

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

SEPTEMBER 2, 2010

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Michael Navarro, Annabel Gammon, Marie Assali, Steve Boyd, Tom DeLaMare, Allen Layman, Greg Pires, Jim Poore, John Ramos
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. August 19, 2010 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2009-23 - CENTRAL BAPTIST CHURCH -**
Request to: replace a 3,236 square foot multi-purpose building with a 3,536 square foot multi-purpose building; add a new 1,600 square foot classroom building; convert a 1,845 square foot residential dwelling to a church office and a classroom; and add a new parking lot and modify the existing parking area for a total of 71 spaces on a 2.44 acre parcel in the R-2 (Medium Density Residential) zoning district. The property is located at 727 Sutter Avenue, in the Modesto area. This project is exempt from CEQA.
APN: 037-031-012 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. 2010-07 - ASSALI FARMS -** Request to allow the upgrading/expansion of an existing almond huller/sheller on 57.8± acres in the A-2-40 (General Agriculture) zoning district. The expansion includes building two warehouses (12,000 & 20,000 square feet) and the current 2,560 square foot huller/sheller building being demolished and replaced/expanded with a 6,400 square foot huller/sheller building. The request includes a five-year/two-phase expansion. The property is located at 8618 E. Whitmore Avenue, between Geer Road and Berkeley Avenue, in the Hughson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 018-055-017 [\[View Item\]](#)
- C. USE PERMIT APPLICATION NO. 2009-11 - RIVER OAK GRACE COMMUNITY CHURCH -** Request to expand an existing church on a 23.08 acre parcel in the A-2-10 (General Agriculture) zoning district by expanding the existing multipurpose building and constructing an additional multipurpose building, classrooms, and other accessory buildings totaling 69,000 square feet. An outdoor family recreation area, expanded amphitheater use, additional parking, and second access off of Rodden Road are also being proposed. The property is located at 7712 Rodden Road, at the southeast corner of Highway 120 and Rodden Road, in the Oakdale area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 006-012-081 [\[View Staff Report thru Exhibit C\]](#) [\[View Exhibit D\]](#)
[\[View Exhibit E\]](#) [\[View Exhibits F - K\]](#)

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- 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., SEPTEMBER 13, 2010. THE FEE FOR APPEAL IS \$622.00.