

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 16, 2007

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Jim Poore, Marie Assali, Annabel Gammon, Robert Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Jack Doering, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. August 2, 2007  
Hardie/Gammon, 6-0, **APPROVED**  
Commissioners Assali, Layman, and Souza abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo dated August 16, 2007 from Planning Department, regarding Item VII-B, Use Permit Application No. 2007-07 - Creative Alternatives / Reyn Franca School
- VI. CONFLICT OF INTEREST**
- A. Commissioner Poore is familiar with Mr. Shatswell, but this will not cause a conflict.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Poore informed the public of the consent items and procedure.  
Public hearing opened.  
Public hearing closed.

**\* CONSENT ITEMS - No Items**

**NON-CONSENT ITEMS**

- A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-19 AND EXCEPTION APPLICATION NO. 2006-02 - LANDS OF SHATSWELL** - This is a request to create a 2.24 acre parcel and a 0.61 acre remainder parcel from a 2.85-acre site, in the R-A (Rural Residential) zoning district. There is also a request for an exception to the Subdivision Ordinance since both proposed parcels do not front on a county-maintained road. The remainder, however, has been previously developed with a single-family residence and accessory structures but will have access via Atlas Road, a private road, thereby necessitating the request for an Exception. The proposed 2.24 acre parcel will provide new direct access to a County maintained road, Foxborough Drive, and will not be eligible for development until the completion of Specific Planning anticipated for the East Oakdale area. The project is located at 10222 Atlas Road, in the Oakdale area. The Planning Commission will consider a Negative Declaration on this project.  
APN: 010-003-051  
Staff Report: Carole Maben Recommends **APPROVAL**.  
Staff Report Presented by Kirk Ford.  
Public hearing opened.  
**OPPOSITION:** No on spoke.  
**FAVOR:** Bill Morris, 9712 Pimley Drive, Oakdale; John Shatswell, 11611 Silver Oak Road, Oakdale.  
Public hearing closed.  
Layman/Hardie, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- B. USE PERMIT APPLICATION NO. 2007-07 - CREATIVE ALTERNATIVES / REYN FRANCA SCHOOL** - This is a request for an expansion to the existing school site, located in the R-A (Rural Residential) zoning district. Request is to add and replace classroom buildings in three phases. Phase I would add a 1,920 square foot prefabricated modular classroom building containing 3 and one-half classrooms and 2 restrooms. The half classroom will be used as a testing or counseling room. Phase II includes the demolition and replacement of a 960 square foot existing classroom. The demolished classroom will be replaced with an existing on-site modular classroom, which will be moved to make room for a larger play area. Phase III would replace the classroom demolished in Phase II with a 960 square foot prefabricated modular classroom. The school is located at the northeast corner of Main Street and Lester Road, at 4033 Main Street, Denair. The Planning Commission will consider a Negative Declaration on this project  
APN: 024-033-031  
Staff Report: Rachel Wyse Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Jeff Nichols, 4222 Windrose Drive, Turlock; Mr. Walker, Administrator of Creative Alternatives School.  
Public hearing closed.  
Souza/Layman, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH CHANGES IN STAFF MEMO REGARDING DESCRIPTION CHANGE IN STAFF REPORT.**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. None.

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS' ACTIONS OF AUGUST 7, 2007**

- A. The Board considered a report regarding the impact of the proposed Salida Area Planning, Road Improvement Economic Development and Farmland Protection Initiative, and approval to either adopt the Ordinance or place it on the November 6, 2007 Ballot. The Board, as you are probably all aware, adopted the Ordinance.
- B. The Board approved a Finding that the City of Turlock's Sphere of Influence Expansion Request is Logical and Orderly.

**BOARD OF SUPERVISORS' ACTIONS OF AUGUST 14, 2007**

- A. The Board did not meet this date.

**MISCELLANEOUS & ON THE HORIZON**

August 23, 2007 - Special Historical Site Subcommittee Meeting in Knights Ferry  
(Subcommittee members are: Jim Poore, Annabel Gammon, Rob Hardie, and Ray Souza)

1. One Historical Site Permit Application

September 6, 2007

1. Four Parcel Maps
2. Two Use Permits
3. One Variance

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A. None.

**XI. ADJOURNMENT**

The meeting was adjourned at 7:20 p.m.

  
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Ron E. Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)