

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

March 2 , 2006

6:00 P.M.

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



<http://www.co.stanislaus.ca.us/planning/PlanAgMin.pdf>

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Mike Navarro, Jim Poore.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
  - A. February 2, 2006. [\[View Item\]](#)
  - B. Historical Site Subcommittee Meeting of February 16, 2006. [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Tuolumne River Regional Park Commission Agenda. [\[View Item\]](#)
- B. Memo dated February 9, 2006, from Department of Environmental Resources regarding item VIII-A, Diablo Grande Hotel Design Review. [\[View Item\]](#)
- C. Memo dated February 16, 2006, from West Stanislaus Fire Protection District regarding item VIII-A, Diablo Grande Hotel Design Review. [\[View Item\]](#)
- D. Information packet containing letters and photos dated February 15, 2006, regarding item VII-H, Ordinance Amendment No. 2006-01 - Farm Market Ordinance. [\[View Item\]](#)
- E. Memo dated February 8, 2006, from Consolidated Fire District regarding item VIII-A, Diablo Grande Hotel Design Review. [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\* Consent Items)**

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2005-32 - PAUL CARROLL - Continued from January 19, 2006.** Request to create two parcels of 5,520 and 8,584 square feet in the R-1 (Single Family Residential) zoning district, general planned LDR (Low Density Residential), located at the intersection of Gratton Road and Merced Avenue, in Denair. This project is exempt from CEQA.  
APN: 024-034-026 [\[View Item\]](#)
- \*B. TIME EXTENSION NO. 2005-05 FOR PARCEL MAP APPLICATION NO. 2003-01 - TIM GALAS - Continued from February 2, 2006.** Request for a one year time extension for Parcel Map 2003-01 - Tim Galas, which was approved by the Planning Commission on December 4, 2003. This was a request to create nine 40+ acre parcels in the A-2-40 (General Agriculture) zoning district located at 10031 Frankenheimer Road in the Oakdale area. This project is exempt from CEQA.  
APN: 002-021-032 and 002-021-052 [\[View Item\]](#)
- \*C. PARCEL MAP APPLICATION NO. 2005-19 - BEARD LAND IMPROVEMENT CO.** Request to create 18 parcels, ranging from 1.17 to 2.88 acres, one for a sewer lift station; the others for industrial development, located in an M (Industrial) zone on the south side of Finch Road, west of Mariposa Road, east of Mitchell Road in the Modesto area. This project is exempt from CEQA.  
APN: 039-011-017 and 039-010-004 [\[View Item\]](#)

- \*D. PARCEL MAP APPLICATION NO. 2005-41 - DON GONSALVES** - Request to split a 0.98 acre parcel into two residential lots of 20,546 square feet each served by City of Modesto water and private septic systems. The property is in the Low Density Residential (R-1) zoning district at 908 Seybold Avenue in the Modesto area. This project is exempt from CEQA.  
APN: 030-014-008 [\[View Item\]](#)
- \*E. PARCEL MAP APPLICATION NO. 2005-36 - ESCOBAR RANCH** - Request to create a new parcel of approximately 43.5 acres with a 58.2 acre remainder from a 101.7 acre parcel in the A-2-40 (General Agriculture) zoning district. There is also a Lot Line Adjustment Application to adjust the lot line by approximately 6,000 square feet to create a 101.7 acre parcel and a 69.1 acre parcel. The property is located at 1501 Hall Road, in the Denair area. The Planning Commission will consider a Negative Declaration for this item.  
APN: 024-004-019 and 024-008-016 [\[View Item\]](#)
- \*F. GENERAL PLAN AMENDMENT APPLICATION NO. 2005-12, REZONE APPLICATION NO. 2005-16, PARCEL MAP APPLICATION NO. 2005-37, EXCEPTION NO. 2005-06 - CARL & TERRI HAGENS** - Requesting **Continuance to April 6, 2006.** Request to amend Stanislaus County General Plan and rezone an 8.8 acre parcel. Denair Community Plan designation for the site is ER (Estate Residential - 1 dwelling unit per 3 acres. Proposal is to change General Plan to ER (Estate Residential) and zone from A-2-10 (General Agricultural) to R-A (Rural Residential). Applicants wish is to create two new parcels, by Vesting Tentative Parcel Map, both of which would be consistent with all three of these designations, one of 3.0 acres and the other 4.0 acres, with a 1.07 acre remainder, the family home-site. The two new parcels would not front on a County-maintained road. Therefore, an Exception Application is needed. Property is located at 4649 N. Gratton Road, Denair. A Mitigated Negative Declaration will be considered by the Planning Commission.  
APN 024-013-026 [\[View Item\]](#)
- \*G. ORDINANCE AMENDMENT NO. 2006-02 - DENSITY BONUS** - Requesting **Continuance to April 6, 2006.** Request to add Chapter 21.74 - "Density Bonus for Affordable Housing" to the Stanislaus County Zoning Ordinance in accordance with recently-adopted State law (SB 1818), which provides incentives to developers of affordable housing. This request also amends the appropriate definition and general provisions sections of the Zoning Ordinance to ensure overall consistency. This project is exempt from CEQA. [\[View Item\]](#)
- \*H. ORDINANCE AMENDMENT NO. 2006-01 - FARM MARKET ORDINANCE** - **Requesting an Indefinite Continuance.** Zoning Ordinance Amendment No. 2006-01 - Farm Market - Proposed amendment to Chapter 21.90 - Produce Stands and Produce Markets, of the Stanislaus County Zoning Ordinance adding the new classification of Farm Market. The proposed amendments adds a definition and standards for a Farm Market. This project is exempt from CEQA. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- I. **GENERAL PLAN AMENDMENT APPLICATION NO. 2004-03 - THE FOCUSED GENERAL PLAN UPDATE OF THE STANISLAUS COUNTY CIRCULATION ELEMENT AND FINAL ENVIRONMENTAL IMPACT REPORT** - Proposed Project: The Focused General Plan Update project would amend the General Plan to update the Circulation Element consistent with the StanCOG Regional Transportation Plan and the general plans of the cities in the county. The County is also proposing to: 1) update the technical assumptions in the Plan consistent with the adopted regional forecast; 2) make changes to the goals, policies and implementation measures, as needed, to clarify County intent; and 3) add, modify, or delete implementation measures to achieve the goals and policies in the Circulation Element. Modifications to other elements of the County General Plan and the Supporting Documentation will be required to maintain consistency among the elements of the General Plan, including, but not limited to, the Land Use, Conservation/Open Space, Noise, and Agricultural Elements. The Planning Commission will consider an Environmental Impact Report (EIR). [\[View Item\]](#)

VIII. **OTHER MATTERS (Not Public Hearings)**

- A. **Diablo Grande Hotel Design Review** - Architectural and Site Plan Design Review of the proposed Diablo Grande Hotel, Spa, and Conference Center [\[View Item\]](#)

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 13, 2006. THE FEE FOR APPEAL IS \$555.00.***