

STANISLAUS COUNTY PLANNING COMMISSION

June 5, 2025

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2025-0021
KEYES COMMUNITY CENTER

REQUEST: TO RENOVATE AN EXISTING 6,000± SQUARE-FOOT COUNTY OPERATED COMMUNITY CENTER AND PARKING LOT ON A 4.48± ACRE PARCEL WITHIN THE GENERAL AGRICULTURE (A-2-10) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant/Agent:	Andrew Johnson, Stanislaus County General Services Agency Director
Property owner:	Stanislaus County
Location:	5506 and 5518 Jennie Avenue, between Lucinda Avenue and Nunes Road, in the community of Keyes
Section, Township, Range:	30-4-10
Supervisory District:	District Five (Supervisor C. Condit)
Assessor's Parcel:	045-021-021
Referrals:	See Exhibit E Environmental Review Referrals
Area of Parcel(s):	4.48± acres
Water Supply:	Keyes Community Service District (CSD)
Sewage Disposal:	Keyes CSD
General Plan Designation:	Urban Transition
Community Plan Designation:	Medium-High Residential
Existing Zoning:	General Agriculture (A-2-10)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Categorical Exemptions - CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15311 (Accessory Structures)
Present Land Use:	Community Center, parking lot, baseball field and grassy parkland.
Surrounding Land Use:	Single-family dwellings in all directions; a vacant lot to the north; a dual use drainage basin to the east; and Hatch Park to the south.

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all the findings required for project approval.

PROJECT DESCRIPTION

The project is a request to renovate an existing 6,000± square-foot County operated Community Center and parking lot on a 4.48± acre parcel within the General Agriculture (A-2-10) zoning district. Under this request, interior and exterior renovations are proposed for the Community Center. Interior renovations will consist of demolishing the existing restrooms, flooring, and remodeling the interior layout to include a library area, multi-purpose room, game room, break room, and storage space within the existing footprint of the building. Exterior renovations will consist of replacing an exterior stairwell and updating the façade treatment of the building. The existing parking lot has 31 parking spaces, which will remain but will be resurfaced and restriped. A new trash enclosure to the northwest of the Community Center and a concrete walkway to wrap-around the building are also proposed as part of this request. An existing storage container is located on the northeast corner of the property which functions as an accessory storage space for the programs held on-site and will continue to be utilized as such under this request. The Community Center is located on the same parcel as the 3.5 acre Hatch Park, which is developed with a baseball field and grassy parkland area (see Exhibit B-6 – *Maps and Plans*).

The renovation is necessary for the structural integrity of the existing building, and to provide adequate space for existing community facilities and programs. The Community Center is used for a variety of activities including the Stanislaus County Police Activity League (PAL) after-school and summer programs, community exercise classes, community meetings, and serves as the only voting location in Keyes. The PAL program and morning exercise classes are the only programs that operate daily within the Community Center. The PAL program operates with a maximum of three staff members, two volunteers and a site supervisor on-site Monday-Friday from 2:00 p.m. to 6:00 p.m. year-round; and during the summer months (June – August) Monday – Friday from 12:00 p.m. to 6:00 p.m. Approximately 12-26 youths attend the PAL program per day year-round. The morning exercise class is held Monday – Friday from 8:30 a.m. to 9:30 a.m., and approximately 5-20 attendees per day participate in the class. The Keyes Library is also currently operating out of a storage room within the Community Center. The proposed renovations will allow for dedicated space for the library as well as the PAL and exercise programs on-site.

The Community Center is a legal nonconforming use. Construction of the building began in 1968 by the Keyes Civic Group when the property was in the Recreational (R-E) zoning district. In January of 1975, the property along with the unfinished building was sold to the County which finished construction within the same year (1975). The property was located on the outskirts of the Community of Keyes during the 1970's and was subsequently rezoned to its current designation of General Agriculture (A-2-10) on March 28, 1975. The proposed renovations for the site under this request exceed 15 percent of the appraised value of the building and parking lot and therefore a Use Permit is required to approve the renovations for the legal nonconforming use pursuant to Chapter 21.80 – *Nonconforming Uses* of the County Code.

Authorization to proceed with the proposed project for the county-owned facility was approved by the Board of Supervisors on October 1, 2024. The Board of Supervisor's Report for the project can be found at the following web address:
www.stancounty.com/bos/agenda/2024/20241001/B03.pdf

SITE DESCRIPTION

The 4.48± acre project site is located at 5518 and 5506 Jennie Avenue, between Lucinda Avenue and Nunes Road, in the community of Keyes. The project site is improved with the 6,000 square-foot Community Center, paved parking lot with 31 parking spaces, storage container, baseball field and grassy parkland. The project site has access to County-maintained Jennie Avenue and is served by the Keyes Community Services District (CSD) for public water and sewer services.

The project site is surrounded by single-family dwellings in all directions; a vacant lot to the north; a dual use drainage basin to the east; and Hatch Park to the south. The vacant lot to the north is currently being developed for a water treatment facility and well site for the Keyes CSD.

ISSUES

No issues have been identified as a part of this request. Standard conditions of approval have been added to the project. In addition to standard conditions of approval, the Department of Environmental Resources is requesting that, prior to issuance of a building permit, verification shall be received from the applicable waste disposal company that the proposed trash enclosure will be accessible to the trash collection vehicle and accommodate landfill, recycling, and composting waste receptacles. This project was referred to Bertolotti Disposal and no concerns have been raised. The parking lot configuration and the location of the trash enclosure allow a garbage truck to enter and exit the site without having to back-out onto the public roadway.

GENERAL PLAN CONSISTENCY

The project site's General Plan designation of Urban Transition is intended to ensure land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. The General Agriculture (A-2) zoning district is consistent with the Urban Transition designation as both the Urban Transition and the A-2 zoning district are appropriate for open space use. Hatch Park is developed across the project site and is considered to be open space. The Urban Transition designation is also appropriate for undeveloped land located within a Local Agency Formation Commission (LAFCO) established sphere of influence (SOI) of a city or within the planning boundary of an unincorporated community. The project site is located within the Keyes Community Plan and, while the area is designated as Medium-High Residential (MHR) within the Community Plan, it is also designated as a park within the Community Plan.

The existing Community Center is considered to be a legal nonconforming use as previously discussed in the *Project Description* of this report. Goal Three, Policy Twenty, Implementation Measure 1 of the Land Use Element of the County's General Plan states that non-conforming uses are an integral part of the County's economy and, as such, should be allowed to continue, be replaced, or expanded as specified by Chapter 21.80 – *Nonconforming Uses* of the County Code.

Goal Four of the Land Use Element of the General Plan requires that development ensures that an effective level of public services be maintained in unincorporated areas, including parks, sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc. The project will allow various community activities and library services to continue to be offered to the Community of Keyes and will improve the level of public services being provided to the community. The Keyes CSD currently provides both public water and sewer services to the site.

As required by the Stanislaus County General Plan's Land Use Element Sphere of Influence (SOI) Policy, all discretionary projects within the sphere of influence of a sanitary sewer district, domestic water district, or community services district, shall be forwarded to the district board for comment regarding the ability of the district to provide services. If the district serves an unincorporated community with a Municipal Advisory Council (MAC), the proposal shall also be referred to the MAC for comment. While the project site is not located within the SOI for a city, the site is served with public water and sewer services by the Keyes CSD and is located within the boundaries of the Keyes MAC. The project has been referred to the Keyes CSD and MAC, and no comments for the project or request for a presentation were received from either agency.

Staff believes this project can be found to be consistent with the General Plan and Community Plan given the history of the Keyes Community Center's development.

ZONING ORDINANCE CONSISTENCY

The project site is zoned General Agriculture, 10-acre minimum (A-2-10). The use of public buildings, parks or other facilities operated by political subdivisions are permitted under the approval of a use permit within the (A-2-10) zoning district. Construction of the current facility began in 1968, when the property was in the Recreational (R-E) zoning district and was completed in 1975 when the construction of the use was subject to only obtaining a building permit. The Community Center is now considered to be a legal non-conforming use as it was a permitted use during the time it was constructed but does not conform with the current zoning requirements over the parcel.

Ordinary maintenance and repairs may be made to any nonconforming building provided no structure alterations are made and provided that the work does not exceed 15 percent of the appraised value in any one-year period. Other repairs or alterations may be permitted provided that a use permit shall first be secured in each case in accordance with Chapter 21.80 – *Nonconforming Uses* of the County Code. The estimated valuation of the project exceeds 15 percent and is there subject to the requirement for a Use Permit. The planning commission, after a public hearing, may authorize the restoration of a nonconforming use, or a change to a different use of equal or lesser intensity than the legal nonconforming use, on the same parcel as the existing use, if it finds that the enlargement, expansion, restoration or changes:

1. Will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use; and

2. Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the county; and
3. Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.

Additionally, in order to approve a use permit, the Planning Commission must find that the establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

This request is a renovation for an existing Community Center and associated parking lot. Given the history of the Community Center's development and that similar use of the building has existed since 1968, staff believes the expansion, as proposed, will not be substantially detrimental to or in conflict with the use of other property in the vicinity. As previously mentioned, the project will allow community activities and library services to continue to be offered to the Community of Keyes and will improve the level of public services being provided to the community.

There is no indication that this project, as proposed and conditioned, will be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. Staff believes the required findings can be met.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit E - *Environmental Review Referrals*). Staff has prepared a Notice of Exemption for the project, which declares that the project is exempt from CEQA on the basis of CEQA Guideline Section 15301 – Existing Facilities which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15301 specifically applies to interior and exterior alterations and the restoration and rehabilitation of existing structures and facilities; the proposed renovation and remodeling of the existing community center and restriping of the existing parking lot under this project is consistent with the exemption. The trash enclosure proposed under this project will be accessory to the community center and consistent with CEQA Guideline Section 15311 – Accessory Structures which applies to the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities (see Exhibit D - *Notice of Exemption*)

The CEQA Guidelines provide that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not

subject to CEQA. Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, California Department of Fish and Wildlife has determined that this project has no potential effect on Fish and Wildlife and the project as described does not require payment of the CEQA filing fee. See attached.

Contact Person: Emily DeAnda, Associate Planner, (209) 525-6330

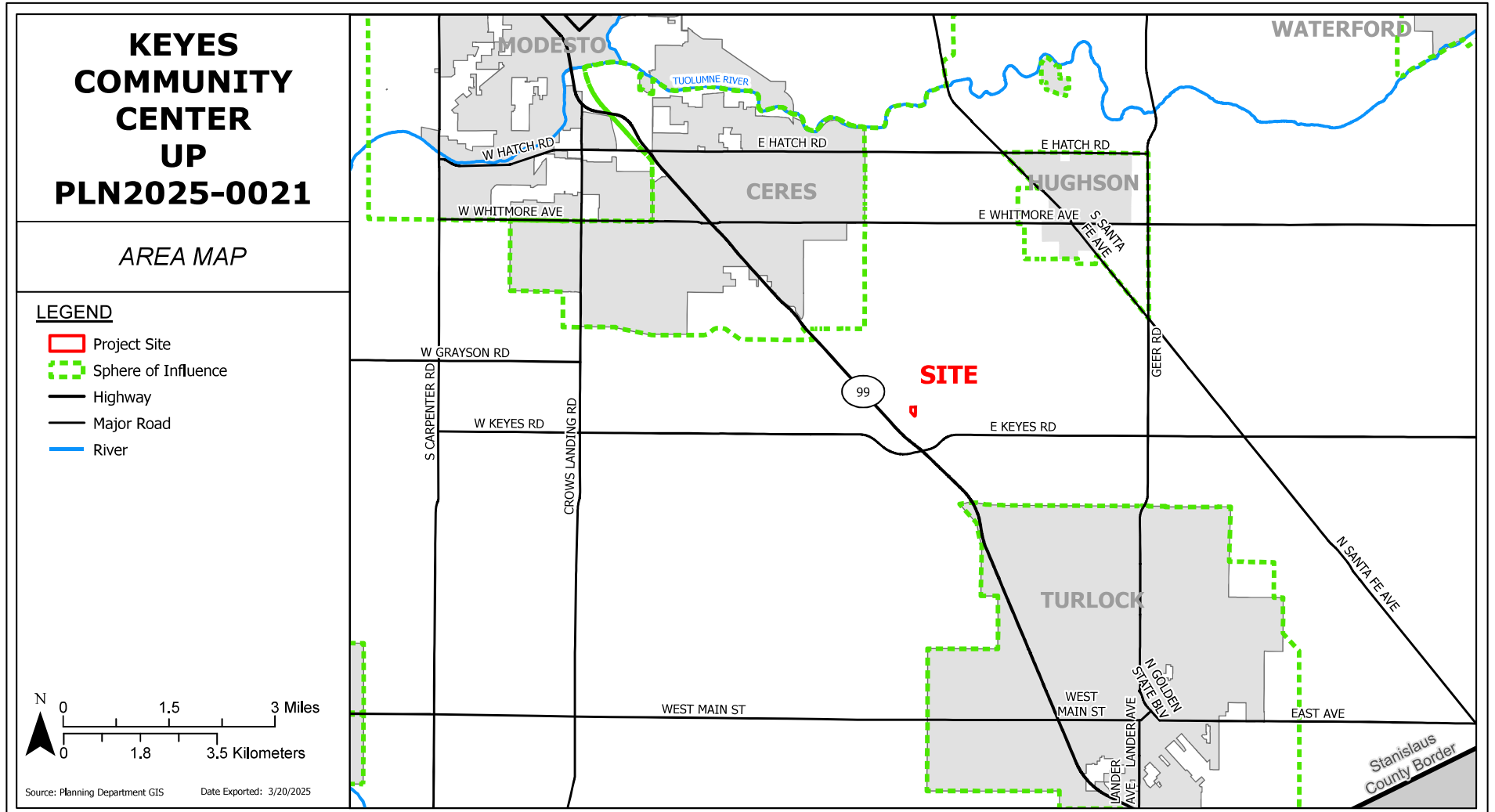
Attachments:

