

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

January 3, 2019

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Thomas Maring, Wayne Mott, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**

4. **MINUTES**

- A. December 20, 2018 [\[View Item\]](#)

5. **CORRESPONDENCE**

6. **CONFLICT OF INTEREST DECLARATION**

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

***CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **REZONE APPLICATION NO. PLN2018-0055 – DJM INVESTMENTS** – This is a request to rezone a 0.71 acre parcel from A-2-10 (General Agriculture) to P-D (Planned Development), to allow the expansion of an existing car sales operation on the adjacent northern parcel, with additional vehicle sales area. The project site is located at 4313 McHenry Avenue (SR 108), located between Bangs Avenue and Pelandale Avenue, in the City of Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 046-008-009 [\[View Item\]](#)
- B. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2017-0134 – MO’S OASIS** – Request to amend the General Plan designation of a 1.7 acre parcel from Agriculture to Planned Development and the Zoning designation from A-2-40 (General Agriculture) to P-D (Planned Development) to allow for the addition of a fueling station to an existing legal non-conforming (LNC) convenience store. The project is located at 8000 E. Whitmore Ave., on the southeast corner of E. Whitmore and Geer Rd., in the City of Hughson area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 018-055-001 [\[View Item\]](#)
- C. **CAPITAL IMPROVEMENT PLAN (CIP) GENERAL PLAN CONFORMITY FINDING:** A County-initiated request to consider a General Plan conformity review and conformity findings for the approved Stanislaus County Bi-Annual Capital Improvement Plan Project List for Budget Years 2018-2019 and 2019-2020 in accordance to California Government Code Section 65401. This project is Exempt from further CEQA review pursuant to Section 15061(b) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. [\[View Item\]](#)

8. **OTHER MATTERS (Not Public Hearings)**

- A. Election of Chair and Vice Chair for 2019
- B. Assignment of Nuisance Abatement Hearing Board Members
- C. Appointment of Commissioner to the General Plan Update Committee for 2019

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 14, 2018. THE FEE FOR APPEAL IS \$1,270.00.