

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

NOVEMBER 15, 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.

The agenda is divided into two sections:

CONSENT CALENDAR: These 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

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.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning 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. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

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.

PLANNING COMMISSION AGENDAS AND MINUTES: Commission agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the Internet on Friday afternoons preceding the meeting at the following website: www.stanco-planning.org.

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.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- 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. November 1, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-15 - BOBBY SINGH** - This is a request to create two parcels of 9,509± and 9,430± square feet from a 25,000± square foot parcel in the R-A (Rural Residential) zoning district. These parcels will be served by water and sewer from the City of Ceres. The property is located at the northeast corner of E. Service and Collins Roads, in the Ceres area. This project is exempt from CEQA.
APN: 053-37-033 [\[View Item\]](#)
- *B. TIME EXTENSION FOR PARCEL MAP APPLICATION NO. 2005-05 - MARK KEATON** - This is a request for a three-year time extension to October 6, 2010, to record the map for Parcel Map Application No. 2005-05. The project was approved to create two parcels of 4.0 and 4.9 acres in the M (Industrial) zoning district. The project is located on the east side of Beard Road, between El Roya Avenue and Yosemite Boulevard in the Modesto area. This project is exempt from CEQA.
APN: 036-008-001 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2007-02- DAVID & LAURA SIMONS** - This is a request to create a .51 acre parcel and a 1.11 acre remainder parcel from a 1.62 acre parcel in a H-S (Historical Site District) zoning district. Public water will be provided by the Knights Ferry Community Services District. The project is located at 17467 Cemetery Road, on the north side of Cemetery Road, between Sonora and Frymire Roads, in the Knights Ferry area. The Planning Commission will consider a Negative Declaration on this project.
APN: 002-036-004 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. VARIANCE APPLICATION NO. 2007-02, LOT LINE ADJUSTMENT APPLICATION NO. 2007-03 AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2007-01 - FRIENDS OF THE TUOLUMNE** - This is a request to adjust lot lines from approximately 40.36, 68.74 and 115.2 acres to approximately 8.76, 71.96, and 144.7 acres in the A-2-40 (General Agriculture) zoning district. A variance

application is necessary to allow creation of an 8.76 acre parcel by lot line adjustment, which is less than the 40-acre minimum requirement. If the proposed lot line adjustment is approved, it will be necessary to process a Williamson Act Cancellation for the 8.76 acre parcel, which is a portion of Williamson Act Contract No. 2002-4481. The property is located at 23792 and 23806 Yosemite Boulevard, north of the Tuolumne River and south of Rushing Road, in the Waterford area. The Planning Commission will consider a Mitigated Negative Declaration on this project.

APN's: 008-020-017, 018, and 020 [\[View Item\]](#)

- E. **GENERAL PLAN AMENDMENT APPLICATION NO. 2006-07, REZONE APPLICATION NO. 2006-11 - BELASKI REPAIR SHOP** - This is a request to amend the General Plan and to rezone the subject property from A-2-40 (General Agriculture) zoning district to P-D (Planned Development), to authorize and legalize an existing, non-permitted vehicle repair shop. The request involves approval of the conversion of an existing 2,400 square feet agricultural shop/building for the purposes of conducting full-service vehicle repair. The project is located at 2306 Gondring Road, east of Central Avenue, in the Ceres area. The Planning Commission will consider a Negative Declaration with this project.
APN: 041-014-028 [\[View Item\]](#)

- 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., NOVEMBER 26, 2007. THE FEE FOR APPEAL IS \$580.00.