

PLANNING COMMISSION MEETING AGENDA



THURSDAY, MARCH 6, 2014 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

Commission Chair
Soraya Fregosi

Commission Members

Elvis Dias
Jeanine Bean
Nick Hackler

Mike Brem
Victor Pedroza
Jeff Hillberg
Vice Chair

Deputy Director Development Services
Debra A. Whitmore

Alternate Members

Alice Pollard

Ashour Badal

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the Planning Division at (209) 668-5640. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item.

AGENDA PACKETS: Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and at the Planning Division office at 156 S. Broadway, Suite 120, Turlock, CA during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Regular Meeting of February 6, 2014.

[View Item](#)

C. ANNOUNCEMENTS (*Debbie Whitmore*)

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

E. PUBLIC PARTICIPATION

This is the time set aside for members of the public to directly address the Commission on any item of interest to the public, before or during the Commissioner's consideration of the item, that is within the subject matter jurisdiction of the Commission. You will be allowed five (5) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Commission addresses the matter.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Commission may refer the matter to staff or request it be placed on a future agenda.

F. CONSENT CALENDAR

Information concerning the consent items listed hereinbelow has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.

None

G. PUBLIC HEARINGS (*Consent Items)

*CONSENT ITEMS

These 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 City policy and the City 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.*

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. REZONE 2013-03, PLANNED DEVELOPMENT 270, VESTING TENTATIVE SUBDIVISION MAP 2013-01 (MONTE VERDE SUBDIVISION) The applicant is proposing to subdivide two parcels totaling 17.84 acres, located in the North West Triangle Specific Plan area, into 109 single family residential lots. The property is designated Low Density Residential in the Turlock General Plan and zoned RL-4.5, allowing a minimum lot size of 4,500 square feet and a residential density ranging between five (5) and seven (7) dwelling units per acre. The proposed lots will range in size from 4,500 to 12,170 square feet. The applicant is requesting a Planned Development to allow for the sound wall proposed along the western portion of Countryside Drive to be setback four (4') feet from the existing ten (10') foot sidewalk. The subject sites are 2531 W. Tuolumne Road, Stanislaus County APN 88-02-05 and 2750 Countryside Drive Stanislaus County APN 88-02-65. A "Mitigated Negative Declaration" is proposed. [View Item](#)

- a) Planning Commission consideration of a "**Mitigated Negative Declaration**" for Rezone 2013-03, Planned Development 270, Vesting Tentative Subdivision Map 2013-01 (Monte Verde Subdivision).
- b) Planning Commission recommendation to the City Council on Rezone 2013-03, Planned Development 270, Vesting Tentative Subdivision Map 2013-01 (Monte Verde Subdivision).

2. Continued from February 6, 2014. COMPREHENSIVE UPDATE OF THE CITY'S ZONING REGULATIONS The Planning Commission will formulate a recommendation to the City Council for a comprehensive update to the Turlock Zoning Regulations (Title 9 of the Turlock Municipal Code). The major elements that are being amended or added include Chapter 9-1, General Provisions and Definitions, Chapter 9-2 Regulations Applying to All Districts including Accessory Structures, Off-Street Parking and Loading Regulations, Nonconforming Structures and Uses, Wireless Communications, Chapter 9-3 Base District Regulations, Chapter 9-4 Downtown Overlay District Regulations, and Chapter 9-5 Administration including insurance requirements for outdoor dining establishments. [View Item](#)

- a) Planning Commission determination that the proposed amendments to Title 9 (Zoning Regulations) are exempt from CEQA pursuant to Sections 15061(b)(3) and 15183 of the CEQA Guidelines and pursuant to the findings contained in draft Planning Commission Resolution No. 2014-01.
- b) Planning Commission recommendation to the City Council to repeal Title 9 (Zoning Regulations) and replace the title with the proposed amendments, having made the findings contained in draft Planning Commission Resolution No. 2014-01.