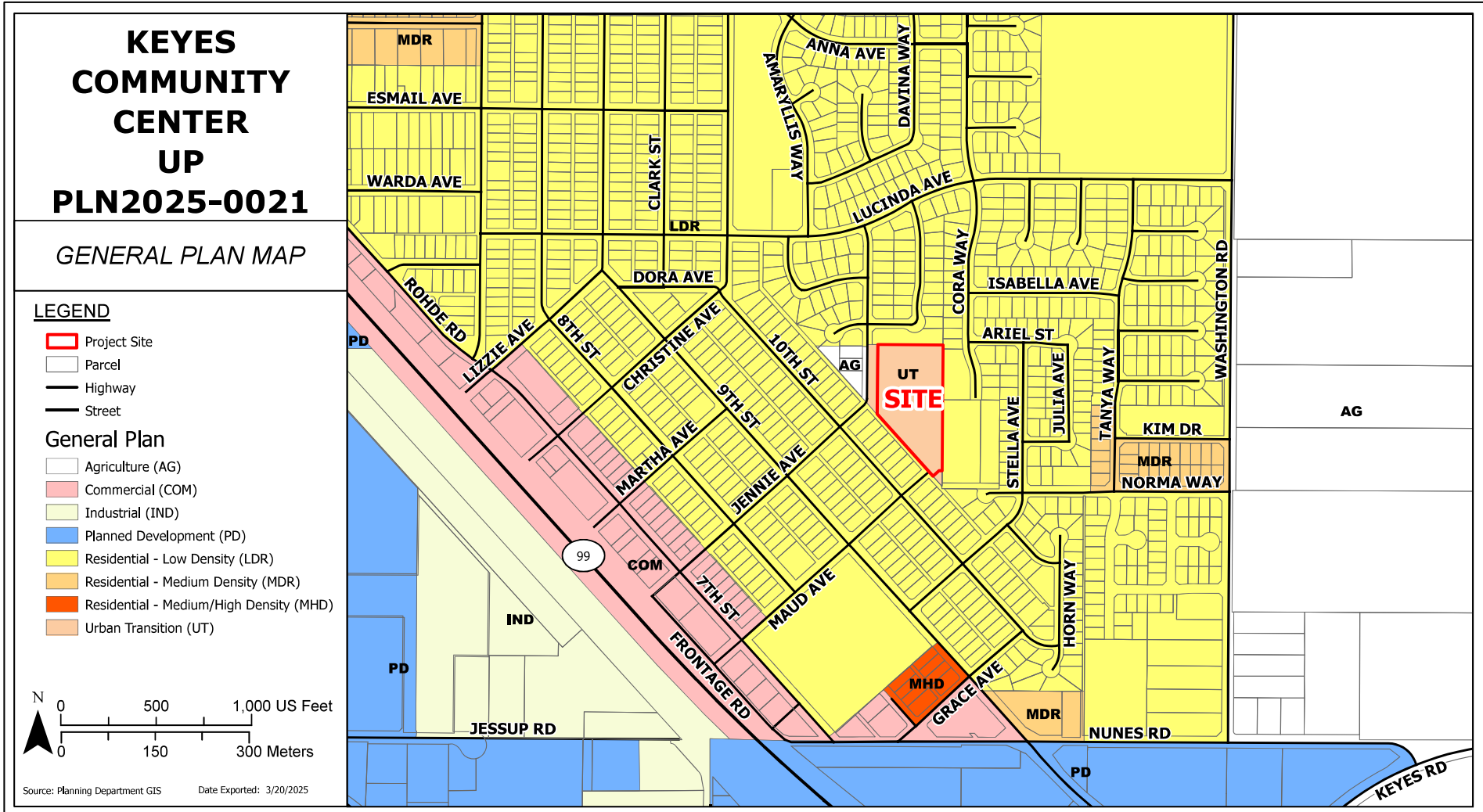
- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps and Plans
- Exhibit C - Conditions of Approval
- Exhibit D - Notice of Exemption
- Exhibit E - Environmental Review Referrals

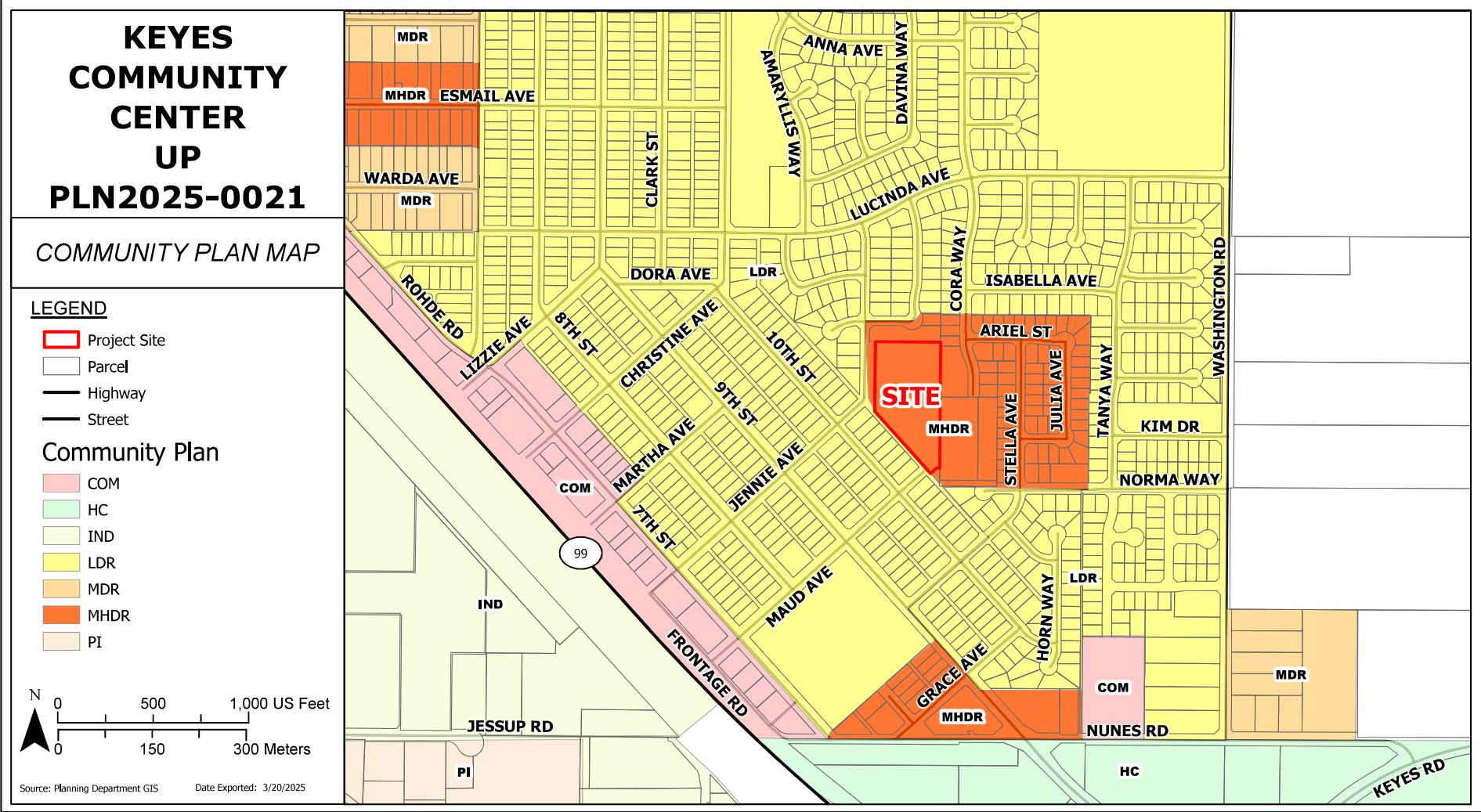
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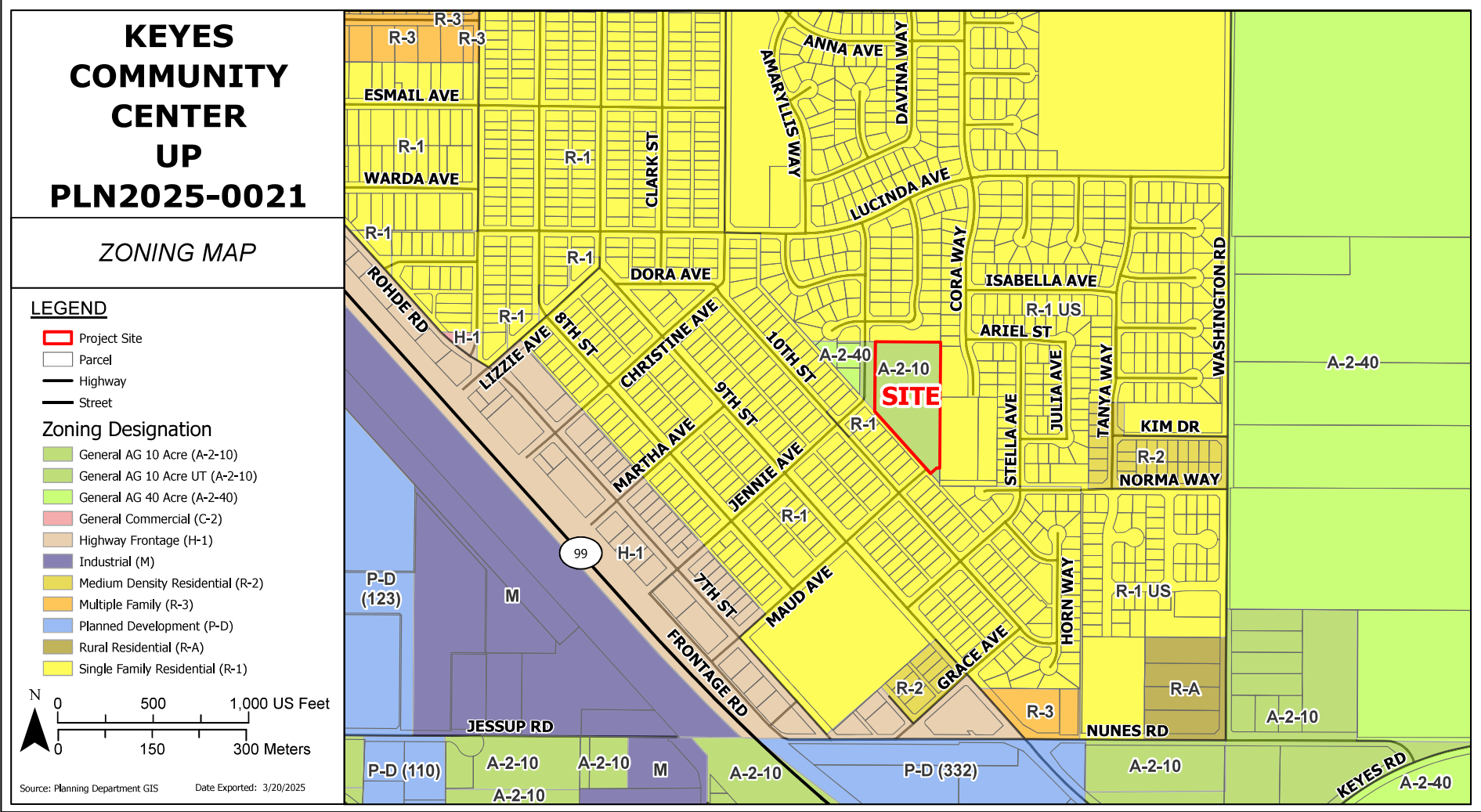
Findings and Actions Required for Project Approval

