

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

November 19, 2015

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 That item will then be withdrawn from “Consent” and reviewed in detail as scheduled.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:** Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Ron Peterson, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN’S FORUM**

IV. MINUTES

- A. November 5, 2015 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS** – None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2015-0023 VERIZON WIRELESS – MOFFETT ROAD** – Request to construct a new wireless communication facility that includes a 75-foot high monopole with 12 mounted antennas, 184 square-foot equipment shelter, and supporting equipment within a 1,200 square-foot leased area on a 30± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 4037 Moffett Road, south of E. Service Road, within the City of Ceres' Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 041-011-012 [\[View Item\]](#)
- B. MODIFICATION TO CONDITIONS OF APPROVAL FOR USE PERMIT NO. 2011-01 - HENNINGS BROTHERS AG DRILLING** - Request to amend Condition of Approval No. 21 to allow deferral of a 12-foot wide paved vehicle lane and a 4-foot wide paved asphalt shoulder, along the entire parcel length. UP 2011-01 was approved by the Planning Commission on November 3, 2011 to allow establishment of a well drilling business on a 17.6+/- acre parcel in the A-2-40 (General Agriculture) zoning district. The site is located at 1920 Ladd Road, west of Carver Road, in the Del Rio area. A Negative Declaration was previously adopted for this project; however, this action is exempt from CEQA. APN: 004-066-055 [\[View Item\]](#)
- C. MODIFICATION TO CONDITIONS OF APPROVAL FOR USE PERMIT NO. 2002-21 - MAR, ADDAI CHURCH (LARSA EVENT CENTER)** - Request to amend the project's Conditions of Approval to address operational standards. UP 2002-21 was approved on January 16, 2003, allowing the construction of a church, multi-purpose building, and single-family dwelling on a 9.63 acre site in the A-2-10 (General Agriculture) zoning district. The site is located at 2107 E. Monte Vista Avenue, between Amethyst Way and N. Quincy Road, in the Turlock area. A Negative Declaration was previously adopted for this project; however, this action is exempt from CEQA. APN: 073-007-005 [\[View Item\]](#)
- D. ORDINANCE AMENDMENT APPLICATION NO. PLN2015-0047 – HOUSING RELATED CODE AMENDMENTS** – Request to amend the Stanislaus County Zoning Ordinance Chapters 21.08 General Provisions, 21.12 Definitions, Chapter 21.48 Highway Frontage (H-1), Chapter 21.56 General Commercial (C-2), and 21.60 Industrial District (M) and to add Chapter 21.86 Reasonable Accommodation and Chapter 21.82 Density Bonus for Affordable Housing to meet state requirements for fulfillment of Housing Element goals. This project is exempt from CEQA. APN: Countywide [\[View Item\]](#)

- E. **GENERAL PLAN AMENDMENT APPLICATION NO. PLN 2014-0104 – HOUSING ELEMENT UPDATE** – An update and amendment to the Housing Element of the Stanislaus County General Plan. The proposed 2015-2023 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update. This project is exempt from CEQA. APN: Countywide [\[View Item\]](#)

- VIII. **OTHER MATTERS (Not Public Hearings)**
- IX. **REPORT OF THE PLANNING 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., November 30, 2015. THE FEE FOR APPEAL IS \$622.00.