

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

FEBRUARY 16, 2012

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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: <http://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: Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

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 Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. February 2, 2012 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT 2010-01 AND REZONE 2010-01 – EL REMATITO** – Request for a time extension to fulfill development standards for a project which was approved to amend the General Plan and zoning designations of a 9± acre parcel from Agriculture/A-2-40 to Planned Development/P-D (324) and to remove all existing structures (three [3] dwellings, a barn, and a shop) in order to install a new parking area and driveway for 930 cars in two (2) phases. The property is located at 3025 Crows Landing Road, in the Ceres area. This project is Exempt from CEQA.
APN: 056-055-003 [\[View Item\]](#)

- *B. **REVOCAION OF USE PERMITS 78-21, 87-14, AND 2009-08 – AMERINE SYSTEMS** – *Requesting indefinite continuance.* Request to consider revocation of three (3) use permits authorizing the operation of an agricultural sprinkler/irrigation business on a 12.9± acre parcel in the A-2-40 (General Agriculture) zoning district at 10866 Cleveland Avenue in the Oakdale/Valley Home area. This project is Exempt from CEQA.
APN: 006-005-003 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **USE PERMIT APPLICATION NO. 2011-07 – VISTA TOWERS – LAKE ROAD** – Request to install a new telecommunications facility with a 100' steel lattice tower and two (2) 12' x 20' equipment shelters within a 35' x 70' lease area of a 96± acre property in the A-2-40 (General Agriculture) zoning district. Antennas and other communications equipment will be installed on the tower (12 antennas and a microwave dish). A 12 foot wide access road will be created to access the site. The property is located on the north side of Lake Road (25251 Lake Road) in the La Grange area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project.
APN: 008-021-023 [\[View Staff Report – Exhibit E\]](#) [\[View Exhibit F\]](#)
[\[View Exhibits G - K\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. **TEMPORARY MODIFICATION OF DEVELOPMENT STANDARD NO. 2 FOR GPA 2001-09 REZ 2001-16 - CROWS LANDING FLEA MARKET (AKA EL REMATITO MARKETPLACE)** – Discussion related to temporarily modifying Development Standard No. 2 which prohibits charging customers for parking.
[\[View Item\]](#)

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., FEBRUARY 27, 2012. THE FEE FOR APPEAL IS \$622.00.