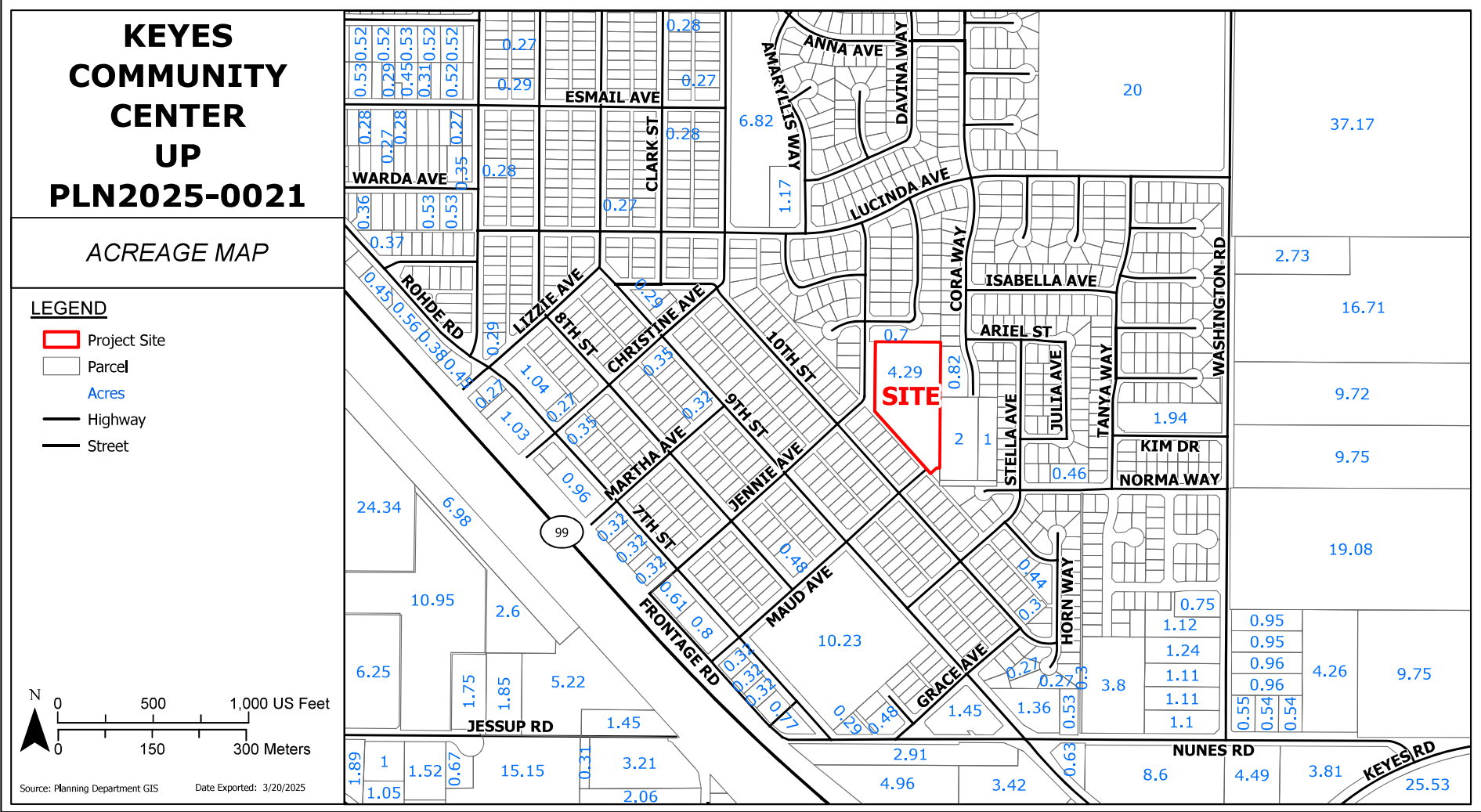
1. Find that the project is exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15311 (Accessory Structures), by finding that on the basis of the whole record, including any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the categorical exemptions reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk-Recorder's Office pursuant to CEQA Guidelines Section 15062.
3. Find that:
 - a. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
 - b. Will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use; and
 - c. Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the county; and
 - d. Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.
4. Approve Use Permit Application No. PLN2025-0021 – Keyes Community Center.

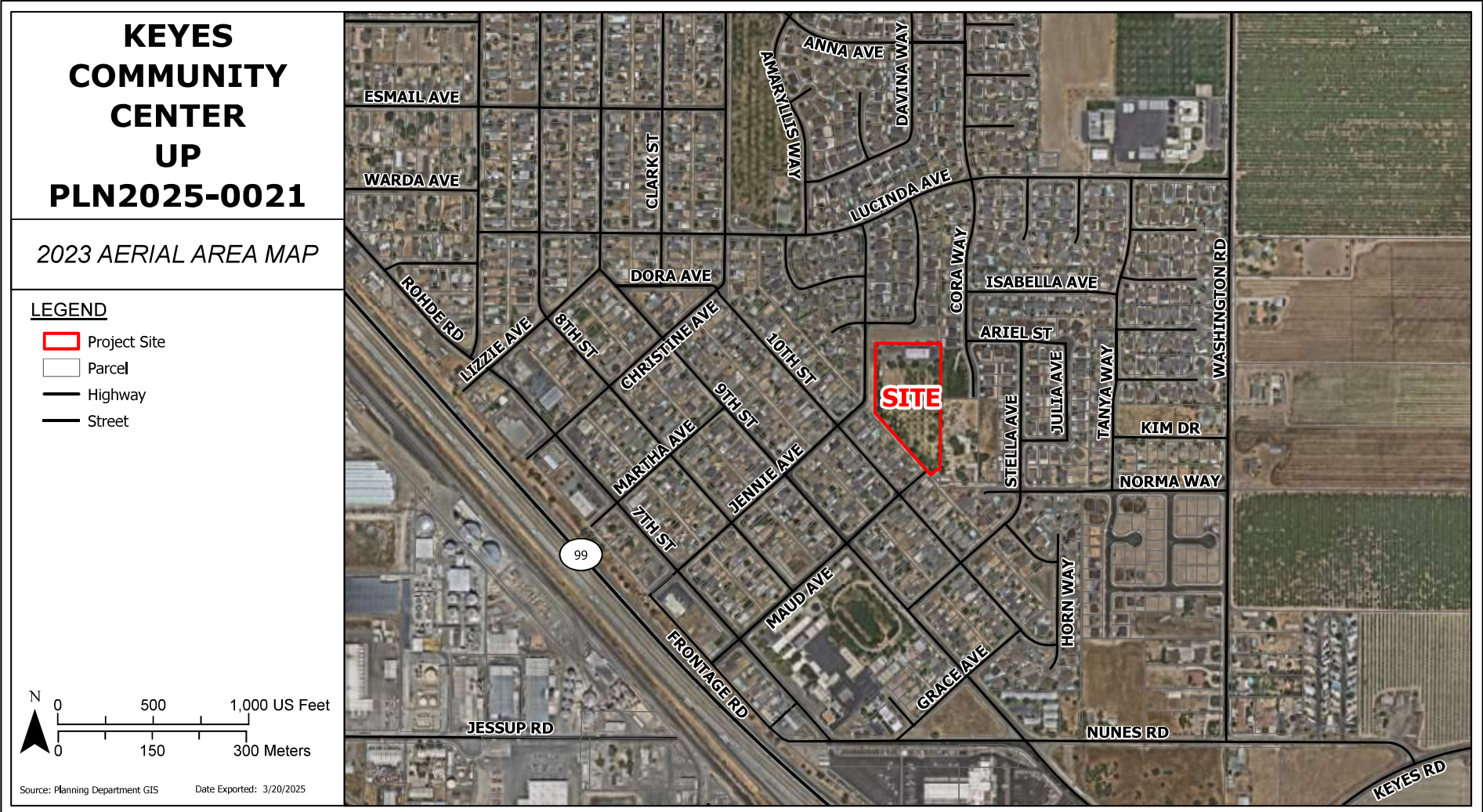












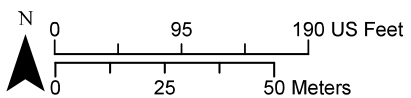


**KEYES
COMMUNITY
CENTER
UP
PLN2025-0021**

2023 AERIAL SITE MAP

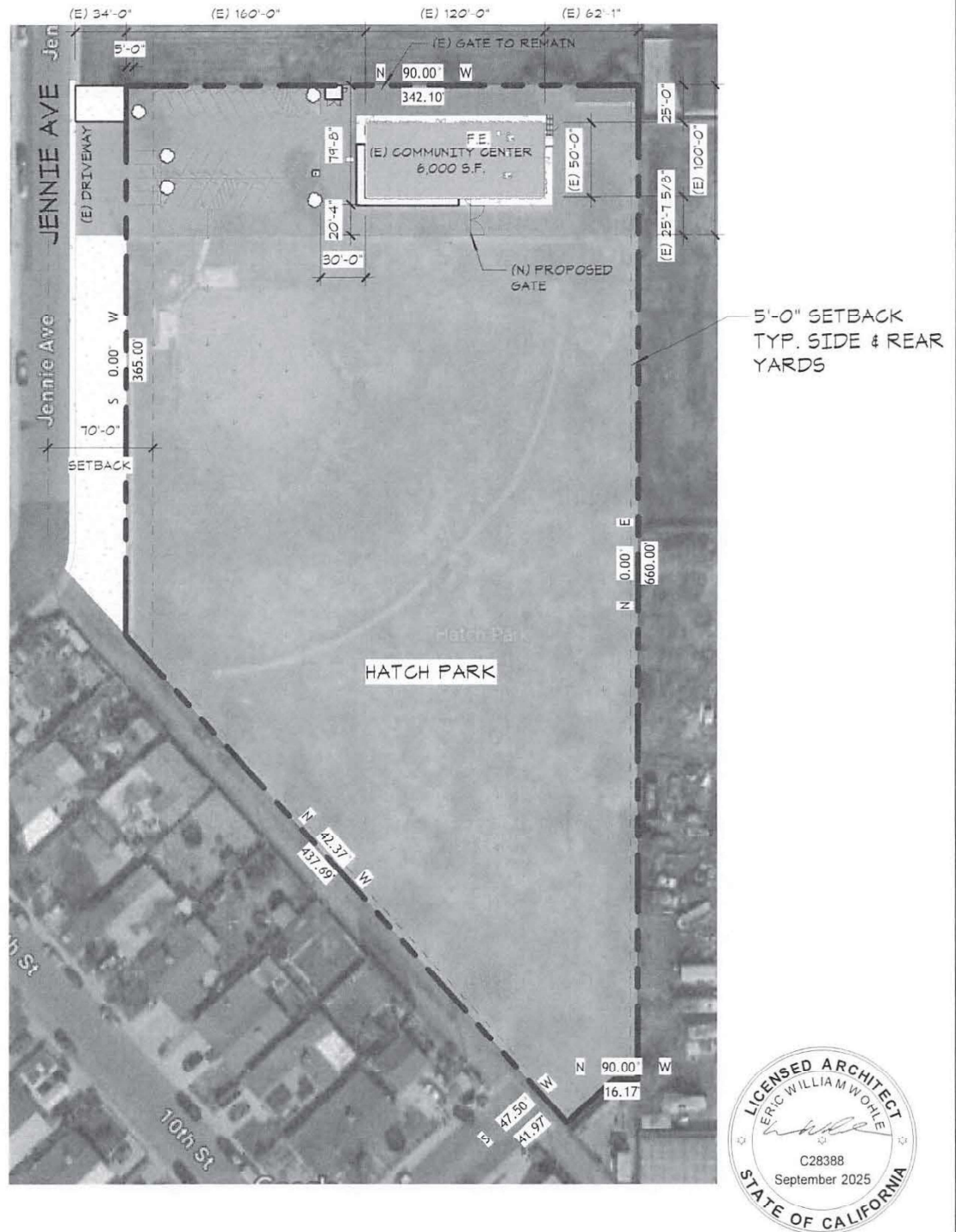
LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS Date Exported: 3/20/2025





TITLE:
PLOT PLAN

PROJECT:
KEYES COMMUNITY CENTER

SHEET NUMBER
A101

SCALE: 1" = 100'-0"

JOB NO.
492-15-23

DATE
01/24/17

LDA Partners
DESIGNERS & ARCHITECTS
222 Central Court, Stockton, CA 95204
209.943.0405 p | 209.943.0415 f

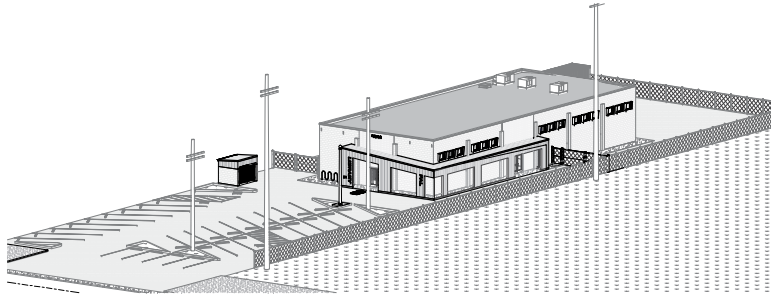
KEYS COMMUNITY CENTER
5506 JENNIE AVE. KEYS, CA. 95238
A.P.N. 045-021-021
TENANT IMPROVEMENT
SITE AREA: 19,149 S.F. (0.44ACRES)



CLIENT NAME
KEYES COMMUNITY CENTER

5506 JENNIE AVE., KEYES, CA.

USE PERMIT SUBMITTAL
FEBRUARY 18, 2025



PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 045021021
JOB SITE ADDRESS: 5506 JENNIE AVE. KEYES, CA. 95328
ZONING: A-210
SITE AREA: 185,148 S.F. (4.48 ACRES)
CODE AUTHORITY:
TITLE 14 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR, PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2018 IBC, AS AMENDED BY CA)
TITLE 24 CCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2014 NEC, AS AMENDED BY CA)
TITLE 24 CCR, PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC) (2015 IMFHO UFG, AS AMENDED BY CA)
TITLE 24 CCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC) (2015 IAPMO UFG, AS AMENDED BY CA)
TITLE 24 CCR, PART 6 - 2022 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 9 - 2022 CALIFORNIA FIRE CODE (CFC) (2015 IFG, AS AMENDED BY CA)
TITLE 24 CCR, PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
TITLE 24 CCR, PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS (PARTIAL LIST - SEE CBC CH. 29 AND CFC CH. 80)

EXISTING BUILDING

OCCUPANCY GROUP (BUILDING USE): A-3 (MULTI PURPOSE/LIBRARY)
TYPE OF CONSTRUCTION: V-B
NUMBER OF STOREYS: 2
EXISTING TOTAL GROSS AREA: 8,000 S.F.
FIRST FLOOR GROSS AREA: 4,392 S.F.
SECOND FLOOR GROSS AREA: 1,449 S.F.
EXISTING HEIGHT: 120'-0" (FROM T.O. SLAB)
PARKING REQUIRED: GENERAL BUSINESS: 1/300 S.F.
20 SPACES
EXISTING PARKING: 25 SPACES
STANDARD SPACES: 25
ACCESSIBLE SPACES: 1
VAN ACCESSIBLE SPACES: 2

