

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JANUARY 3, 2008

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. December 20, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Flyer from the Great Valley Center, titled "Did you know..." [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-37 - MONTPELIER ROAD PARCEL MAP - Requesting Continuance to February 7, 2008.** This is a request to divide a 249.3 acre property into six (6) parcels ranging in size from 41.3 to 41.6 acres in the A-2-40 (General Agriculture) zoning district. The project is east of Montpelier Road, in the Hickman area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 019-013-019 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2007-21 - HILLAR PARCEL MAP** - This is a request for approval of a tentative parcel map which would divide a 20.07 acre parcel into two (2) parcels of 10+ acres in the A-2-10 (General Agriculture) zoning district. The property is located on the east side of Grimes Avenue, north of Paradise Road, and south of Maze Boulevard, west of Modesto. The Planning Commission will consider a Negative Declaration on this project.
APN: 007-047-004 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2007-13 - JOANN WILSON** - This is a request to create a 3.02 acre parcel with a 3 acre remainder from an existing 6.02 acre parcel in the A-2-3 (General Agriculture) zoning district. The property is located at 7266 Snedigar Road, in the Riverbank area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 062-010-021 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. REZONE APPLICATION NO. 2007-05 - DENAIR LUMBER** - This is a request to change the zoning designation of a 1.75 acre parcel from H-1 (Highway Frontage) to a P-D (Planned Development) zone to allow a lumber yard to be developed in two phases. Phase 1 consists of a 15,400 square foot pole shed and a 300 square foot temporary office. Phase 2 consists of 4,000 square foot retail sales and home center building. The project is located on Fresno Avenue, south of Main Street and

north of Village Avenue, in Denair. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 024-032-017 [\[View Item\]](#)

- E. USE PERMIT APPLICATION NO. 2007-22 - HOLIDAY INN EXPRESS SIGN** - This is a request to amend an approved Planned Development by replacing an approved 35 foot high, 150 square foot pole sign with a requested 65 foot high, 150 square foot pole sign for existing hotel in P-D 290 (Planned Development) zoning district, at 4300 Bangs Avenue, Salida. This project is exempt from CEQA.

APN: 135-042-028 [\[View Item\]](#)

- F. USE PERMIT APPLICATION NO. 2007-17 - FIRST BAPTIST CHURCH** - This is a request for an 11,000 square foot church on a 37,000 square foot lot with 42 on-site parking spaces and a parking agreement with the Salida Middle School for 61 additional spaces (103 total parking spaces), in the R-1 (Single-Family Residential) zoning district. There will be 3 phases of interior improvements (no exterior building additions). The project will connect to both public water and sewer. The property is located at 4567 Finney Road, on the southwest corner of Finney Road and Westwood Drive, in the Salida area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 135-006-043 [\[View Item\]](#)

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., JANUARY 14, 2008. THE FEE FOR APPEAL IS \$580.00.