

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 19, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. May 3, 2007 [\[View Item\]](#)
 - B. June 21, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2007-06 - VERIZON WIRELESS - SOUTH RIVERBANK** - This is a request to construct a 75-foot tall wireless communication facility (cell tower) within a bell tower structure on a 702-square foot ground lease area. The bell tower structure is designed to complement the existing church located on the 11.36 acre site. The property is located in the A-2-10 (General Agriculture) zoning district, within the city of Modesto's Sphere of Influence. The property is located at 4825 Roselle Avenue, on the west side of Roselle Avenue, south of Claribel, Modesto/Riverbank area. The Planning Commission will consider a Negative Declaration on this project.
APN: 083-002-025 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2007-04 - P & H RANCHES** - This is a request to construct a 17,500 square foot roof-only structure on a 40.92 acre parcel, in the A-2-40 (General Agriculture) zoning district. The structure will house farm equipment used to farm the surrounding 140 acres, and four to eight portable almond dryers operated in conjunction with an approved and existing almond huller operation located on an adjacent parcel (1827 Verduga Road). This is the first structure to be placed on the subject parcel. The property is located at 1831 Verduga Road, west side of Verduga Road, and south of John Fox Road, in the Hughson area. The Planning Commission will consider a Negative Declaration on this project.
APN: 019-018-002 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2007-02 - SHAYNE CUSTOM CALVES** - This is a request to operate an existing calf depot/transfer facility on a 14.34 acre parcel in the A-2-40 (General Agriculture) zoning district. The calves are purchased from farmers/dairymen by cash buyers who have established routes in the area. After completing their routes they bring the calves to the project site. After the bull calves are transported to the site, they are unloaded, sorted (ranch/veal), and then transported to their purchase designation. The calves are moved on and off of the site within the same day. There are 7 to 8 buyers who deliver to the site daily with an average of 1 buyer taking from the site daily. The facility averages 50 calves daily with the capacity for up to 100 calves per day. The hours of operation are 7 days a week from 6:00 a.m. to 9:00 p.m. The property is located at 1818 N. Gratton Road, between E. Tuolumne Road and E. Hawkeye Avenue, in the Denair area. The Planning Commission will consider a Negative Declaration on this project.
APN: 024-042-008 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **VARIANCE APPLICATION NO. 2006-02 - COLE - Continued from June 21, 2007 Planning Commission Meeting.** Request to legalize an existing non-permitted 384 square foot second dwelling unit on a 5,500 square foot parcel in the R-1 (Single-Family Residential) zoning district. The variance is required to address building site area and setback requirements. The property is located on the southeast side of Normandy Drive, between Ritsch Court and Picardy Drive, in the Modesto area. (1228 Normandy Drive) This project is exempt from CEQA.
APN 030-027-033 [\[View Item\]](#)
- E. **GENERAL PLAN AMENDMENT APPLICATION NO. 2006-04 AND REZONE APPLICATION NO. 2006-09 - GOMES TRANSPORTATION TRUCK PARKING YARD** - This is a request to change General Plan & Zoning designations from General Agricultural (A-2-40) to Planned Development (PD) to allow an existing truck parking area to continue operating and to expand to allow up to 22 trucks and 22 trailers. The parking will occur within a 28,800 square foot area of the 27.71 acre parcel. The operation involves truck parking for up to 22 trucks and trailers, used to deliver fuel and lubricants. Business activities associated with the operation take place elsewhere. The property is located at 1625 N. Tegner Road on the northwest corner of Tegner and Fulkerth Roads, in Turlock area. The Planning Commission will consider a Negative Declaration on this project.
APN: 088-009-010 [\[View Item\]](#)
- F. **VARIANCE APPLICATION NO. 2007-03 - RUPINDER DHALIWAL** - This is a request to authorize a variance from required setbacks for the C-2 (General Commercial) zoning district to allow a fuel island canopy to encroach into a required front yard setback. The property is located at 4617 Kiernan Avenue, north side of Kiernan Avenue, east of State Route 99 northbound on-ramps, in Salida area. This project is exempt from CEQA.
APN: 135-045-038 [\[View Item\]](#)

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., JULY 30, 2007. THE FEE FOR APPEAL IS \$580.00.