PROPOSED TENANT IMPROVEMENT

OCCUPANCY GROUP & BUILDING USE: A-3 (MULTI PURPOSE/LIBRARY)
FIRE SPRINKLERS: NO 8,000 S.F. < 12,000 S.F. BUILDING OCCUPANCY 102 < 300
FIRE ALARM: NO

CONTACTS

OWNER:	ARCHITECT:
STANISLAUS COUNTY	LDA Partners, Inc.
ADDRESS:	ADDRESS:
1010 10TH	222 Central Ct.
MODESTO CA. 95354	Stockton, CA. 95204
PHONE: 209-228-0868	PHONE: 209-943-0409
CONTACT: TERESA VANDER VEEB	CONTACT: KILL OREN
EMAIL: vanderv@stancounty.com	EMAIL: koren@ldapartners.com

SHEET INDEX

GENERAL
G0.01 COVER SHEET, PROJECT DATA, GENERAL NOTES
ARCHITECTURAL
A1.00 SITE PLAN
A1.01 ENLARGED SITE PLAN
A2.01 DEMOLITION FLOOR AND MEZZANINE PLANS
A2.04 DEMOLITION EXTERIOR ELEVATIONS
A2.06 EXISTING BUILDING PHOTOS
A3.02 IMPROVED FLOOR PLAN
A6.00 EXTERIOR ELEVATIONS
A101 PLOT PLAN
A102 AREA MAP



DESIGNERS & ARCHITECTS

Associated
LDA Partners, Inc.
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com

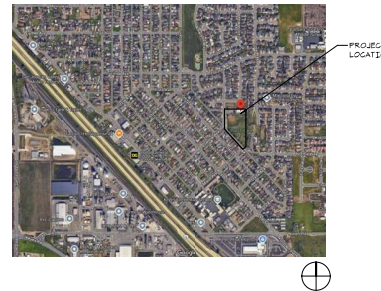


Client:
Stanislaus County
1010 10TH ST
MODESTO CA
95354

Project:
KEYES COMMUNITY CENTER

5506 JENNIE AVE.
KEYES, CA. 95328

VICINITY MAP



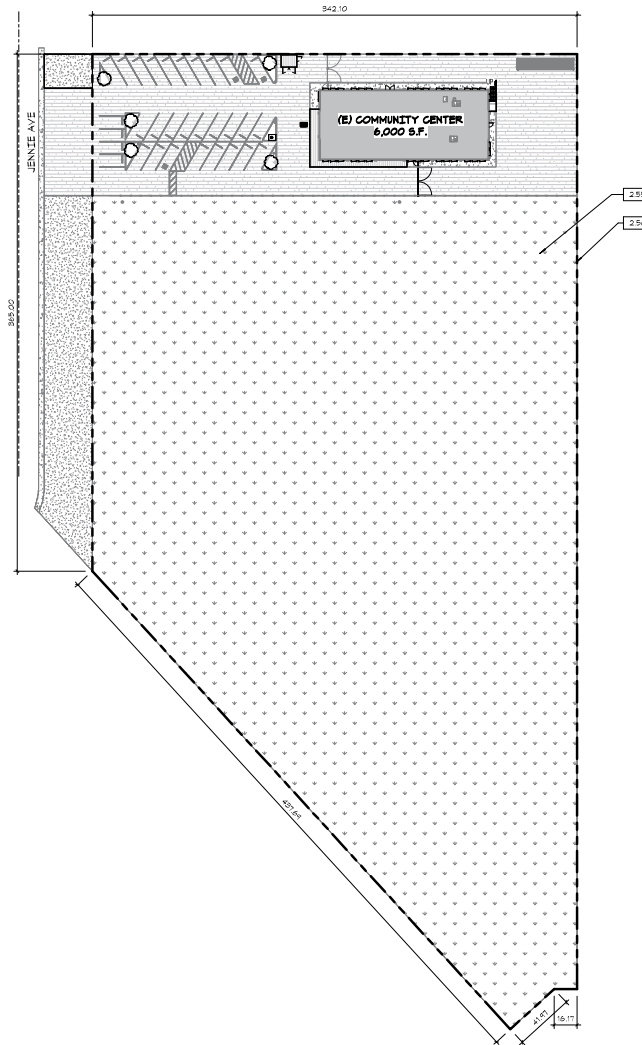
Project No.: 475-15-23
Drawn By: JR
Checked By: WD

No. Description Date By

USE PERMIT SUBMITTAL
02/14/2025

COVER SHEET

G0.01



1 SITE PLAN
1" = 40'-0"

LEGEND

- PROPERTY LINE
- ... ACCESSIBLE PATH OF TRAVEL FOR ADDITIONAL INFO REFER TO ACCESSIBILITY STANDARDS SHEET
- /// PUBLIC UTILITY EASEMENT
- LANDSCAPE/TURF
- EARTH
- CONCRETE PAVK/ FLAT PORK
- AC PAVING
- FENCE LINE
- TREE

GENERAL NOTES

1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CUR.
3. CONTRACTOR SHALL ADJUST TOWARD DIMENSIONS WITH TOLERANCES +/- SHOWN.
4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
5. THE PEDESTRIAN PATH OF TRAVEL (P.O.T.) IS INDICATED AS A BARRIER FREE COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELLED AT 1:12 MAX SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. THE PATHS SURFACE IS AT LEAST 48" WIDE, SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES AT LEAST 60"x60" ARE LOCATED NOT MORE THAN 200' APART. PART OF P.O.T. IN CONTINUOUS GRADIENTS HAVE 6:12 SLOPE. AREAS NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND THE SLOPES IN THE DIRECTION OF TRAVEL THAT EXCEED 2% ARE CONSTRUCTED AS ACCESSIBLE RAMPS. THE P.O.T. IS FREE OF OVERHEAD OBSTRUCTIONS UP TO 8'0" MIN. OBJECTS PROJECTING FROM RAMPS IN LEADING EDGES BETWEEN 21" & 60" A.F.F. DO NOT PROTRUDE MORE THAN 4" FROM THE WALL. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS IN THE P.O.T. HAVE BEEN OR WILL BE REMOVED UNDER THIS PROJECT AND COMPLY WITH 2022 CBC 11B-402, 11B-403 (WHEN PROVIDED) ALL GATES IN PATH OF TRAVEL MUST COMPLY WITH DOOR REQUIREMENTS. PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE PULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM 10 INCHES OF THE PUSH SIDE OF GATE. SPECIFY ACCESSIBLE / LEVER HARDWARE.
6. PROVIDE BUILDING ENTRANCE SIGN (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ACCESSIBLE PUBLIC ENTRANCE DOOR(S). MINIMUM SIZE REQUIRED IS 8"x8".
7. PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGN IN EACH FLOOR LEVEL LANDING.
8. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL ARE CONTINUOUSLY ACCESSIBLE. HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION. ARE A MAXIMUM 48" IN WIDTH. AND HAVE A MAXIMUM 2% CROSS SLOPE.
9. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 2% SHALL HAVE A RAMP COMPLYING WITH 2022 CBC SECTION 11B-403 OR 11B-405 AS APPROPRIATE.
10. WHERE WALK CROSSESS OF ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING PAVK IS 36" WIDE, COMPLYING WITH 2022 CBC SECTION 11B-705.1.2.5

KEYNOTES

- 255 (E) PARK NOT IN SCOPE
- 256 (E) CHAIN LINK FENCE, TO REMAIN



Associated:
LDA Partners, Inc.
Designers & Architects
222 Central Court
Stockton, CA 95204
208.943.0405
www.ldapartners.com



Client:
Stanislaus County
1010 10TH ST
MODESTO CA
95354

Project:
KEYES COMMUNITY CENTER

5504 JENNIE AVE.
KEYES, CA. 95328

Project No.: 47518-23

Drawn By: Author
Checked By: Checker

No. Description Date By

USE PERMIT SUBMITTAL
02/14/2025

SITE PLAN

A1.00



B2.6 TRASH ENCLOSURE





☐ EXISTING CONSTRUCTION TO
 [] EXISTING CONSTRUCTION TO BE
 ■■■■ EXISTING GLAZING TO BE DEMOLISHED
 | | EXISTING DOOR TO BE DEMOLISHED

1. CONTRACTOR SHALL NOT CUT OR ALTER STRUCTURAL MEMBERS UNLESS INDICATED TO DO SO IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL RECEIVED FROM THE ARCHITECT.

2 UNLESS OTHERWISE NOTED ON DRAWINGS,
ALL MATERIAL INDICATED TO BE REMOVED
SHALL BECOME THE RESPONSIBILITY OF THE
CONTRACTOR AND SHALL BE DISPOSED
OUTSIDE THE PROJECT SITE.

9. CONTRACTOR TO CUT, GAP, AND REMOVE EXISTING UTILITIES AS SHOWN. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE ARCHITECT, CEASE OPERATION IN THE IMMEDIATE AREA AND DO NOT DISTURB UNTIL THE ARCHITECT DIRECTS THE DISPOSITION OF SUCH UTILITY.

4 DEMOLITION SHOWN IS DIAGRAMMATIC AND GENERAL. PERFORM ALL DEMOLITION SHOWN AND REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.

5. REFER TO MECHANICAL DRAWINGS FOR DEMOLITION RELATIVE TO HVAC SCOPE OF WORK.

6 REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION RELATIVE TO ELECTRICAL SCOPE OF WORK.

7. PATCH AND REPAIR ALL EXISTING WALLS
AND FINISHES TO REMAIN.

KEYNOTES

- 21 REM CEILING, TO REMAIN, TYP
- 22 REM FLOOR FLOOR, TO BE SALVAGED
- 23 REM REFRIGERATOR, TO BE SALVAGED
- 24 REM REFRIGERATOR, TO BE SALVAGED
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Architect:
LDA Partners, Inc
Designers & Architects
222 Central Court
Stockton, CA 95204
209.943.0405
www.ldapartners.com



Client:
Stanislaus County

1010 10TH ST
MODESTO CA
95354

Project:
KEYES COMMUNITY CENTER

5506 JENNIE AVE.
KEYES, CA. 95328



Project No. : 496-15-23

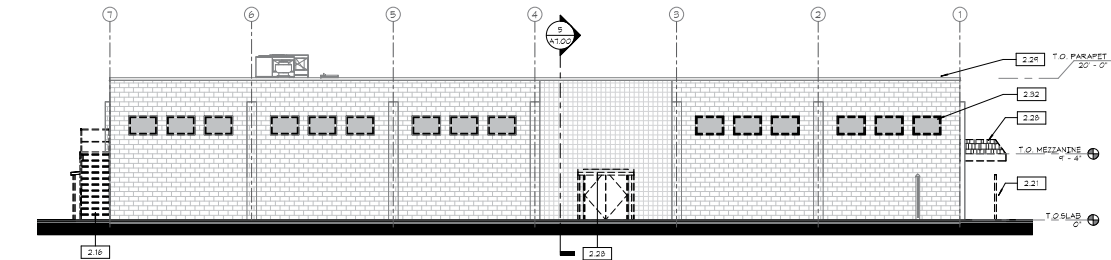
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Drawn By: Author
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No.	Description	Date	By
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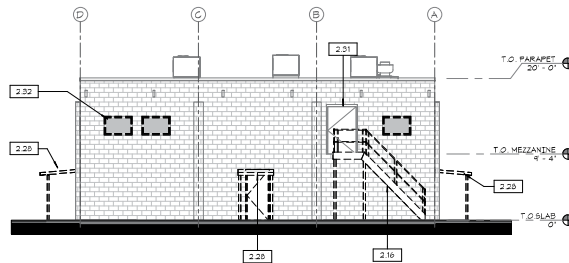
USE PERMIT SUBMITTAL
02/14/2025

DEMOLITION FLOOR &
MEZZANINE PLANS

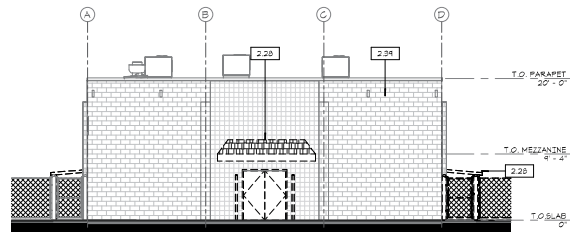
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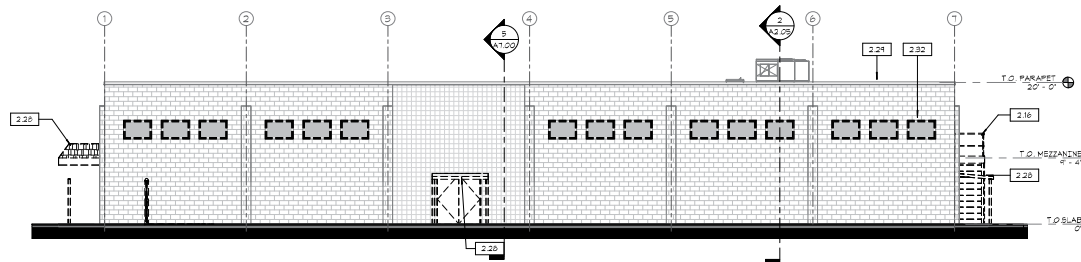
1 DEMOLITION NORTH ELEVATION
1/8" = 1'-0"



