

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

September 15, 2016

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Chair Kenneth Buehner, Marjorie Blom, Katherine Borges, Steve Boyd, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. September 1, 2016 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS** – None

NON-CONSENT ITEMS

- A. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0101 – KEYES 19 NORTH** – Request to subdivide four (4) parcels totaling 13.2+/- acres into 64 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The property is located at 4713, 4805, and 4707 Norma Way, between Lucinda Avenue and Nunes Road, in the community of Keyes. The Planning Commission will consider a CEQA Mitigated Negative Declaration. APN: 045-021-008,045-021-024,054-021-023, and 045-021-003 [\[View Item\]](#)
- B. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0102 – KEYES 19 SOUTH** – Request to subdivide a 6.7+/- acre parcel into 27 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The property is located at 5819 Washington Road, between Norma Way and Nunes Road, in the community of Keyes. The Planning Commission will consider a CEQA Mitigated Negative Declaration. APN: 045-071-005 [\[View Item\]](#)
- C. ORDINANCE AMENDMENT APPLICATION NO. PLN2016-0008 – EVENTS AND USE COMPATIBILITY REGULATIONS**- Request to amend the following Chapters of the Stanislaus County Zoning Ordinance – Title 21:
- Chapter 21.08 - General Provisions: proposed amendment adds language clarifying that no operation shall be conducted in a manner as to cause a nuisance condition.
 - Chapter 21.16 - Districts Generally: proposed amendment clarifies that no use prohibited under local, state, or federal law shall be allowed in any zoning district within the unincorporated area of the county.
 - Chapter 21.20 - General Agriculture District (A-2): proposed amendment will permit weddings, and other similar events, provided they are not located on Williamson Act Contracted land, subject to a Tier Three Use Permit (Section 21.20.030(C)). Each use permit application will be evaluated individually, in terms of environmental review and required operating standards, and will go through a separate public review period, and public hearing process.
 - Chapter 21.104 - Revocation of Permits: proposed amendment establishes a process for amending conditions of any permit or variance granted in accordance with Title 21 in order to address nuisance

- concerns. Chapter title also proposed to be amended to Amendment and Revocation of Permits.
- Chapter 21.108 – Amendments: Chapter title is proposed to be amended to Ordinance Amendments for purposes of consistency.

This project is exempt from CEQA. APN: Countywide [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

IX. REPORT OF THE PLANNING DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., **September 26, 2016**. THE FEE FOR APPEAL IS \$622.00.