

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *af*

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE March 31, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing for April 21, 2015, at 6:35 p.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2014-0080, Salida Market, in the Salida Area, and Adoption of a Negative Declaration

STAFF RECOMMENDATIONS:

1. Set a public hearing on April 21, 2015, at 6:35 p.m. to consider the Planning Commission's recommendation for approval of General Plan Amendment and Rezone Application 2014-0080, Salida Market, a request to amend the General Plan designation of Medium Density Residential to Planned Development and zoning designation of C-2 (General Commercial) to P-D (Planned Development) of a .33± acre parcel to replace a 4,406 square foot building with an 8,761 square foot building to be used as a retail market at 4600 Broadway Avenue, in the Downtown Salida area; adoption of a Negative Declaration; and to consider the introduction, waiving of the reading, and adoption of an ordinance for the proposed rezone ordinance upon approval.
2. Authorize the Clerk of the Board to publish notice of hearing as required by law.

FISCAL IMPACT:

There are no fiscal impacts associated with setting the public hearing. Impacts associated with the general plan amendment and rezone will be evaluated and included in the subsequent report for the public hearing.

BOARD ACTION AS FOLLOWS:

No. 2015-141

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-U-1

Approval to Set a Public Hearing for April 21, 2015, at 6:35 p.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2014-0080, Salida Market, in the Salida Area, and Adoption of a Negative Declaration
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DISCUSSION:

This is a 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, APN: 135-049-005. The proposed rezone will facilitate the project's ability to meet parking requirements and allow additional lot coverage. A Negative Declaration will be considered for the project.

On January 15, 2015, the Planning Commission held a public hearing and recommended the Board of Supervisors approve the request, on a unanimous (5-0) vote.

This item simply sets the date and time for a hearing on the matter before the Board of Supervisors.

POLICY ISSUES:

The proposed general plan amendment and rezone furthers the Board's priorities of A Well Planned Infrastructure System and A Strong Local Economy by providing a land use determination consistent with the overall goals and policies of the Stanislaus County General Plan.

STAFFING IMPACT:

Planning and Community Development Department staff is responsible for preparing all reports and attending meetings associated with the proposed general plan and rezone application.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330



CLERK OF THE BOARD OF SUPERVISORS

Christine Ferraro Tallman

1010 Tenth Street, Suite 6700, Modesto, CA 95354
Phone: 209.525.4494 Fax: 209.525.4420

**NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT AND
REZONE APPLICATION NO. PLN2014-0080
SALIDA MARKET**

NOTICE IS HEREBY GIVEN that on April 21, 2015, at 6:35 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider Planning Commission's recommendation for approval of 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. APN: 135-049-005. The proposed rezone will facilitate the project's ability to meet parking requirements and allow additional lot coverage. A Negative Declaration will be considered for the project.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 31, 2015

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: 
Pam Villarreal, Deputy Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, Under the date of February 25, 1951, Action No. 46453; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Apr 11, 2015

NOTICE OF PUBLIC HEARING FOR
GENERAL PLAN AMENDMENT
AND REZONE APPLICATION NO.
PLN2014-0080 SALIDA MARKET

NOTICE IS HEREBY GIVEN that on April 21, 2015, at 6:35 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider Planning Commission's recommendation for approval of 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. APN: 135-049-005. The proposed rezone will facilitate the project's ability to meet parking requirements and allow additional lot coverage. A Negative Declaration will be considered for the project.

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I certify (or declare) under penalty of perjury
That the foregoing is true and correct and that
This declaration was executed at

MODESTO, California on

April 11th, 2015

(By Electronic Facsimile Signature)