2 DEMOLITION EAST ELEVATION
1/8" = 1'-0"



3 DEMOLITION WEST ELEVATION
1/8" = 1'-0"



4 DEMOLITION SOUTH ELEVATION
1/8" = 1'-0"

KEYNOTES

- 2.18 (E) STAIRCASE TO BE REMOVED
- 2.21 (E) ANCHOR COLUMN TO BE REMOVED, TYP. SEE EXTERIOR ELEVATIONS
- 2.22 (E) ANCHOR TO BE REMOVED
- 2.24 (E) METAL COPING TO BE REPLACED WHERE REQUIRED, PREP. AND PAINT. SEE ELEVATIONS
- 2.31 (E) DOOR TO BE REMOVED AND REPLACED, SEE ELEVATIONS
- 2.32 (E) WINDOW TO BE REMOVED AND REPLACED, SEE ELEVATIONS
- 2.34 (E) CMU TO BE PREP FOR NEW FINISHES, SEE NEW ELEVATIONS



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Client:
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95354

Project:
KEYES COMMUNITY CENTER

5504 JENNIE AVE.
KEYES, CA. 95328

Project No.: 47-15-23
Drawn By: Author
Checked By: Checker

No.	Description	Date	By

USE PERMIT SUBMITTAL
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DEMOLITION EXTERIOR
ELEVATIONS

A2.04



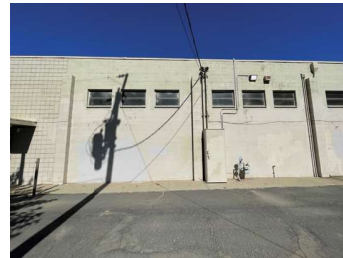
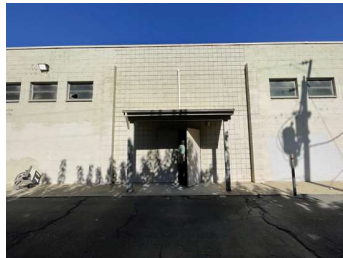
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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Client:
Stanislaus County
1010 10TH ST
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KEYES, CA. 95328

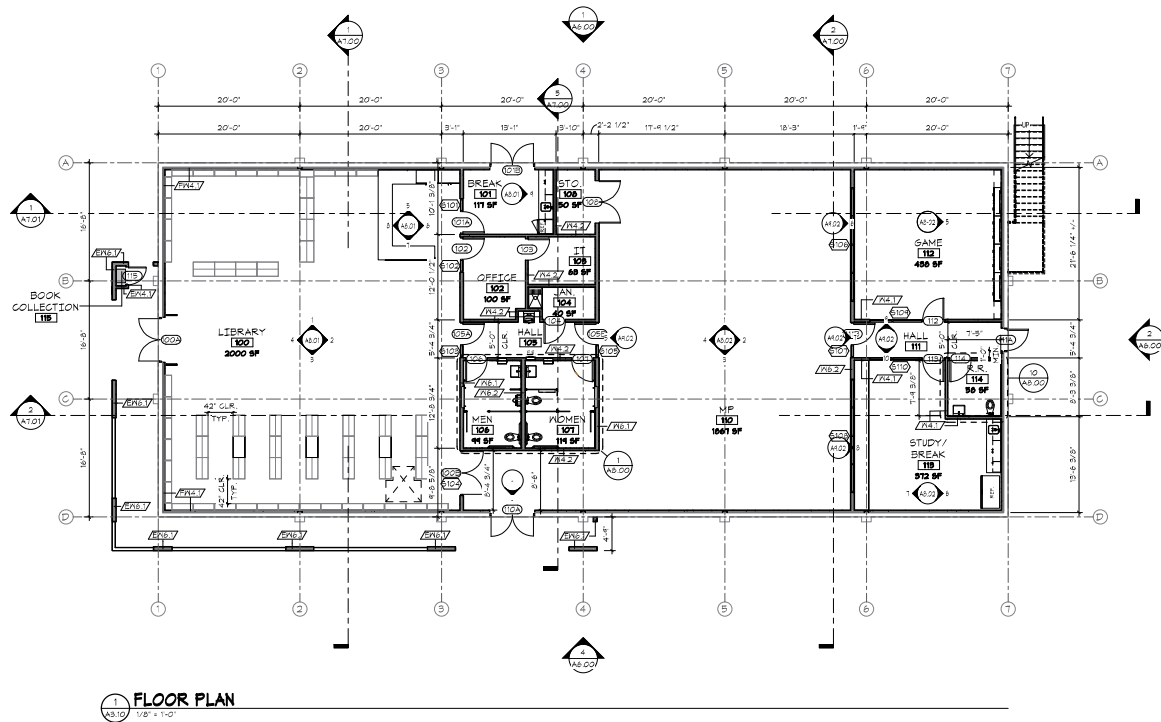
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Drawn By: Author
Checked By: Checker

No.	Description	Date	By

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02/14/2025

EXISTING BLDG. PHOTOS

A2.06

**WALL LEGEND**

- EXISTING CMU WALL TO REMAIN
- 2x4 WOOD STUDS @ 16" O.C., FULL HEIGHT SEE DETAIL _/AD 01
- 2x4 WOOD STUDS @ 16" O.C. W/ R-15 INSULATION, 6" ABOVE CEILING SEE DETAIL _/AD 01
- 2x4 WOOD STUDS @ 16" O.C., FULL HEIGHT SEE DETAIL _/AD 01
- 2x4 WOOD STUDS @ 16" O.C., FULL HEIGHT SEE DETAIL _/AD 01
- 2x6 WOOD STUDS @ 16" O.C. W/ R-14 INSULATION, FULL HEIGHT SEE DETAIL _/AD 01
- 2x6 WOOD STUDS @ 16" O.C. W/ R-14 INSULATION, 6" ABOVE CEILING SEE DETAIL _/AD 01
- 2x6 WOOD STUDS @ 16" O.C. W/ R-14 INSULATION, 6" ABOVE CEILING SEE DETAIL _/AD 01
- CMU 1 - BRICKS CMU WALL, SEE ELEVATIONS FOR HEIGHT SEE DETAIL _/AD 01

KEYNOTES

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Client:
Stanislaus County

1010 10TH ST
MODESTO CA
95354

Project:
KEYES COMMUNITY CENTER

5504 JENNIE AVE.
KEYES, CA. 95328

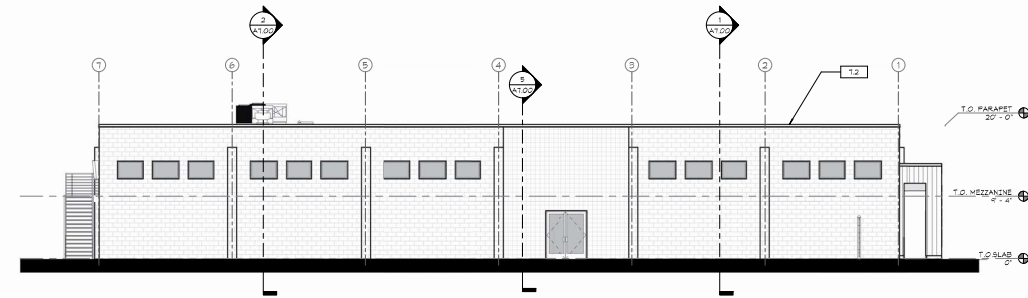
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Drawn By: Author
Checked By: Checker

No. Description Date By

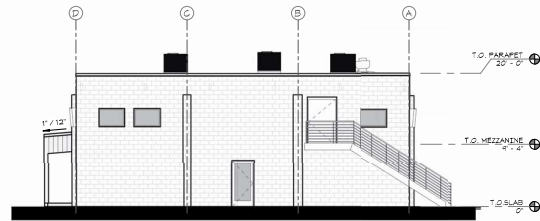
USE PERMIT SUBMITTAL
02/14/2025

FLOOR PLAN

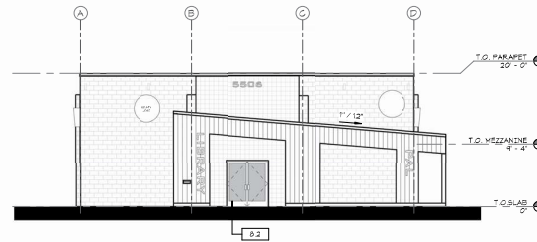
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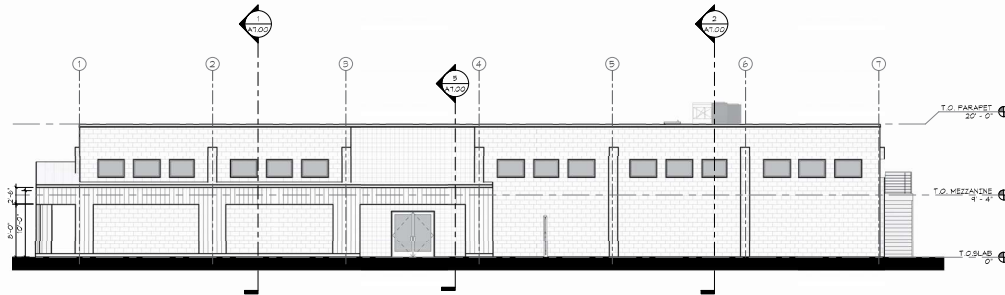
1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

KEYNOTES

- 1.2 65H PARAPET CAP FLASHING, PRIME & PAINT - TYP.
- 0.2 ALUMINUM STOREFRONT DOOR, SEE ELEVATIONS



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Stockton, CA 95204
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Client:
Stanislaus County

1010 10TH ST
MODESTO CA
95354

Project:
KEYES COMMUNITY CENTER

5504 JENNE AVE.
KEYES, CA. 95328

Project No.: 492-1-203

Drawn By: Author

Checked By: Checker

No. Description Date By

USE PERMIT SUBMITAL
02/14/2025

EXTERIOR ELEVATIONS

A6.00

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2025-0021 KEYES COMMUNITY CENTER

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Within five days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit a check in the amount of **\$57.00**, made payable to **Stanislaus County**, to the Department of Planning and Community Development for the purpose of filing the Notice of Exemption.
3. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of the lighting fixtures should not exceed 15 feet above grade.
4. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
5. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.
6. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
7. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated

and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

8. All landscaped areas, fences, and walls shall be maintained in an attractive condition. The premises shall be kept free of weeds, trash, and other debris. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30-days, at the property owner's expense.

Department of Public Works

9. No parking, loading, or unloading of vehicles shall be permitted within the county road right-of-way.
10. The applicant shall obtain an encroachment permit prior to any work being done in the Stanislaus County Road right-of-way.
11. Public Works shall approve the location and width of any new driveway approaches on any County-maintained roadway.
12. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the following information:
 - a. The plan shall contain drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
 - b. For projects greater than one acre in size, the grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the project's Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable.
 - c. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

Department of Environmental Resources

13. Prior to issuance of a building permit, verification shall be received from the applicable waste disposal company that the proposed trash enclosure will be accessible to the trash collection vehicle and accommodate landfill, recycle and compostable waste receptacles.

Building Permits Division

14. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Central Valley Regional Water Quality Control Board

15. Prior to operation, the developer/applicant shall be responsible for contacting the California RWQCB to determine if any of the following are required including but not limited to: a Construction Storm Water General Permit; a Storm Water Pollution Prevention Plan (SWPPP); a Dewatering Permit; Limited Threat General National Pollutant Discharge Elimination System (NPDES) Permit; NPDES Permit; a Clean Water Act Section 404 Permit; a Clean Water Act Section 401 Permit-Water Quality Certification; or Waste Discharge Requirements (WDR).

Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough text.

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF EXEMPTION

Project Title: Use Permit Application No. PLN2025-0021 – Keyes Community Center

Applicant Information: Andrew Johnson, Stanislaus County General Services Agency Director, 1010 10th Street, Modesto, CA 95354. Telephone: (209) 525-4380.

Project Location: 5506 and 5518 Jennie Avenue, between Lucinda Avenue and Nunes Road, in the community of Keyes. Stanislaus County, APN: 045-021-021.

Description of Project: Request to renovate an existing 6,000± square-foot County operated community center and parking lot on a 4.48± acre parcel within the General Agriculture (A-2-10) zoning district.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Emily DeAnda, Associate Planner

Telephone: (209) 525-6330

Exempt Status: (check one)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Existing Facilities, Section 15301, and Accessory Structures, Section 15311
- ☐ Statutory Exemptions. State code number: _____
- ☐ Common Sense Exemption. (Section 15061) (b)(3)

Reasons why project is exempt: The project is considered exempt per CEQA Guidelines Section 15301, Existing Facilities, and 15311, Accessory Structures, as the proposed project consists of interior and exterior alterations of an existing community center, a new trash enclosure, and the resurfacing of an existing small parking lot.

Date

Emily DeAnda
Associate Planner

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2025-0021 - KEYES COMMUNITY CENTER

REFERRED TO:			RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X		X							
CA OPR STATE CLEARING HOUSE	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X				X		X	X	
CENTRAL VALLEY FLOOD PROTECTION	X	X		X							
COMMUNITY SERVICES DIST: KEYES	X	X		X							
COOPERATIVE EXTENSION	X	X		X							
DISPOSAL DIST: BERTOLOTTI MANDATORY AREA 1	X	X		X							
DER - GROUNDWATER RESOURCES DIVISION	X	X	X				X		X		X
FIRE PROTECTION DIST: KEYES	X	X		X							
GSA: WEST TURLOCK SUBBASIN	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X				X		X		X
MOSQUITO DISTRICT: TURLOCK	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL	X	X		X							
MUNICIPAL ADVISORY COUNCIL: KEYES	X	X		X							
PACIFIC GAS & ELECTRIC	X	X		X							
RAILROAD: SOUTHERN PACIFIC	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X		X							
SCHOOL DISTRICT 1: KEYES UNION	X	X		X							
SCHOOL DISTRICT 2: TURLOCK UNIFIED	X	X		X							
STAN CO AG COMMISSIONER	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X		X							
STAN CO CEO	X	X		X							
STAN CO DER	X	X	X		X				X	X	
STAN CO FARM BUREAU	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X		X							
STAN CO PUBLIC WORKS	X	X		x							
STAN CO PUBLIC WORKS - SURVEY	X	X		X							
STAN CO SHERIFF	X	X		X							
STAN CO SUPERVISOR DIST 5: C. CONDIT	X	X		X							
STAN COUNTY COUNSEL	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X		X							
STANISLAUS LAFCO	X	X		X							
TELEPHONE COMPANY: AT&T	X	X		X							
SURROUNDING LAND OWNERS		X		X							
US FISH & WILDLIFE	X	X		X							

UP PLN2025-0021

KEYES COMMUNITY CENTER

Planning Commission
June 5, 2025



Overview

Request for a Use Permit

- Renovate an existing 6,000 square-foot County operated Community Center and parking lot on a 4.48± acre parcel.

