

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

August 16, 2007

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stanco-planning.org



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Jim Poore, Marie Assali, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. August 2, 2007 [\[View Item\]](#)
- V. **CORRESPONDENCE**

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***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 [\[View Item\]](#)

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 [\[View Item\]](#)

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., AUGUST 27, 2007. THE FEE FOR APPEAL IS \$580.00.