

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

May 6, 2004

6:00 P.M.

CHAMBERS - BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/planningagenda.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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Chair Tony Cusenza, Rachelle Antinetti, Marie Assali, Kathleen Griffin, Allen Layman, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
  - A. April 15, 2004
- V. **CORRESPONDENCE**
  - A. California Planning & Development Report, Vol. 19, No. 4, April 2004

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\* Consent Items)**

**\*CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. 2004-03 - CUNNINGHAM/ANDERSON** - Request to construct a single-family residence on a 10-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located east of 5130 E. Service Road, in the Hughson area. This project is Exempt from CEQA.  
APN: 045-003-001

**NON-CONSENT ITEMS**

- B. REZ 2003-13 - MILLEFIORE LANDSCAPE MATERIALS** - Request to rezone 3.56 acres from A-2-40 (General Agriculture) to a PD (Planned Development) to operate a landscape material business which includes recycling wood-chips, bark coloring, bulk storage, landscape material sales, and a concrete batch plant. The typical hours of operation will be 7:00 a.m. to 6:00 p.m., seven days a week, with a maximum of eight (8) employees per shift. This is a two-phase project. Phase I - all on-site improvements, except stationary concrete mixer, to be completed by January 1, 2006, and Phase II - the implementation of the stationary mixer to be completed by January 1, 2008. The property is located on the west side of Highway 99, south of the East Keyes Road Overpass and at the north end of Taylor Court, in the Keyes area. A Mitigated Negative Declaration will be considered.  
APN: 045-050-009
- C. ZONING ORDINANCE AMENDMENT NO. 2004-01 - PRODUCE STANDS/ MARKETS & SEASONAL ACTIVITIES** - Proposed amendment to Chapters 21.90 - Produce Stands and Produce Markets, 21.20 - A-2 (General Agriculture), and Chapter 21.100 Staff Approval Permits, of the Stanislaus County Zoning Ordinance to address produce stands/markets and seasonal activities. This project is Exempt from CEQA.

**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., MAY 17, 2004. THE FEE FOR APPEAL IS \$485.00.***