

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

JULY 2, 2009

6:00 P.M.

CHAMBERS - BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10TH STREET, MODESTO  
[www.stanco-planning.org](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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](http://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 10<sup>th</sup> 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 Allen Layman, Marie Assali, Tom DeLaMare, Annabel Gammon, Michael Navarro, Greg Pires, Jim Poore, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

A. June 18, 2009 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (\* Consent Items)

**\*CONSENT ITEMS**

- \*A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2009-02 - ELM STREET - Requesting Indefinite Continuance.** Request to divide a 18,663 square foot site into parcels of 7,340± and 11,323± square feet in the R-2 (Medium Density Residential) zoning district. The project is located at 5345 Elm Street, in the Salida area. This project is exempt from CEQA.  
APN: 135-004-079 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- B. **GENERAL PLAN AMENDMENT APPLICATION NO. 2008-06, REZONE APPLICATION NO. 2008-06, USE PERMIT APPLICATION NO. 2008-27 & VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-15 - O'BRIEN VETERINARY HOSPITAL** - This is a four-part request consisting of the following: 1) A request for a Use Permit to allow a Large Animal Veterinary Hospital to be established; 2) A request for a Vesting Tentative Parcel Map to subdivide 24.36 acres into a 2.22-acre parcel and a 22.14-acre "Remainder" parcel; 3) A request to amend the 2.22-acre parcel's General Plan designation from Agriculture to P-D (Planned Development); 4) A request to amend the 2.22-acre parcel's zoning designation from A-2-40 (General Agriculture) to a P-D (Planned Development) zone to allow the large animal facility to also be used as a small animal veterinary hospital. The General Plan and Zoning designation of the 22.14-acre "Remainder" parcel would not change nor is any development proposed to take place on this parcel. The proposed development includes a 14,000 square foot veterinary hospital and office, a 5,000 square foot "Treatment" Barn, parking lot, and landscaping. The 24± acre site is currently zoned A-2-40 (General Agriculture) and is located at 3254 Beckwith Court, just west of Hwy 99, in the Modesto area. A CEQA Negative Declaration will be considered on this project.  
APN: 005-034-009, 010, 011 [\[Report, Exhibits A & B\]](#) [\[Exhibits C, D & E\]](#)  
[\[Exhibits F, G, H & I\]](#) [\[Exhibit J\]](#) [\[Exhibit K\]](#)

Stanislaus County Planning Commission  
Agenda  
July 2, 2009  
Page 3

- VIII. OTHER MATTERS (Not Public Hearings)
- IX. REPORT OF DIRECTOR
- X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
- XI. ADJOURNMENT

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JULY 13, 2009. THE FEE FOR APPEAL IS \$607.00.***