



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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June 5, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION**

This project was continued from the May 15, 2025 Planning Commission meeting which was cancelled due to a lack of quorum. Subsequent to the publishing of the May 15, 2025 Planning Commission Staff Report, no changes to the project have taken place and staff's recommendation to the Planning Commission remains the same.

**RECOMMENDATION**

Staff recommends the Planning Commission approve Use Permit Application No. PLN2019-0132 – La Favorita Radio Station, with the exception of the electronic reader board, as outlined in Exhibit A of the May 15, 2025 Planning Commission Staff Report.

**USE PERMIT APPLICATION NO. PLN2019-  
0132  
LA FAVORITA RADIO STATION**

**Planning Commission  
June 5, 2025**



# Overview






- Request to amend the development plan of Planned Development (P-D) (28) to allow for:
  - 7,410 square feet of new building space to expand the radio station facility
  - Permit an existing electronic reader board sign
    - Installed without land use or building permits
- Being continued from the May 15, 2025, Planning Commission Meeting
  - No quorum

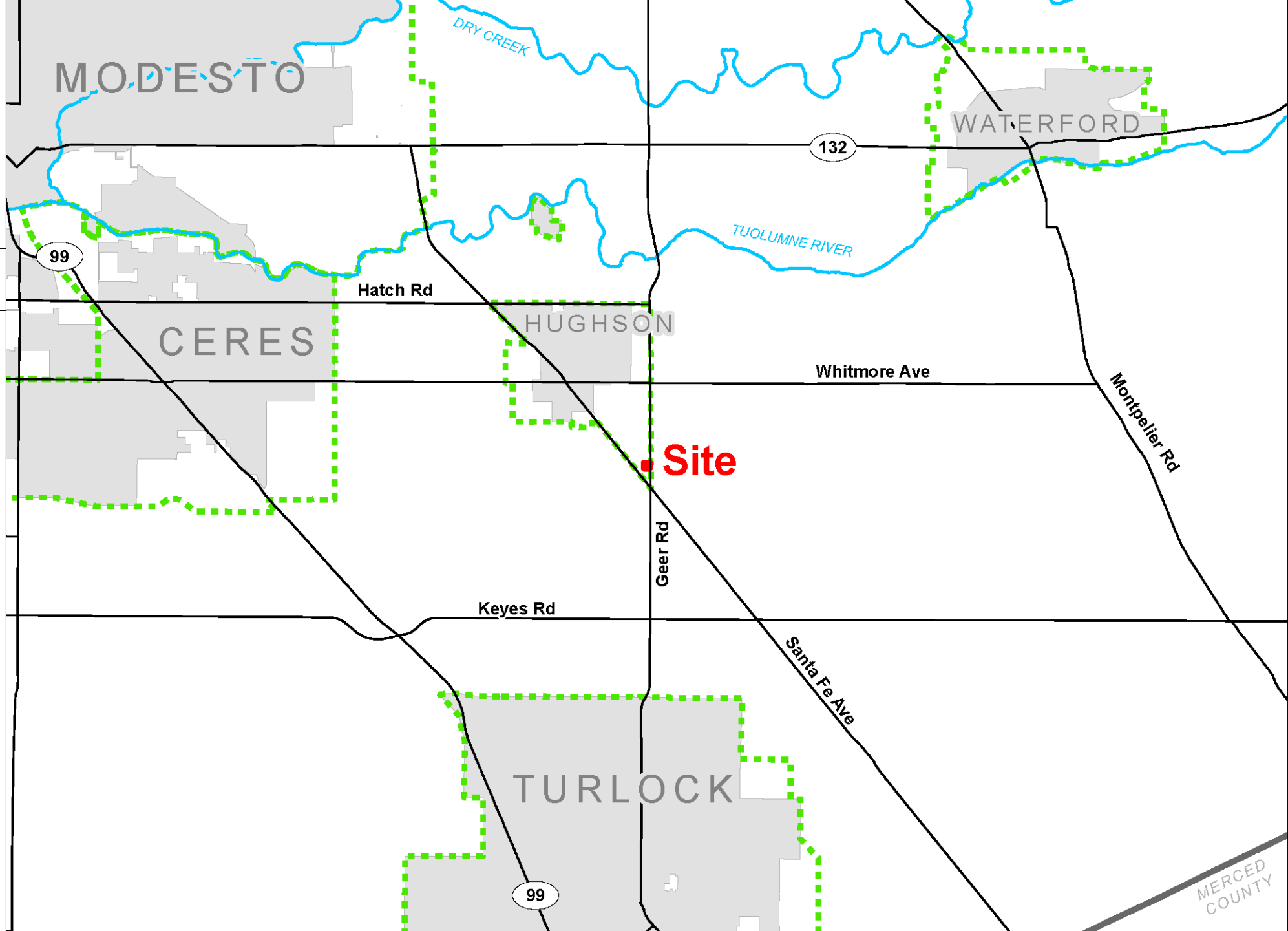
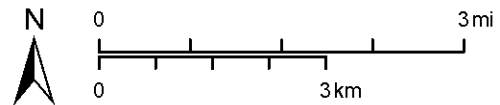
# LA FAVORITA RADIO STATION

