

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

May 17, 2007

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Jim Poore, Marie Assali, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. April 19, 2007 [\[View Item\]](#)
 - B. May 3, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Notice that Airport Land Use Commission meeting of May 17, 2007, has been cancelled due to lack of agenda items. [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-43 - W. DAVID HENDLEY - WASHINGTON ROAD** - This is a request to divide an existing 91.88 acre parcel into two parcels (41.92 and 49.96 acres), in the A-2-40 (General Agriculture) zoning district. The site is currently enrolled under Williamson Act Contract No. 2003-4528 and will remain in the Williamson Act. The property is located on the west side of Washington Road, between Roeding Road and Whitmore Avenue, east of Ceres. The Planning Commission will consider a Negative Declaration for this project.
APN: 018-044-032 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2006-46 - W. DAVID HENDLEY - CLINTON ROAD** - This is a request to divide an existing 86.1 acre parcel into two parcels (43.03 and 43.07 acres), in the A-2-40 (General Agriculture) zoning district. The site is currently enrolled under Williamson Act Contract No. 2004-4565 and will remain in the Williamson Act. The property is located between Clinton and Baldwin Roads, with frontage on the north side of Whitmore Avenue, west of Hughson. The Planning Commission will consider a Negative Declaration for this project.
APNs: 018-015-038, 018-016-040 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. APPEAL OF MOBILE HOME APPLICATION NO. 2007-12 - STERLING** - Appeal of denial of a request to allow a temporary mobile home on a 20-acre parcel to provide housing for the care of Leroy Sterling. The project site is located at 2930 Downie Road, in the Denair area.
APN: 019-015-023 [\[View Item\]](#)
- D. VARIANCE APPLICATION NO. 2006-03 AND LOT LINE ADJUSTMENT APPLICATION NO. 2006-47 - HARDISTER** - This is a request to adjust parcel lines of three parcels (0.05, 2.7 and 608.75 acres) to form three parcels ranging in size from 5.4, 5.9 and 601 acres. Two proposed parcels (5.4 and 5.9 acres) are spilt-zoned between A-2-5 and A-2-40 (General Agriculture) zoning districts. The variance is needed to allow the 5.4 and 5.9 acre parcels to be below the minimum lot size of 40 acres. The property is located on the northeast corner of Rodden and Orange Blossom Roads, east of Oakdale. This project is exempt from CEQA.
APN: 010-047-030, 002-023-010, 002-023-011, 010-049-001, 010-027-008
[\[View Item\]](#)

- 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., MAY 29, 2007. THE FEE FOR APPEAL IS \$580.00.