

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

March 3, 2005

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/planningagenda.htm>

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.

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.

CONSENT CALENDAR: CONSENT ITEMS 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 Chairman 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 Chairman. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

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. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the 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.

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 Chairman.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** Chair Andrew Souza, Rachelle Antinetti, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Mike Navarro, Jim Poore, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. February 17, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Memo from Planning Department requesting continuance to April 7, 2005 of Public Hearing for Use Permit Application No. 2004-33 - Warren Word.
- B. Planning Commissioners Journal, Number 57, Winter 2005

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2004-33 - WARREN WORD** - This is a request to construct a single family residence on a 0.22 acre parcel in an A-2-40 (General Agriculture) zoning district. The project is located at the northwest corner of Keyes Road and Bystrum Road, south of Ceres. This project is exempt from CEQA. **(Requesting continuance to April 7, 2005.)**
APN 041-030-013 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2004-34 - LEO & BARBARA LYNCH** - This is a request to create parcels of 40.00, 40.17, and 53.89 acres in an A-2-40 (General Agriculture) zoning district. The property is located at 2001 Old Tim Bell Road, Waterford area, and is under Williamson Act Contract 72-1063. This project is Exempt from CEQA.
APN: 015-081-019 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2004-32 - STEPHEN A. FIELDS AND TAD D. NEAVE** - This is a request to construct one single-family dwelling on each of the two 15± acre parcels in the A-2-40 (General Agriculture) zoning district. These two parcels are part of an Antiquated Subdivision. The property is located at the north end of Eaton Road, north of Rodden Road, in the Oakdale area. This project is Exempt from CEQA.
APNs: 002-022-008 and 002-022-009 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. GENERAL PLAN AMENDMENT APPLICATION NO. 2003-08 AND REZONE APPLICATION NO. 2003-11 - BASSI PLAZA - JOE & KIRAN BASSI** - This is a request to rezone a 2.25 acre parcel from A-2-40 (General Agriculture) to Planned Development (PD) and amend the General Plan designation from Agriculture to Planned Development. The applicant's proposed uses are for a gas station and mini market in Phase I. In Phase II the proposed tenants could include agricultural service businesses and offices. The property is located at 4955 Crows Landing Road in the Ceres area. A Mitigated Negative Declaration will be considered.
APN: 041-004-018 [\[View Item\]](#)

- E. USE PERMIT APPLICATION NO. 2004-28 - SALIDA BILLBOARD** - This is a request to modify an existing legal non-conforming 12' x 40' single-sided (advertisement) billboard. The modification will include the installation of a second side to the existing billboard. The 1.34-acre parcel is in the PD-260 (Planned Development) zoning district. The property is located at 5057 Kiernan Court, east of Highway 99, and north of Kiernan Avenue, in the Salida area. This project is exempt from CEQA.
APN: 136-018-002 [\[View Item\]](#)
- F. USE PERMIT APPLICATION NO. 2004-29 - D. B. TRUCKING** - This is a request to operate a secured truck and trailer parking lot for up to 23 trucks on the site of an existing agricultural truck & trailer repair business on 10.02 acres (UP 2003-36) in an A-2-40 (General Agriculture) zoning district. The project is located at 4125 Beckwith Road, west of Dakota Avenue, Salida area. This project is exempt from CEQA.
APN 076-027-034 and 076-027-038 [\[View Item\]](#)
- G. USE PERMIT APPLICATION NO. 2003-16 - MICHAEL & ROBYN SWEENEY** - This is a request to allow a dog kennel for up to a maximum of 30 dogs for boarding and breeding on 1.31 acres in the A-2-10 (General Agriculture) zoning district. Currently, there are 15 dogs on the project site. The property is located at 3772 Roeding Road, in the Ceres area. A Mitigated Negative Declaration will be considered.
APN: 069-022-008 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

IX. REPORT OF DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., MARCH 14, 2005. THE FEE FOR APPEAL IS \$535.00.