## UP PLN2019-0132

### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River






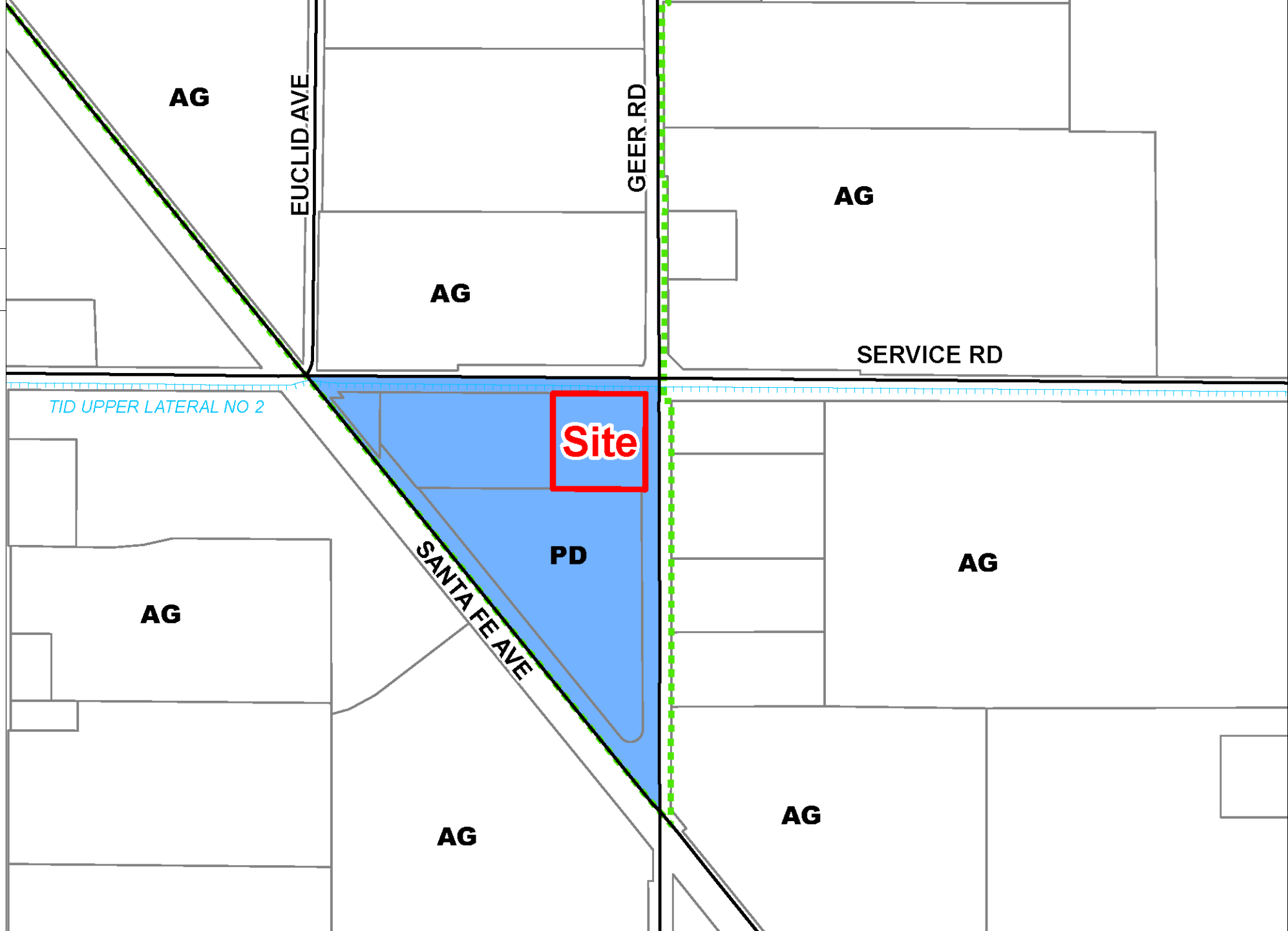
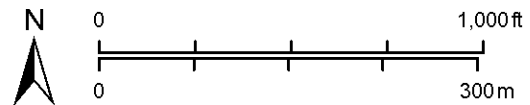
# LA FAVORITA RADIO STATION

