

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

November 2, 2006

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stanco-planning.org



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. October 19, 2006 [\[View Item\]](#)

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

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. 2006-33 - BEARD LAND IMPROVEMENT COMPANY** - Request to divide an existing 1.52 acre parcel in the industrial (M) zone into a 1.085 acre parcel and a new 0.437 acre parcel located at 2200 Hoover Avenue in the East Modesto area. This project is exempt from CEQA.
APN: 036-001-031 [\[View Item\]](#)
- *B. **TENTATIVE MAP APPLICATION NO. 2006-02 - LESTER ROAD SUBDIVISION (Requesting Continuance to December 7, 2006)** - Request to divide a 4.58 acre parcel, containing one house into 15 residential lots located at the southwest corner of Lester Road and E. Zeering Road, in Denair. There will be a multiple use drainage basin / open space lot. Project is zoned R-A (Rural Residential) and designated Low Density Residential on the Land Use Element map in the General Plan. The parcel sizes would range from 8,022 to 13,578 square feet. Public sewer & water service will be provided by the Denair Community Services District. The Planning Commission will consider a Mitigated Negative Declaration for this project.
APN: 024-012-004 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **REZONE APPLICATION NO. 2006-01 - AMIRKHAS VEHICLE STORAGE** - This is a request to rezone a 0.79 acre portion of expired Planned Development No. 115 to a new Planned Development to allow a vehicle storage yard for repossessed vehicles. It is expected to have one to two deliveries per day. The property is located on the northeast side of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area. A Negative Declaration will be considered.
APN: 045-053-037 [\[View Item\]](#)
- D. **GENERAL PLAN AMENDMENT APPLICATION NO. 2006-01 & REZONE APPLICATION NO. 2006-03 - JOHNNY & NINWA DECKER** - Request to change General Plan designation from Urban Transition to Low Density Residential, and Zoning from A-2-10 (General Agriculture) to R-1 (Single Family Residential) of a 26,072.5 square foot parcel located at 844 River Road, Modesto. Future lots would be served with public sewer and water. The Planning Commission will also consider a Negative Declaration for this project.
APN: 038-008-030 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. Request to initiate a zone change from "Planned Development" (PD No. 285) to "General Agriculture" (A-2-40) due to non-compliance with the approved development schedule, located at 3113 Crows Landing Road, El Rematito Marketplace.

APN: 056-055-004 and 056-055-005 [\[View Item\]](#)

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., NOVEMBER 13, 2006. THE FEE FOR APPEAL IS \$580.00.