The Community Center is a legal nonconforming use. A Use Permit is required as the proposed renovations exceed 15 percent of the appraised value of the building and parking lot and therefore a Use Permit is required pursuant to Chapter 21.80 – *Nonconforming Uses* of the County Code.

Authorization for the Stanislaus County General Services Agency to proceed with the proposed project under the Capital Improvement Plan as approved by the Board of Supervisors on October 1, 2024.



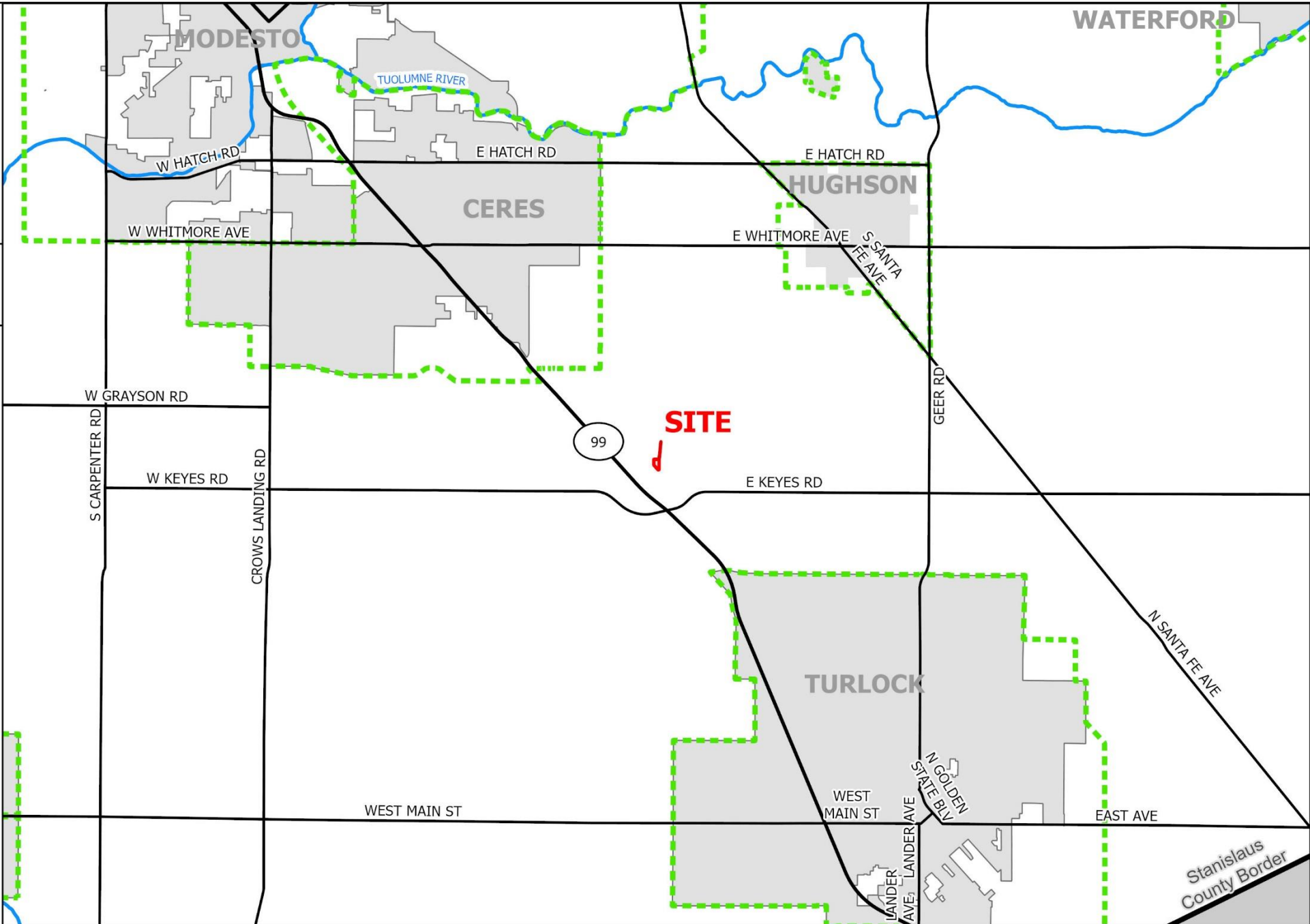
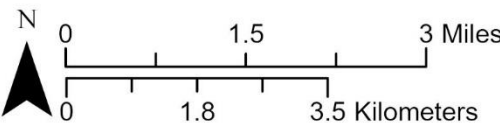
KEYES COMMUNITY
CENTER

UP
PLN2025-0021

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



KEYES COMMUNITY
CENTER

UP
PLN2025-0021

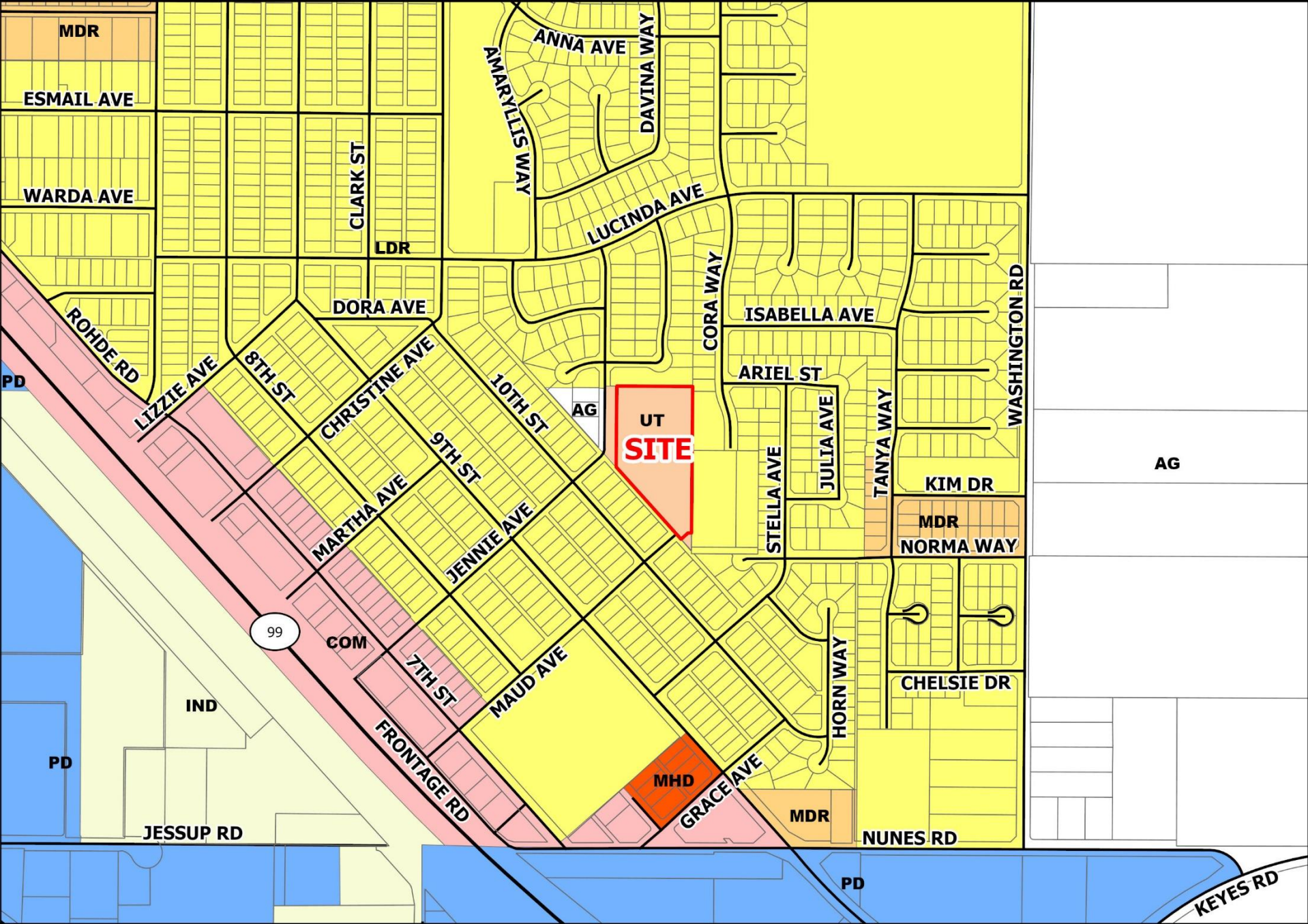
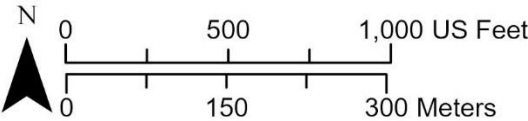
GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street

General Plan

- Agriculture (AG)
- Commercial (COM)
- Industrial (IND)
- Planned Development (PD)
- Residential - Low Density (LDR)
- Residential - Medium Density (MDR)
- Residential - Medium/High Density (MHD)
- Urban Transition (UT)



KEYES COMMUNITY
CENTER

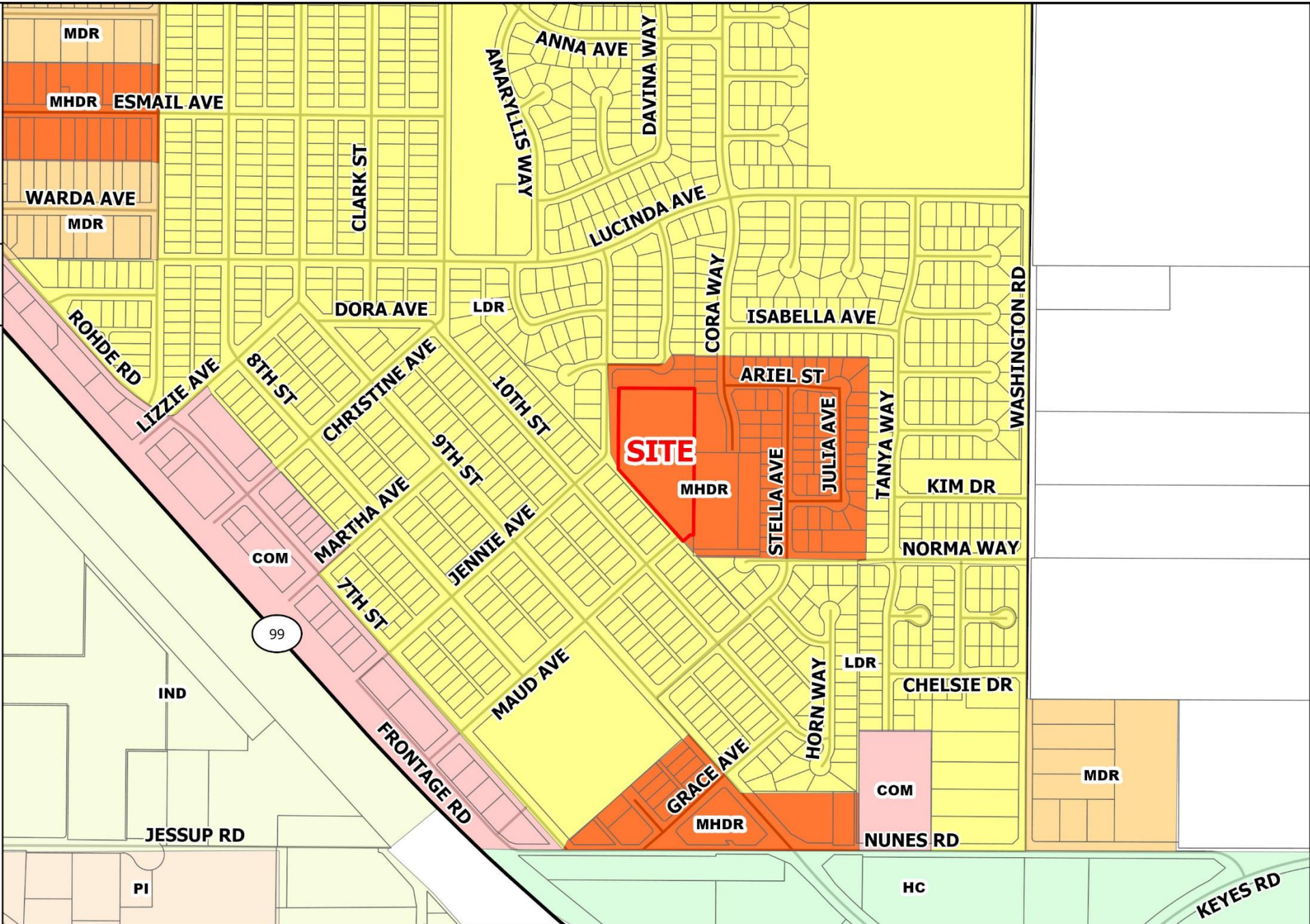
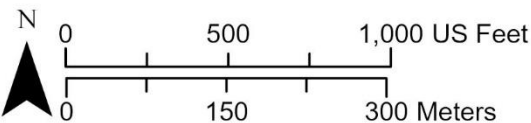
UP
PLN2025-0021