UP  
PLN2019-0132

## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture
-  Planned Development





# LA FAVORITA RADIO STATION



UP  
PLN2019-0132

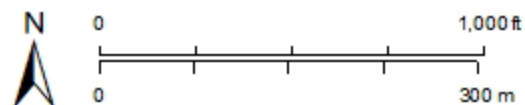
## ZONING MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

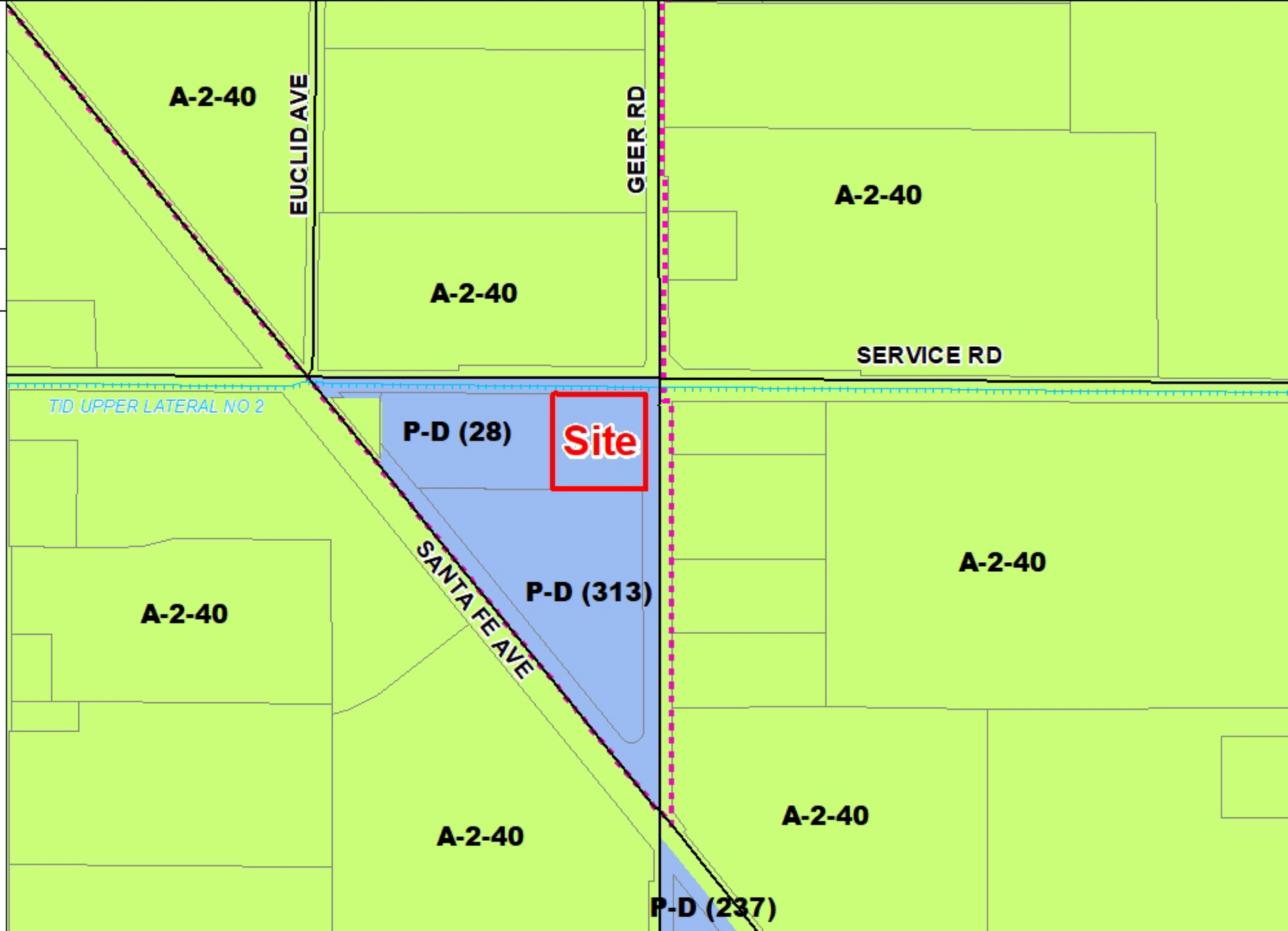
