

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

April 6, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Michael Navarro, Jim Poore.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. March 16, 2006 [\[View Item\]](#)

- V. CORRESPONDENCE
- VI. CONFLICT OF INTEREST DECLARATION
- VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **REZONE APPLICATION NO. 2004-01 - TIMMERMAN STARLITE TRUCKING - Requesting Continuance to April 20, 2006.** Request to rezone 3.22 acres from A-2-10 to Planned Development (PD) to allow continued operation of a truck yard specializing in agricultural trucking located in an A-2-10 (General Agriculture) zoning district. The property is located at 3955 Starlite Drive in Keyes. A Mitigated Negative Declaration will be considered for this project
APN: 041-062-034 [\[View Item\]](#)
- *B. **USE PERMIT APPLICATION NO. 2005-28 - CEBRO FROZEN FOODS - Requesting Continuance to April 20, 2006.** Request to add multiple buildings totaling some 116,000 square feet to an existing 26,000 square foot processing facility located on a 299.65 acre parcel in the A-2-40 (General Agriculture) zoning district (Williamson Act Contract No. 71-0205). The property is located at 2100 Orestimba Road east of Eastin Road, in the Newman area. A Negative Declaration will be considered for this project.
APN: 026-020-018 [\[View Item\]](#)
- *C. **GENERAL PLAN AMENDMENT NO. 2001-09, REZONE NO. 2001-16 - CROWS LANDING FLEA MARKET - ADOPTION OF A DEVELOPMENT SCHEDULE - Requesting Continuance to May 18, 2006.** Request to adopt a Development Schedule for Planned Development 285, Crows Landing Flea Market, El Rematito, 401 W. Hackett Road, Ceres.
APN: 056-055-004 and 056-055-005 [\[View Item\]](#)
- *D. **ORDINANCE AMENDMENT NO. 2006-02 - DENSITY BONUS - Requesting Indefinite Continuance.** 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. [\[View Item\]](#)
- *E. **PARCEL MAP APPLICATION NO. 2005-30 - BARBARA DYKZEUL** - Request to create three parcels of 10 acres each in an A-2-10 (General Agriculture) zoning district located at the northwest corner of River Road and Cleveland Avenue, northwest of Oakdale. Property is under a Williamson Act contract. A Negative Declaration will be considered for this project.
APN: 006-009-070 [\[View Item\]](#)

NON-CONSENT ITEMS

- 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** - 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. The property is located at 4649 N. Gratton Road, Denair. A Mitigated Negative Declaration will be considered for this project.
APN: 024-013-026 [\[View Item\]](#)
- G. REZONE APPLICATION NO. 2005-14 - CHEROKEE PLAZA / PATRICIA COCHRAN** - Request for a new Planned Development (PD) zone to allow construction of 50,000 square feet of permanent buildings to house a beauty college, restaurants and retail /service businesses, plus a temporary structure to house the beauty college, on two parcels totaling approximately 7 acres. The property is located in expired PD on the south side of Nunes Road, east of Highway 99, in Keyes. A Mitigated Negative Declaration will be considered for this project.
APN: 045-049-011and 045-049-012 [\[View Item\]](#)
- H. USE PERMIT APPLICATION NO. 2005-19 - C.R. RANCH ANIMAL SHELTER** - Request to expand an existing animal shelter by allowing a maximum of 100 dogs, 45 horses, and 30 cats. The 9.85 acre parcel is in the A-2-40 (General Agriculture) zoning district. The property is located at 6060 American Avenue, between Costner Avenue and Ladd Road, in the Modesto area. A Mitigated Negative Declaration will be considered for this project.
APN: 003-005-002 [\[View Item\]](#)
- I. USE PERMIT APPLICATION NO. 2005-33 - GREEN VALLEY PLANT FARM** - This is a request to establish a year-round wholesale nursery on a 4.14-acre parcel in the A-2-40 (General Agriculture) zoning district. The hours of operation will be Monday thru Saturday, 7:30 a.m. to 5:00 p.m. with approximately 10 to 12 customers a day. The property is located at 3037 Blue Gum Avenue, west of Morse Road and south of McDonald, in the Modesto area. A Mitigated Negative Declaration will be considered for this project.
APN: 081-006-021 [\[View Item - Part I\]](#) [\[View Item Part II - Letters\]](#)
[\[View Item Part III\]](#)

- 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., APRIL 17, 2006. THE FEE FOR APPEAL IS \$555.00.