

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JANUARY 15, 2015

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 That item will then be withdrawn from “Consent” and reviewed in detail as scheduled.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.

- I. **ROLL CALL:** Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Tom Orvis, Ron Peterson, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN’S FORUM**
- IV. **MINUTES**
 - A. December 18, 2014 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Farmland Working Group Newsletter – Winter 2014 [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. PLN2014-0023 - VERIZON WIRELESS - E. HAWKEYE AVE – *Requesting continuance to March 5, 2015.*** Request to install a new wireless communication facility consisting of a 110' high stealth monopole with a 204 square foot equipment shelter at its base and nine (9) mounted antennas on a 17.13± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, between N. Waring and N. Verduga Roads, in the City of Turlock Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 024-038-001 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2014-0060 - WESTSIDE LANDSCAPE AND CONCRETE** - Request to change the use of a legal non-conforming auto repair shop to a retail nursery and landscaping supply business (Westside Landscape and Concrete) on a 1.8 acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 27107 Highway 33, on the southwest corner of Stuhr Road and Highway 33, just north of the city limits of Newman, in the City of Newman Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 026-039-037 [\[View Item\]](#)
- C. GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2014-0080 - SALIDA MARKET** – Request to amend the General Plan designation of Medium Density Residential to Planned Development and rezone from C-2 (General Commercial) to P-D (Planned Development) on a .33± acre parcel in order to replace a 4,406 square foot building with an 8,761 square foot building to be used as a retail market. The property is located at 4600 Broadway Avenue, at the south corner of the Broadway Avenue and Curtis Street intersection, in the Downtown Salida area. The proposed rezone will facilitate the project's ability to meet parking requirements and allow additional lot coverage. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 135-049-005 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. CITY OF MODESTO PRESENTATION OF THE CROWS LANDING ROAD CORRIDOR STUDY** - A plan for a safe and efficient, multi-modal transportation facility serving the southern portion of Modesto, the western extension of Ceres, and portions of unincorporated Stanislaus County.
[\[View Crows Landing Road Corridor Study thru Chapter 1\]](#)
[\[View Chapter 2 Option 1\]](#) [\[View Chapter 2 Option 2\]](#)
[\[View Chapter 3 thru Appendix A\]](#)

IX. REPORT OF THE PLANNING DIRECTOR

X. ELECTION OF CHAIR AND VICE CHAIR FOR 2015

XI. APPOINTMENT OF COMMISSIONERS TO THE GENERAL PLAN UPDATE COMMITTEE FOR 2015

XII. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

XIII. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JANUARY 26, 2015. THE FEE FOR APPEAL IS \$622.00.