### Zoning Designation

-  Planned Development
-  General Agriculture 40 Acre



Source: Planning Department GIS

Date: 1/3/2020





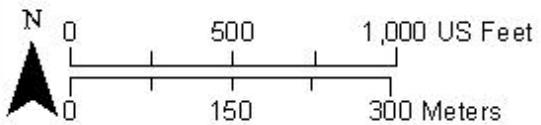
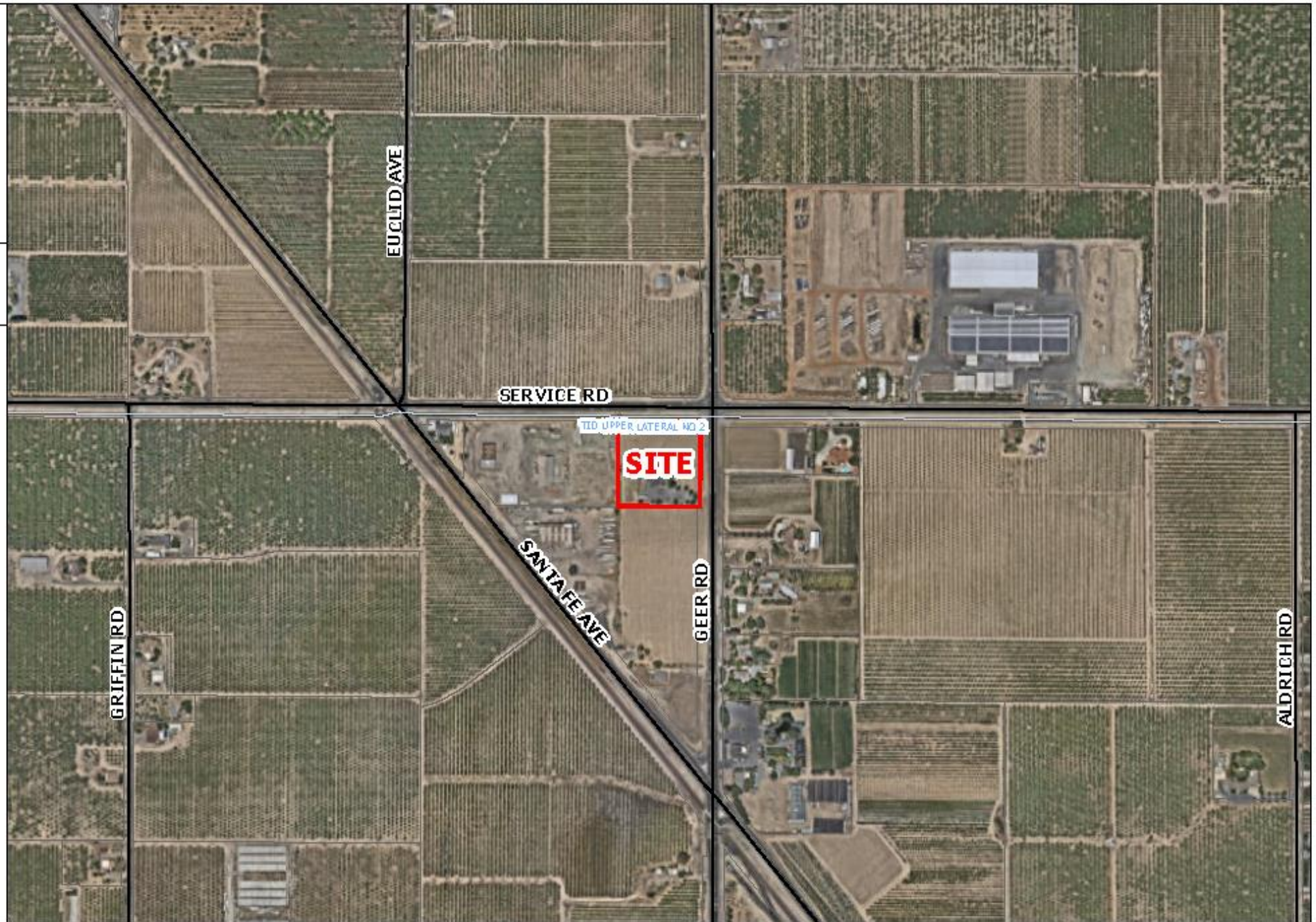
# LA FAVORITA