COMMUNITY PLAN MAP

- LEGEND
- Project Site
 - Parcel
 - Highway
 - Street

Community Plan

- COM
- HC
- IND
- LDR
- MDR
- MHDR
- PI







KEYES COMMUNITY CENTER












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PLN2025-0021

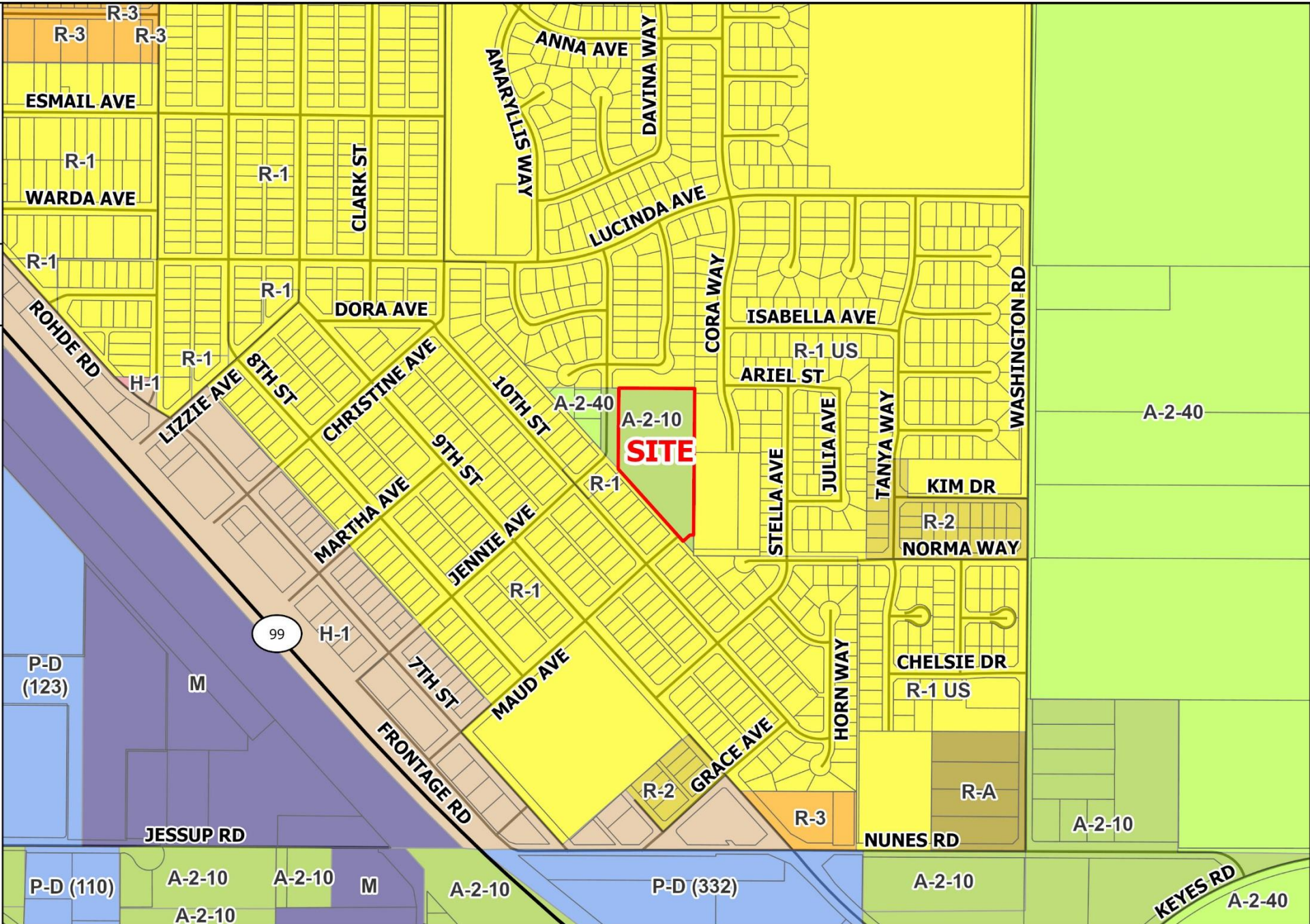
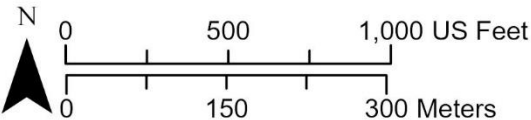
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street

Zoning Designation

-  General AG 10 Acre (A-2-10)
-  General AG 10 Acre UT (A-2-10)
-  General AG 40 Acre (A-2-40)
-  General Commercial (C-2)
-  Highway Frontage (H-1)
-  Industrial (M)
-  Medium Density Residential (R-2)
-  Multiple Family (R-3)
-  Planned Development (P-D)
-  Rural Residential (R-A)
-  Single Family Residential (R-1)






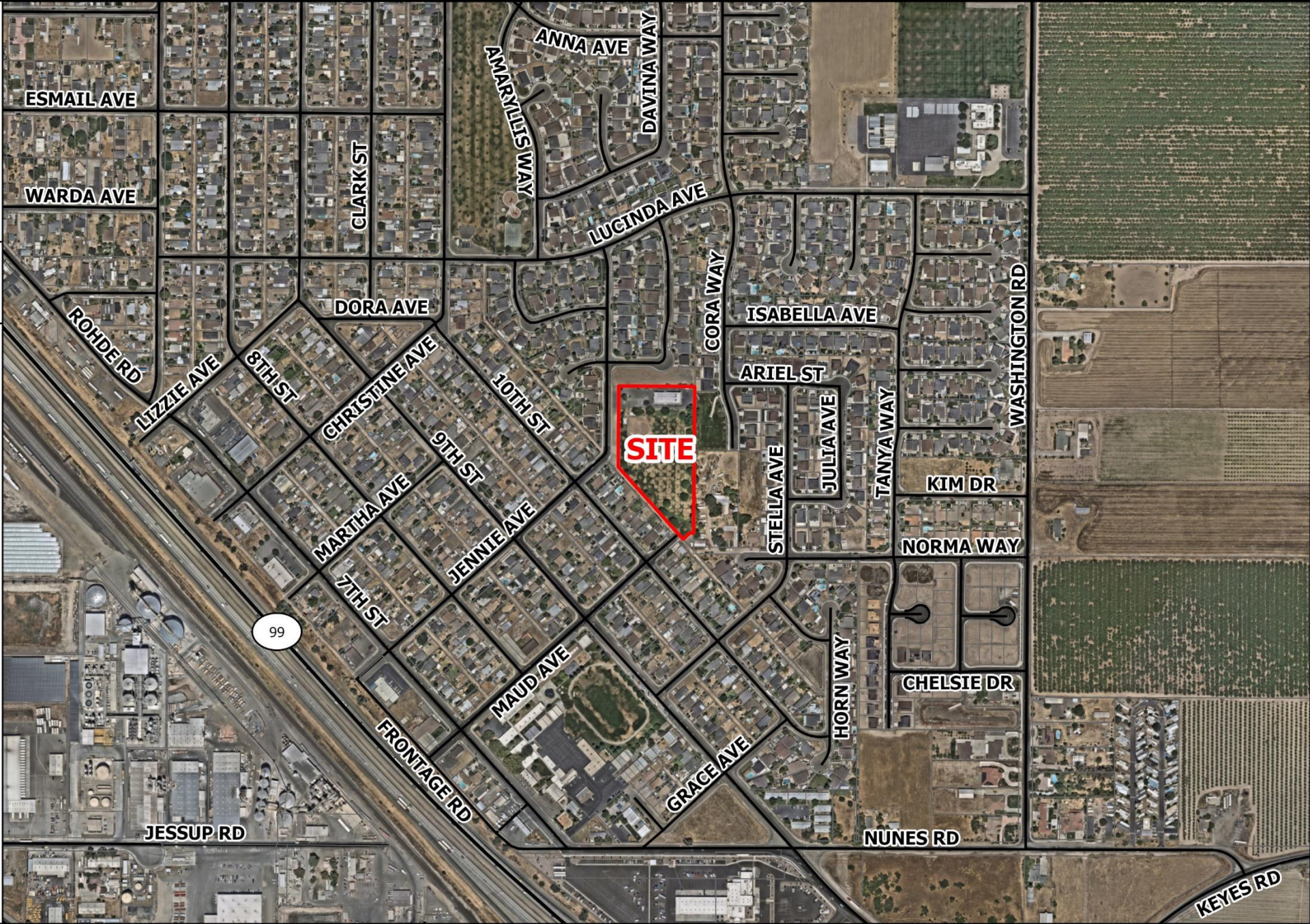
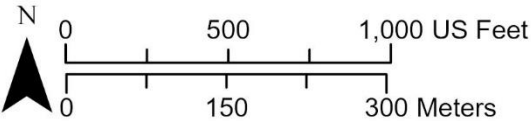
KEYES COMMUNITY
CENTER

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PLN2025-0021

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street






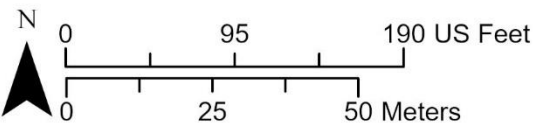
KEYES COMMUNITY
CENTER

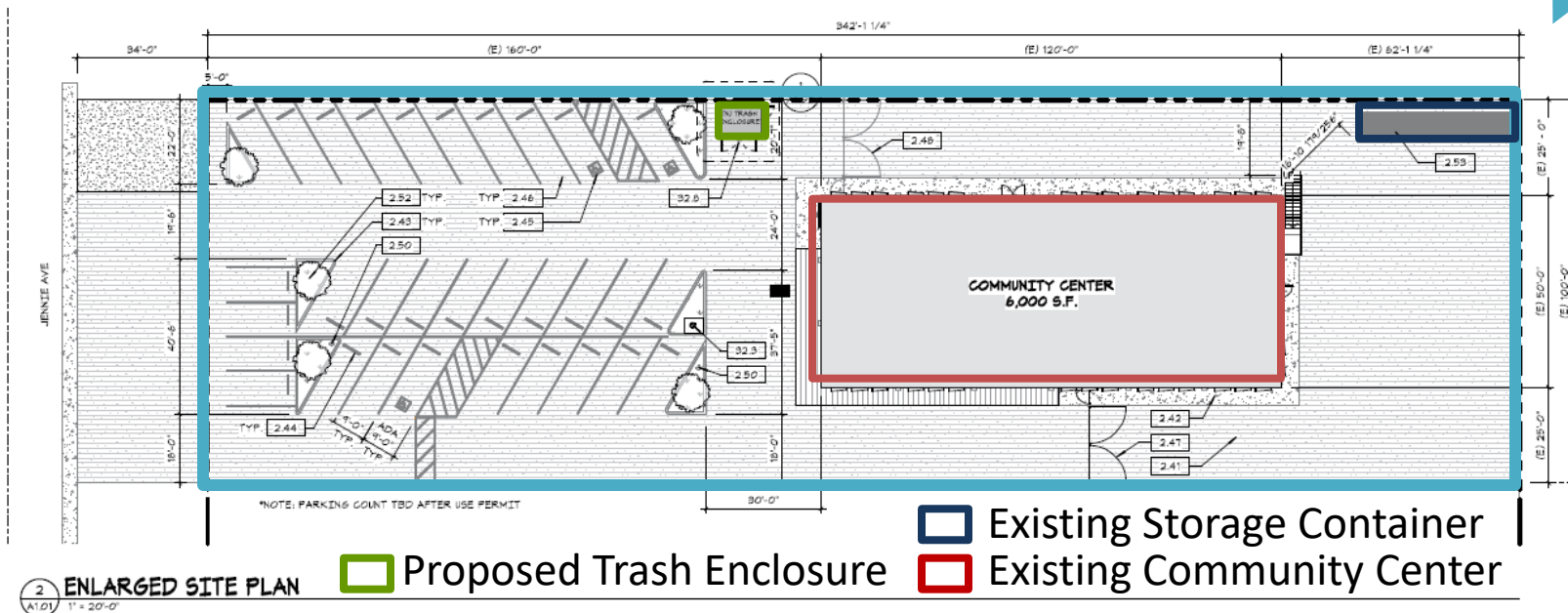
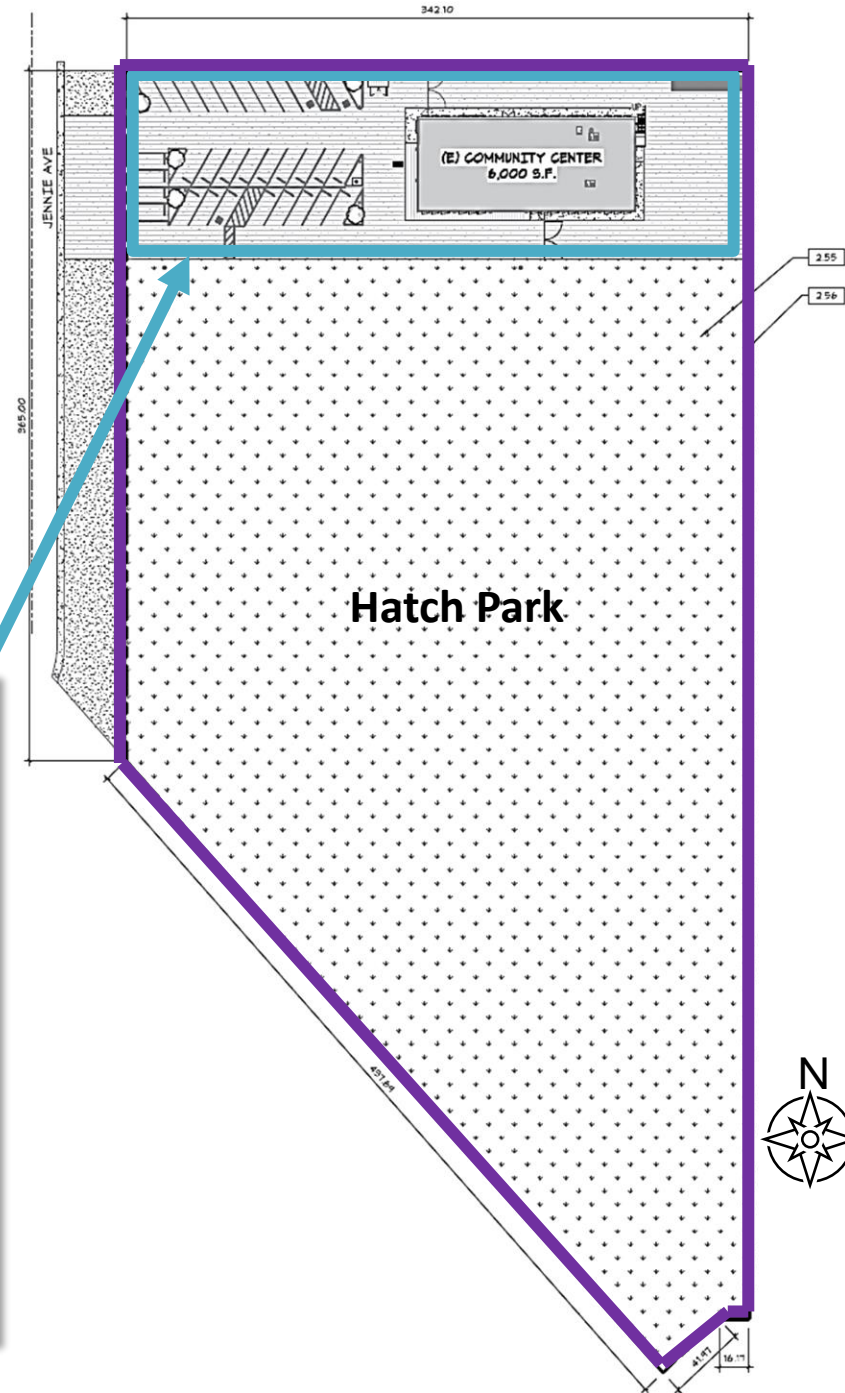
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PLN2025-0021

