

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JANUARY 15, 2009

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 Chair 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 Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Chair.

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. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

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 Marie Assali, Tom DeLaMare, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, Greg Pires, Jim Poore, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. December 4, 2008 [\[View Item\]](#)

V. CORRESPONDENCE

- A. 2009 Planning Commission Meeting Calendar [\[View Item\]](#)
- B. Stanislaus County Planning Commissioner's 32nd Annual Workshop Flier [\[View Item\]](#)
- C. Farmland Working Group Newsletter - Winter 2008 [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2008-04 - DOHERTY AVENUE -**
This is a request to create two parcels from a 6.2 acre parcel in the M (Industrial) zoning district. Proposed parcel "1" will be 2.5 acres in size and is improved with an existing 50,176 square foot warehouse building. Proposed parcel "2" will be 3.7 acres in size and is improved with an 81,000 square foot warehouse building. The project site is located at 551 Doherty Avenue, on the northwest corner of Doherty and Nathan Avenues, in the Sphere of Influence of Modesto. This project is exempt from CEQA.
APN: 036-001-057 [\[View Item\]](#)
- *B. TIME EXTENSION FOR VARIANCE NO. 2007-01 AND LOT LINE ADJUSTMENT NO. 2007-01 - RANGEL/SNEDEGAR -** This is a request for a one-year time extension for Variance No. 2007-01 and Lot Line Adjustment No. 2007-01, to October 19, 2009. Project is in the R-A (Rural Residential) zoning district, and located at 1324 and 1328 Bennett Road, north of Woodland Avenue, in the Sphere of Influence of Modesto. This project is exempt from CEQA.
APN: 081-029-007 and 081-029-008 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2008-24 - CENTRAL VALLEY AG -** This is a request to construct a 224' x 800' building for commodities (grain) storage, a 3,000 square foot transfer operation, and a 1,440 square foot office, on a 62.4 acre parcel in the M (Industrial) zoning district. The proposed building height is 79.5 feet tall, which exceeds the height limits of 75 feet within the M (Industrial) zone, and is only allowable after a Use Permit is obtained. The height is designed to allow for structural integrity of the arched truss design of the building. The project is located at 300 Codoni Avenue, on the east side of Codoni Avenue, south of Yosemite Boulevard, in the Sphere of Influence of the City of Modesto. This project is exempt from CEQA.
APN: 009-019-036, 009-019-037, and 009-019-038 [\[View Item\]](#)

NON-CONSENT ITEMS

D. USE PERMIT APPLICATION NO. 2007-13 - SACRED HEART CHURCH - This is a request to construct a single-story, 33,600 square foot multi-purpose building, 1,500 square foot maintenance building, and two parking lots totaling 329 parking spaces, on a 39.65 net acre parcel in the A-2-40 (General Agriculture) zoning district. The multi-purpose building will be used for religious classes and other church meeting groups, and be capable of accommodating 525 people. The hours of the facility are 9:00 a.m. to 9:00 p.m. daily. The project is located at 3600 N. Quincy Road, at the southeast corner of E. Zeering and N. Quincy Roads, in the Denair area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.

APN: 073-006-001 [\[Part I\]](#) [\[Part II\]](#) [\[Part III\]](#)

E. APPEAL OF STAFF DECISION - TENTATIVE PARCEL MAP APPLICATION NO. 2008-12 AND EXCEPTION APPLICATION NO. 2008-03 - MARK & SUSAN LAYTON - Appeal of staffs determination requiring the project participate in or prepare an East Oakdale Specific Plan and Focused Environmental Impact Report (EIR). The 7.9 acre project site is located in the R-A (Rural Residential) zoning district, at 10000 Atlas Road, Oakdale.

APN: 010-021-084 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

A. PROPOSED SCHOOL SITE DEVELOPMENT BY YOSEMITE COMMUNITY COLLEGE DISTRICT FOR A NEW MODESTO JUNIOR COLLEGE PATTERSON OUTREACH SITE - Construction and operation of outreach site/learning center on 6.76 acres of a 10-acre site located northwest of the Ward Avenue and Elfers Road intersection, Patterson. The Planning Commission will consider the site's consistency with the County General Plan.

APN: 021-027-014 (portion) [\[View Item\]](#)

IX. REPORT OF DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

XI. ELECTION OF CHAIR AND VICE CHAIR FOR 2009

XII. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JANUARY 26, 2009. THE FEE FOR APPEAL IS \$580.00.