

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

December 20, 2018

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning*

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 Chair 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 Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Chair.

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: <http://www.stancounty.com/planning/>. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

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.

1. **ROLL CALL:** Chair Katherine Borges, Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks, Thomas Maring, Wayne Mott, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**

4. **MINUTES**

- A. December 6, 2018 [\[View Item\]](#)

5. **CORRESPONDENCE**

6. **CONFLICT OF INTEREST DECLARATION**

7. **PUBLIC HEARINGS (*Consent Items)**

***CONSENT ITEMS**

- *A. **TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2005-06 - WENSTRAND RANCH** – This is a request for a one-year time extension of the subdivision map. The approved subdivision map subdivided one parcel totaling 12.25 acres into 45 single-family residential lots ranging in size from 8,000 to 12,000 square feet in the R-A (Rural Residential) zoning district. The extension is being requested to allow additional time to complete project requirements. The project is located at 4148 Main Street, on the north side of East Monte Vista Avenue, on the south side of Main Street, east of Lester Road, in the Community of Denair. The project is considered Exempt from CEQA. APN: 024-032-023. [\[View Item\]](#)
- *B. **REZONE APPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE – Requesting indefinite continuance** – This is a request to rezone two parcels totaling 7.69± acres from expired Planned Development (P-D) 190 to a new P-D to allow the creation of 110 recreational vehicle/trailer storage spaces and the construction of five buildings containing 123,633± square feet of self-storage units and a two story 4,535± square-foot office/manager’s residence. The project site is located at 418 Wells Avenue, west of McHenry Avenue, south of Pelandale Avenue, within the City of Modesto’s Sphere of Influence. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APNs: 046-005-002 & 003. [\[View Item\]](#)
- *C. **USE PERMIT APPLICATION NO. PLN2015-0097 – ART SILVA DAIRY – Requesting continuance to January 3, 2019** - This is a request to increase the number of permitted cows from 643 mature cows to 1,100 mature cows (consisting of 920 milking cows and 180 dry cows) and from 390 support stock to 861 support stock. The project also proposes to construct four freestall barns to cover existing open pens (totaling approximately 185,900 square feet), an additional commodity barn (7,200 square feet in size), and three additional hay barns (each 9,600 square feet in size). The project is located at 5201 Milnes Road, on the north side of Milnes Road, between Dewitt and Langworth Roads, east of the City of Modesto. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 014-015-003. [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **USE PERMIT APPLICATION NO. PLN2013-0108 – MARTINS FARM, L.P. -**
This is a request to increase the number of permitted cows from 2,444 mature cows to 3,500 mature cows (consisting of 3,050 milk cows and 450 dry cows) on

an existing dairy facility. The request also includes construction of a 66,560 square foot milk cow freestall barn and a new 212,500 square-foot wastewater storage pond. The project is located at 3319 Gates Road, on the west side of Gates Road, between Bacon and Beckwith Roads, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APNs: 012-021-015 & 016. [\[View Item\]](#)

- E. REZONE APPLICATION NO. PLN2018-0141 – PALM ESTATES & WENSTRAND RANCH** – This is a request to rezone a 4.03 acre and a 12.25 acre project site from R-A (Rural Residential) to P-D (Planned Development), to increase the maximum building site coverage from 40 to 50 percent on 57 single-family residential lots. The project sites are located at 2600 Lester Road, between Jerry Lane and Eastgate Drive, and at 4148 Main Street, on the north side of East Monte Vista Avenue, on the south side of Main Street, east of Lester Road, in the Community of Denair. The Planning Commission will consider adoption of a Notice of Exemption for the project. APNs: 024-050-030 to 042 & 24-032-023.

[\[Staff Report & Exhibits A - D\]](#) [\[Exhibits E - H\]](#)

8. **OTHER MATTERS (Not Public Hearings)**
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF CHAIR**
11. **ADJOURNMENT**

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., January 2, 2019. THE FEE FOR APPEAL IS \$1,270.00.