## UP PLN2019-0132

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal





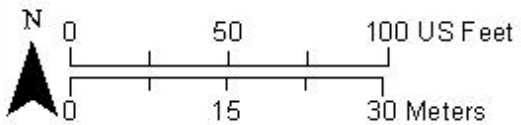
# LA FAVORITA

## UP PLN2019-0132

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department, GIS

Date Exported: 3/17/2025

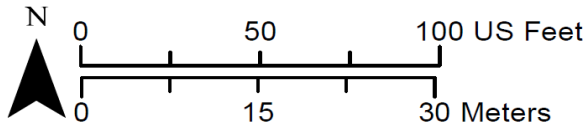
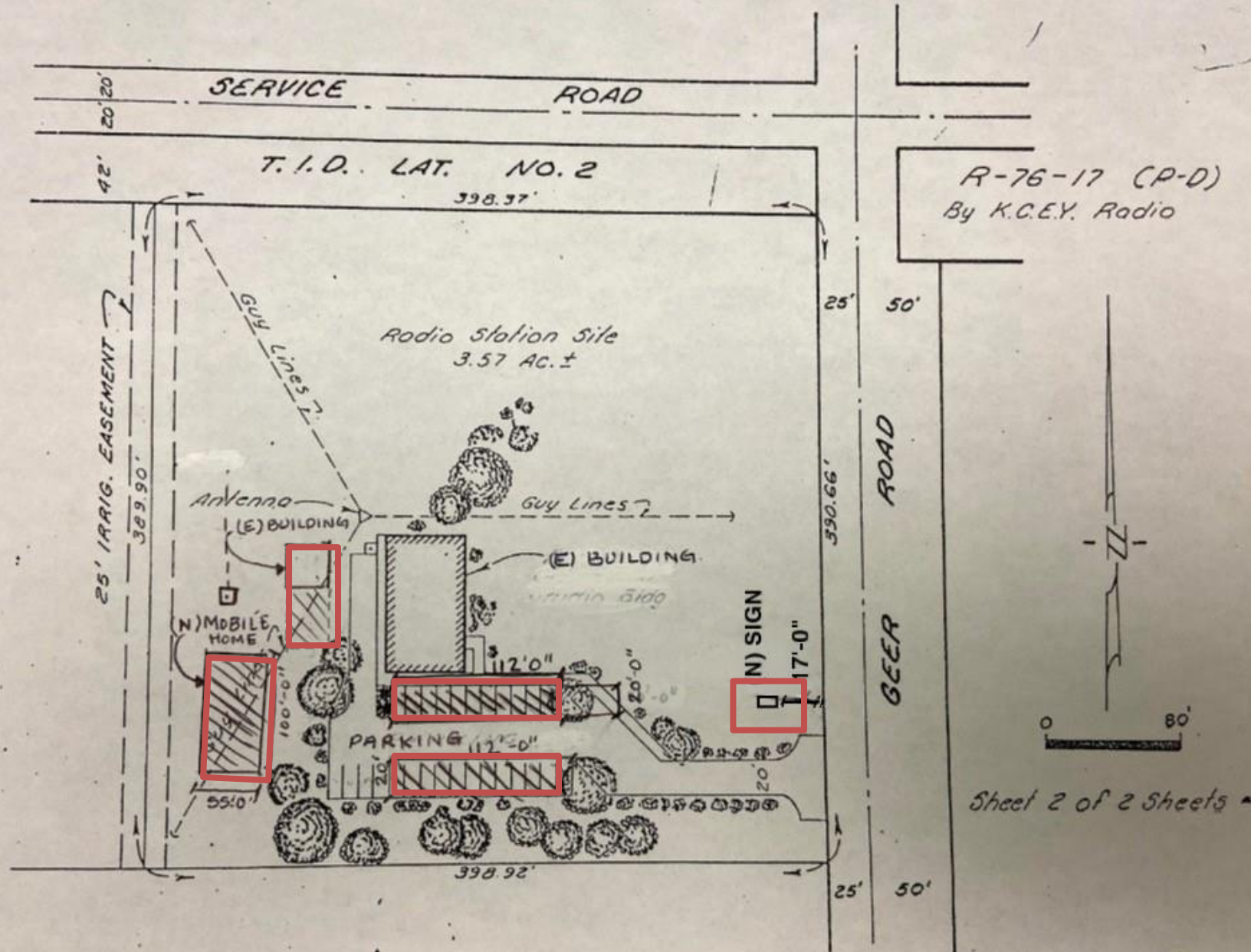




