

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

December 6, 2018
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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

1. **ROLL CALL:** Chair Katherine Borges, Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks, Thomas Maring, Wayne Mott, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**

4. **MINUTES**

- A. November 15, 2018 [\[View Item\]](#)

5. **CORRESPONDENCE**

6. **CONFLICT OF INTEREST DECLARATION**

7. **PUBLIC HEARINGS (*Consent Items)**

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. PLN2015-0085 – WILLIAM ROSSI – Requesting indefinite continuance** - Request to create a 7.2, 1.4, and 0.7 acre parcel from a 9.3 acre parcel located in the P-D (315) (Planned Development) zoning district. The project site is improved with an 8,782 square-foot building, a 10,525 square-foot building with a 3,020 square-foot canopy, and a stormwater basin. Each building is served by an independent well and septic system. The project site is located at 4831 Esmar Road, east of Rohde Road, south of E. Redwood Road, in the Keyes area. This project is considered to be Exempt from the CEQA. APN: 041-022-027. [\[View Item\]](#)
- *B. **VESTING TENTATIVE PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2018-0072 – ODOM – MORRISON ROAD – Requesting indefinite continuance** - Request to create a 9.4± and 5.8± acre parcel from a 15.21± acre parcel located in the A-2-5 (General Agriculture) zoning district. An exception to the Subdivision Ordinance is requested for approved access to a County-maintained road. The project is located at 16300 Morrison Road, between Orange Blossom and Frymire Roads, north of the Stanislaus River, in the Knights Ferry area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 002-043-024. [\[View Item\]](#)
- *C. **REZONE APPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE – Requesting continuance to December 20, 2018** - Request to rezone two parcels totaling 7.69± acres from expired P-D (190) (Planned Development) to a new P-D to allow the creation of 110 recreational vehicle/trailer storage spaces and the construction of five buildings containing 123,633± square feet of self-storage units and a two story 4,535± square-foot office/manager's residence. The project site is located at 418 Wells Avenue, west of McHenry Avenue, south of Pelandale Avenue, within the City of Modesto's Sphere of Influence. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APNs: 046-005-002 & 003. [\[View Item\]](#)
- *D. **PARCEL MAP APPLICATION NO. PLN2018-0118 – ANDREW LIMITED PARTNERSHIP – LYELL DRIVE** - Request to create a 0.58 ±and 0.73± acre parcel from a 1.31± acre parcel located in the P-I (24) (Planned Industrial) zoning district. Each parcel has been developed with a multi-use office building. The property is located at 4345 Spyres Way, on the southwest corner of Lyell Drive and Spyres Way, in the Modesto area. This project is considered to be Exempt from the CEQA. APN: 046-004-03. [\[View Item\]](#)

NON-CONSENT ITEMS – None.

8. **OTHER MATTERS (Not Public Hearings)**
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF CHAIR**
11. **ADJOURNMENT**

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., December 17, 2018. THE FEE FOR APPEAL IS \$1,270.00.