H. OTHER MATTERS

1. Approving the 2014 Update to the City of Turlock CEQA Implementation Guidelines. [View Item](#)
 - a) Planning Commission determination that the 2014 update to the City of Turlock CEQA Implementation Guidelines is exempt from CEQA, pursuant to CEQA § 15061 (b) (3) - Review for Exemption]
 - b) Planning Commission action on the 2014 Update to the City of Turlock CEQA Implementation Guidelines.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None.

K. COMMISSIONERS COMMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

L. STAFF UPDATES

1. **AVENA BELLA GRAND OPENING ANNOUNCEMENT:** EAH will hold a grand opening event on March 20 from 12 to 2. RSVP to 415-295-8849 or e-mail doris.cardinal@eahhousing.org by March 14. (Adrienne Werner)

2. REGIONAL TRANSPORTATION SALES TAX MEASURE: The City Council approved the draft expenditure plan at their February 25 meeting with the caveat that the measure detail how the funds for regional projects will be distributed among the three major corridor projects. Staff will provide an overview of the proposed expenditure plan and how it will affect the City of Turlock. *(Mike Pitcock)*

3. REGIONAL TRANSPORTATION PLAN AND SUSTAINABLE COMMUNITIES STRATEGY: StanCOG anticipates the release of the draft Regional Transportation Plan including the Sustainable Communities and its associated draft Environmental Impact Report in March. StanCOG will hold a public hearing on the plan on April 14 starting at approximately 6 PM. The meeting will be held in the Turlock Council Chambers at City Hall. More specific information will be available shortly. *(Debbie Whitmore)*

4. STRATEGIC GROWTH COUNCIL GRANT APPLICATION FOR DOWNTOWN MASTER PLAN, PATTERN BOOK AND IMPLEMENTATION STRATEGY: Staff will provide an overview of the grant application submitted for the State Sustainable Communities Planning Grant program to initiate a new master plan, zoning regulations, and implementation program for the downtown planning area. *(Debbie Whitmore)*

M. ADJOURNMENT

AT THE ABOVE TIME AND PLACE ALL INTERESTED PARTIES WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ANYONE MAY PRESENT HIS OR HER VIEWS ON THESE MATTERS IN PERSON, BY WRITING, OR BY REPRESENTATIVE. CHALLENGES IN COURT TO ANY OF THE ITEMS LISTED ABOVE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TURLOCK PLANNING COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING. ANY MATERIALS SUBMITTED TO THE PLANNING COMMISSION FOR CONSIDERATION (PHOTOGRAPHS, SLIDES, PETITIONS, LETTERS, ETC.) BECOME THE PROPERTY OF THE CITY OF TURLOCK AND WILL BE RETAINED AS PART OF THE PUBLIC RECORD AND ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF TURLOCK PLANNING DIVISION, CITY HALL, 156 SOUTH BROADWAY, TURLOCK. INFORMATION MAY ALSO BE OBTAINED BY CALLING THE CITY OF TURLOCK PLANNING DIVISION AT (209) 668-5640. WRITTEN CORRESPONDENCE MAY BE MAILED TO THE CITY OF TURLOCK PLANNING DIVISION, 156 SOUTH BROADWAY, SUITE 120, TURLOCK, CA 95380-5454.

--APPEAL--

Anyone who is dissatisfied with the action(s) of the Planning Commission may file an appeal within **TEN (10) DAYS** following the decision of the Planning Commission. The appeal must be written and filed with the Turlock City Clerk. Appeal Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$125.00 filing fee for the Appeal Application. If an Appeal Application is filed, a Public Hearing will be scheduled by the City Council to consider the appeal.

--CONTINUANCE-- -- APPLICANT REQUESTS-- EFFECTIVE NOVEMBER 27, 1989

An applicant may request the continuance of a pending application or scheduled matter set for consideration by the Planning Commission by filing a request for a continuance not less than three (3) hours prior to the scheduled consideration of the application pursuant to City Council Resolution No. 89-248. The request must be written and filed with the City of Turlock Planning Division. Continuance Request Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$355.00 Filing Fee Deposit for the Continuance Request Application. **The granting of a request for a continuance of a pending application is discretionary on the part of the City of Turlock. The applicant's compliance with the regulations does not imply, guarantee, or otherwise supersede the City of Turlock's authority to deny the request.**