# LA FAVORITA

## UP PLN2019-0132

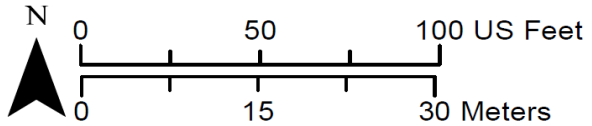
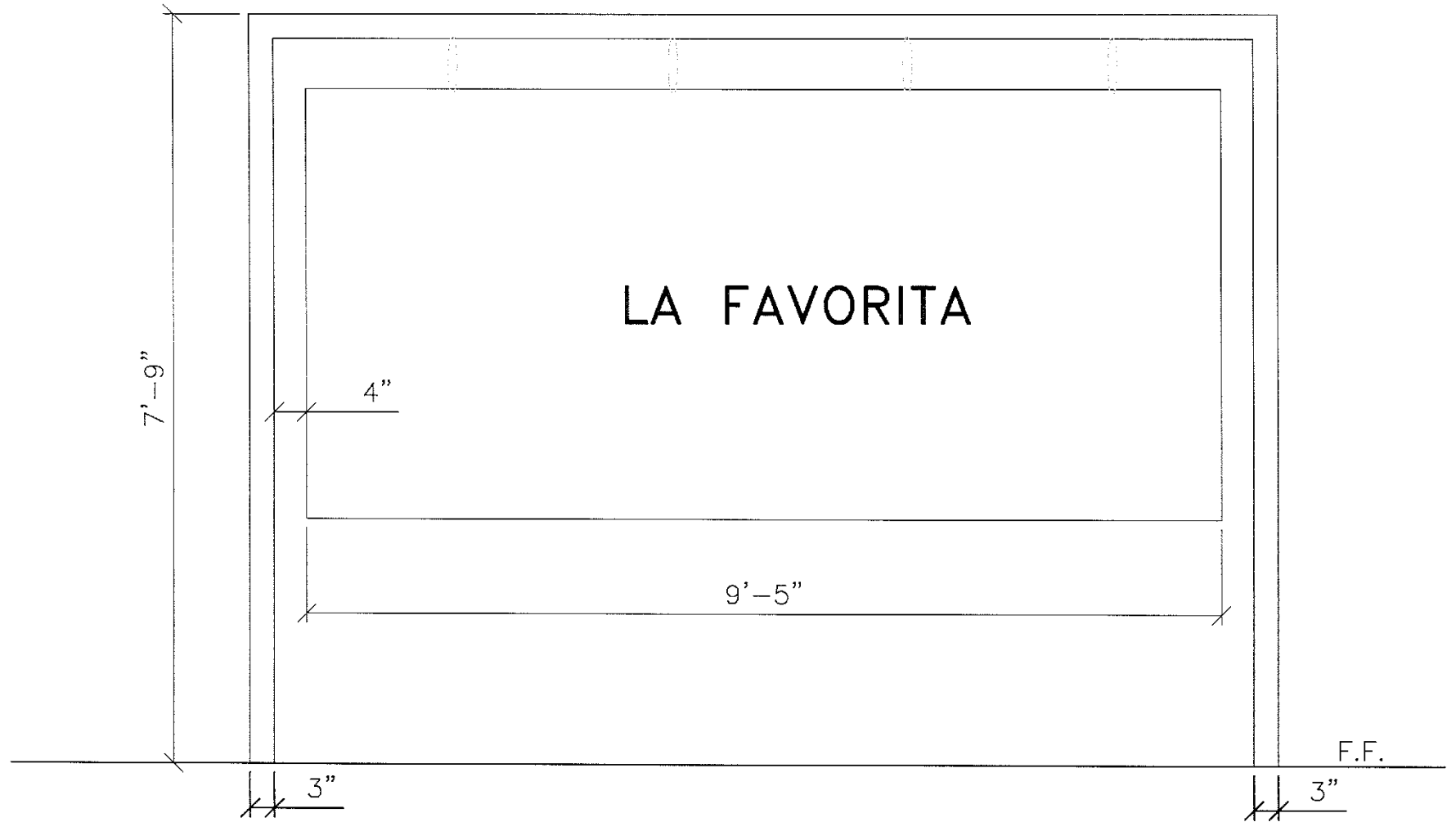
### Site Plan



