

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JUNE 2, 2011

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.stancounty.com/planning. 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 Annabel Gammon, Greg Pires, Steve Boyd, Robert Crabtree, Allen Layman, Michael Navarro, Ron Peterson, John Ramos
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. May 5, 2011 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Farmland Working Group Newsletter, Spring 2011 [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

***A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2010-05 - MONTPELIER FARMING CORPORATION - Requesting Indefinite Continuance.**

Request to create 15 parcels ranging in size from 40+ to 77+ acres from a 686+ acre site in the A-2-40 (General Agriculture) zoning district on the south side of Highway 120 (14078 E. Highway 120), at the intersection of Lancaster Road, in the Oakdale area. The property is currently enrolled in Williamson Act Contract No. 77-2759.

APN: 010-011-033 [\[View Item\]](#)

***B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2011-02 - STERLING RANCH 6 - Request to subdivide two (2) parcels totaling 34,717 square feet into four (4) 8,500± square foot parcels for the purpose of constructing single-family dwellings as an extension of Sterling Ranch 5 in the P-D (249) (Planned Development) zoning district on the north side of Tuolumne Road (4611 & 4615 Tuolumne Road), between Brickburg Street and N. Gratton Road, in the Denair area.**

APN: 024-063-001 & 002 [\[View Item\]](#)

NON-CONSENT ITEMS

C. REZONE APPLICATION NO. 2010-04 - HARTSOG - Request to rezone a .45 acre site to allow the following as permitted uses: Child Care Facility; Senior Care Residential Facility; Senior Assisted Care Facility; and Rooming House. The Senior Care Residential and Senior Assisted Care Facilities would allow up to 15 beds total. The Rooming House would allow up to eight residents. The property is zoned P-D (188) and is located at 1300 Bystrum Road, between Eugene and Joyce Avenues, in the Sphere of Influence of the City of Ceres. The project is CEQA Exempt.

APN: 038-043-037 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A.** Assignment of Nuisance Abatement Hearing Board Members, presented by Todd Woodward, Code Enforcement Manager.

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., JUNE 13, 2011. THE FEE FOR APPEAL IS \$622.00.