 [\[View Item\]](#)
- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-17 - CARTER -**
This is a request is to create two (2) parcels of 12.63± acres from a 25.26 acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 13766 Valley Home Road, northwest of Dale Road, in the Oakdale area. The Planning Commission will consider a Negative Declaration on this project.
APN: 002-004-007 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **VARIANCE APPLICATION NO. 2007-03 - RUPINDER DHALIWAL** - *Continued indefinitely from September 6, 2007.* This is a request to authorize a variance from required setbacks for the C-2 (General Commercial) zoning district to allow a fuel island canopy to encroach into a required front yard setback. The property is located at 4617 Kiernan Avenue, north side of Kiernan Avenue, east of State Route 99 northbound on-ramps, in Salida area. This project is exempt from CEQA.
APN: 135-045-038 [\[View Item\]](#)
- D. **ZONING ORDINANCE AMENDMENT NO. 2007-01 - PUBLIC EVENTS & OUTDOOR ENTERTAINMENT** - This is a request to amend the Stanislaus County Zoning Ordinance, by adding a Chapter that would address public events and outdoor entertainment in the agricultural, urban transition, and residential areas of Stanislaus County. The proposed regulations will apply to the location of any public event in an R-A (Rural Residential), R-1 (Single-Family Residential) or A-2 (General Agriculture) zoning district. This amendment will not apply to A-2 zoned land which is enrolled under a California Land Conservation Contract (Williamson Act Contract). As part of this amendment, both the A-2 (Chapter 21.20.030) and the R-1 (Chapter 21.28.030) zoning districts will be amended to add Public Events and Outdoor Entertainment, under Uses Requiring a Use Permit. The Planning Commission will consider a Negative Declaration on this project.
APN: County-wide [\[View Item\]](#)
- E. **USE PERMIT APPLICATION NO. 2006-38 - ALP CUSTOM SPREADING, INC** - Request to allow a manure spreading business to operate on three (3) acres of a forty (40) acre property, located in the A-2-40 (General Agriculture) zoning district. The project is located at 2324 Villa Manucha Road between Villa Manucha Road and Azevedo Road, north of Newman. The Planning Commission will consider a Negative Declaration on this project.
APN: 049-022-011 [\[View Item\]](#)

- 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., DECEMBER 31, 2007. THE FEE FOR APPEAL IS \$580.00.