# LA FAVORITA

**UP**  
**PLN2019-0132**

Sign Elevation

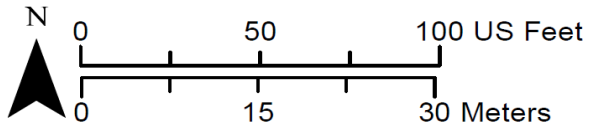




# LA FAVORITA

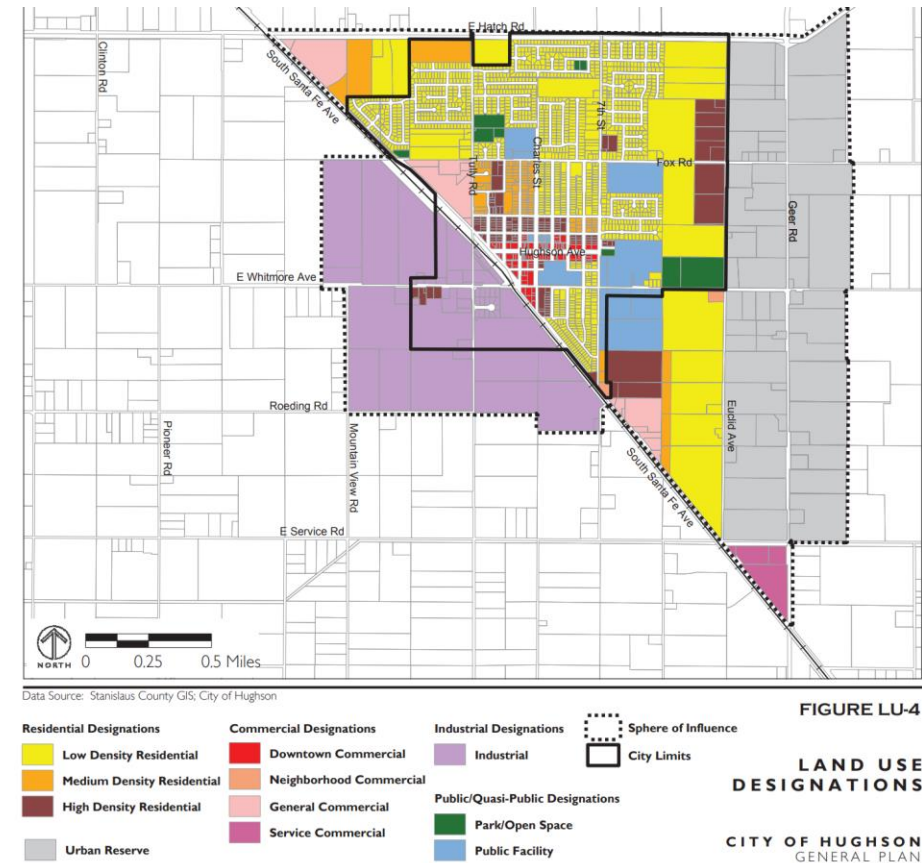
UP  
PLN2019-0132

Site Photo



# Issues

- City of Hughson and County Sphere of Influence Policy
  - Located in SOI
    - General Plan SOI Policy requires City approval
  - City initially stated opposition to proposed sign
    - City reversed position supporting proposed sign
      - Provided it is removed or replaced at a time when the site is annexed





# Issues

- County Zoning Ordinance does not allow for electronic signage
  - On-site information signage allowed
    - Cannot exceed 6 feet in height or 12 square feet in area
  - Off-site advertising generally reserved for billboards
- Planned Development can have unique standards
  - P-D 28 currently permitted for 3'x11' sign
- County's Previous Action on Electronic Signs:
  - Fruit Yard Restaurant (7824 Yosemite Blvd)
  - OUTFRONT Media (1027 N. Emerald Avenue)



# Issues

- If the Planning Commission approve:
  - Conditions of approval Nos. 7-13
    - Standards for sign operation
    - Removal of existing signage
    - Public messaging slot for City and County
  - Condition of Approval No. 14
    - No new structures unless sign removed or permitted in allowed location
  - Condition of Approval No. 26
    - Agreement between City and applicant be completed prior to issuance of a permit for sign



# General Plan & Zoning Consistency

- General Plan
  - Land Use Element
    - Planned Development
    - Sphere of Influence Policy
      - City of Hughson
    - Agricultural Buffer Policy
  - Planned Development (P-D) (28)
    - Expansion did not change character of P-D 28
      - Use Permit appropriate
    - Conditions of Approval

# Environmental Review

- CEQA
  - Negative Declaration
- No significant impacts identified
  - Standard Conditions of Approval applied



# Recommendation

- Staff recommendation
  - Approval with the exception of the electronic reader board
- Findings – Exhibit A
  - Environmental Determination
  - Use Permit Findings
  - Project Approval
    - Subject to attached Conditions of Approval
      - If electronic reader board is denied, Staff recommends removing Conditions of Approval Nos. 7-13 and No. 26.