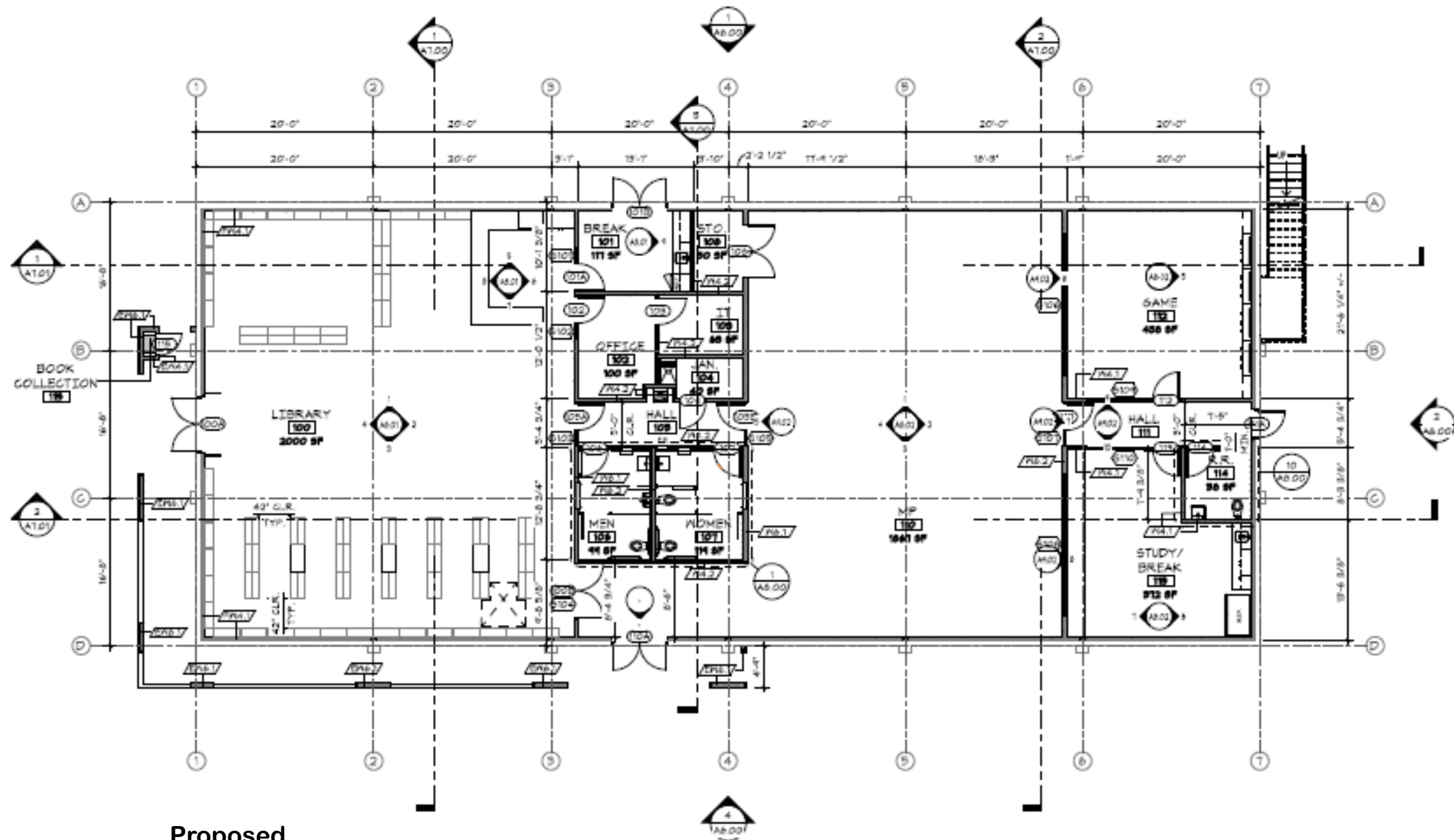
2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street

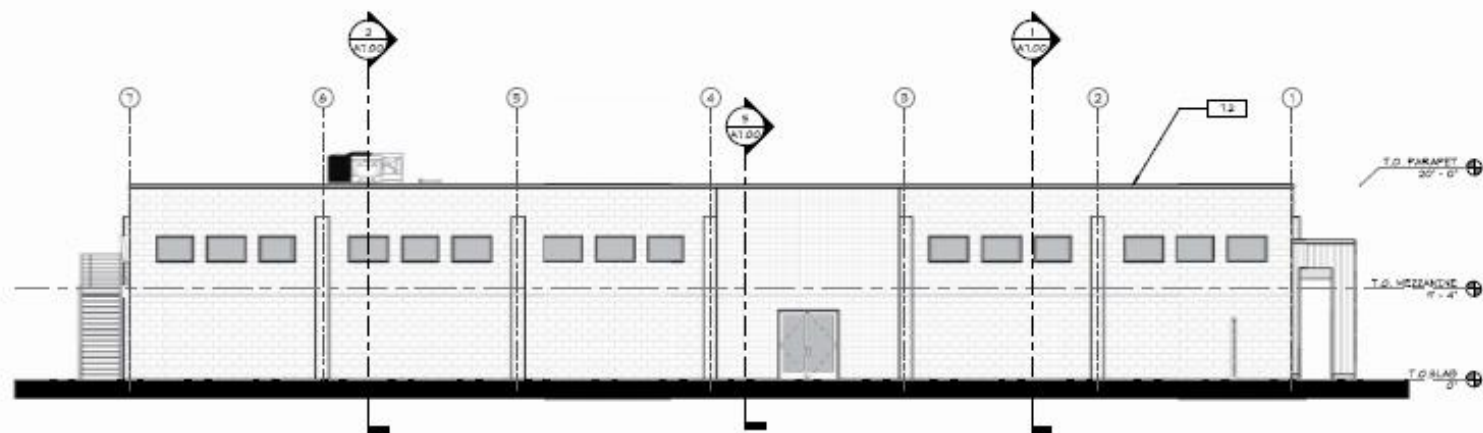




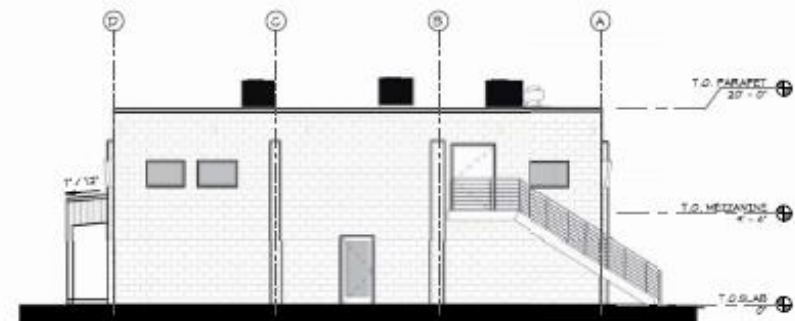


Proposed

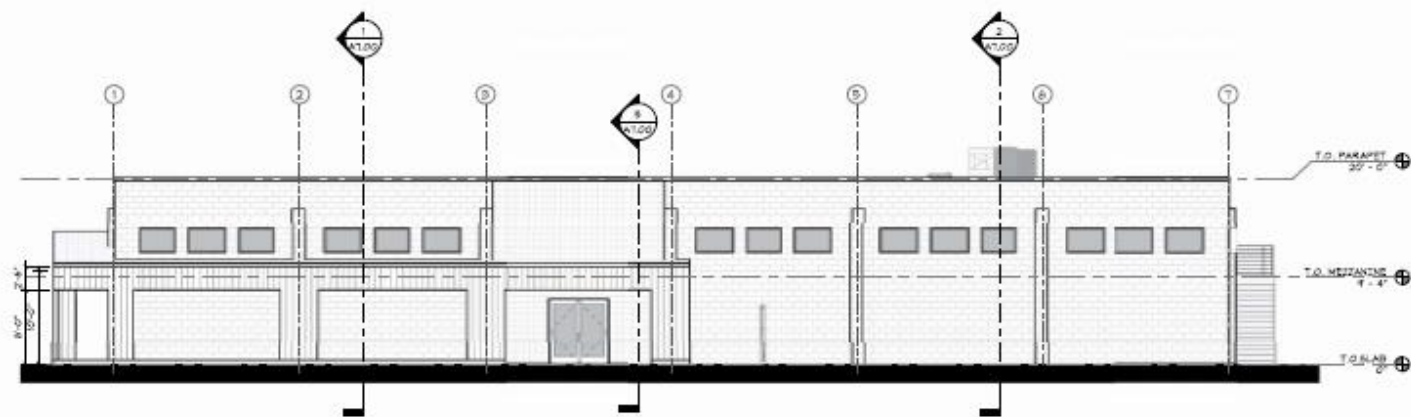
1 FLOOR PLAN
1/8" = 1'-0"



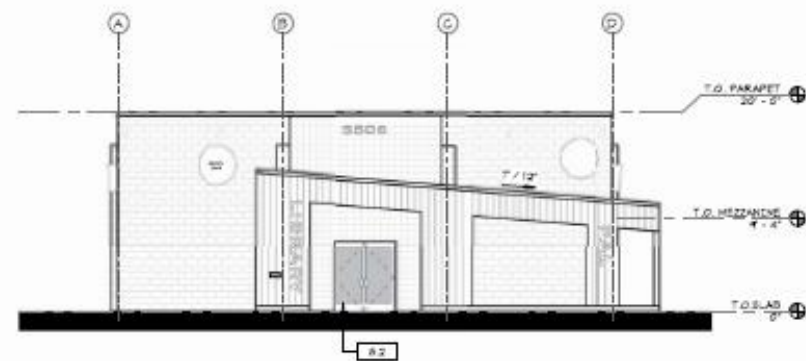
1 EXTERIOR ELEVATION - NORTH
AS.DWG 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
AS.DWG 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
AS.DWG 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
AS.DWG 1/8" = 1'-0"

Issues

- No issues with current request
- In addition to the standard Conditions of Approval applied to the project, a comment from the Department of Environmental Resources has been added to the Conditions of Approval requiring that, prior to issuance of a building permit, verification be received from the applicable waste disposal company regarding the placement of the trash enclosure.
- This project was referred to Bertolotti Disposal and no concerns have been raised.

General Plan and Zoning Consistency

- General Plan
 - Land Use Element
 - Nonconforming Uses
 - Urban Transition
 - Keyes Community Plan
 - Keyes MAC referral – Sphere of Influence Policy
 - No comments
- Zoning Ordinance
 - Nonconforming Uses
 - General Agriculture (A-2-10)
 - Conditions of Approval

Environmental Review

- CEQA
 - Notice of Exemption
 - CEQA Guideline Section 15301 – Existing Facilities
 - CEQA Guideline Section 15311 – Accessory Structures
 - Conditions of Approval

Recommendation

- Staff recommendation
 - Approval
- Findings – Exhibit A
 - Environmental Determination
 - Nonconforming Use
 - Use Permit
 - Project Approval

Questions?