



**The regularly scheduled meeting of
Stanislaus County Planning Commission
of February 16, 2006
has been cancelled.**

A meeting of the
Historical Site Subcommittee
will be held at 6 p.m., February 16, 2006 at
Knights Ferry Community Club House
17601 Sonora Road (Main Street),
Knights Ferry.

STANISLAUS COUNTY PLANNING COMMISSION

HISTORICAL SITE SUBCOMMITTEE MEETING

AGENDA

February 16, 2006

6:00 P.M.

KNIGHTS FERRY COMMUNITY CLUB HOUSE
17601 SONORA ROAD (MAIN STREET)
KNIGHTS FERRY



<http://www.co.stanislaus.ca.us/planning/PlanAgMin.pdf>

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.

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.

CONSENT CALENDAR: CONSENT ITEMS 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

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. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the 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.

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.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** *Historical Site Subcommittee:* Chair Ray Souza, Marie Assali, Annabel Gammon, Allen Layman, and Jim Poore
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. CORRESPONDENCE

- A. Map and directions to Knights Ferry Community Club House [View Item]

V. CONFLICT OF INTEREST DECLARATION

VI. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS** - None

NON-CONSENT ITEM

- A. **HISTORIC SITE PERMIT NO. 2005-01 - WASHINGTON HOTEL** - Request to convert an existing 2,670 square foot house to a hotel with several guest rooms, located on a 1.14 acre property zoned H-S (Historic Site) located at 17712 Sonora Road (Main Street) in Knights Ferry. Rooms will be rented on a nightly basis with no weekly or monthly rates. Hotel hours will be as-needed to serve hotels guests as with any hotel. The hotel will have two restrooms, along with a small meeting room which can accommodate approximately 40 people. No food will be prepared in the hotel so it will not operate as a "bed and breakfast". Twenty-three (23) graveled parking spaces are available on the easterly side of the property. Applicants also wish to use the hotel and grounds at the rear for outdoor events such as weddings, generally on weekends. Portable restroom facilities would be brought in on an as-needed basis. Hours for outdoor events would generally be afternoon and evenings. Special events would be catered by outside caterers brought in by those conducting the event due to the lack of food preparation facilities on this site. The Planning commission will consider a Negative Declaration on this project.
APN: 002-038-009 [View Item]

VII. OTHER MATTERS (Not Public Hearings)

VIII. REPORT OF DIRECTOR

IX. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

X. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., February 27, 2006. THE FEE FOR APPEAL IS \$555.00.