

A. CALL TO ORDER – Chairman Pedroza called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Nick Hackler, Elvis Dias, Constance Anderson, Jim Reape, Kristin Bettencourt, and Chairman Victor Pedroza

ABSENT: Commissioner Geoff Powers

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of April 6, 2017.

Motion by Commissioner Dias seconded by Commissioner Hackler to accept the minutes as submitted. Motion carried unanimously with Commissioner Powers absent.

C. ANNOUNCEMENTS

Deputy Director of Development Services, Debbie Whitmore informed Commission of a Special Planning Commission Meeting on Thursday, May 18, 2017 @ 6:00. Noted the green sheet provided was a map of the Northwest Triangle Specific Plan.

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

1. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.

- **G.1 CONTINUANCE OF THE AMENDMENT TO PLANNED DEVELOPMENT 272 (THE VISTA STUDENT HOUSING)**
- **G.2 GENERAL PLAN AMENDMENT 2016-01, REZONE 2016-01, PRE-ZONE 2016-01 NORTHWEST TRIANGLE SPECIFIC PLAN UPDATE (NWTSP UPDATE)**

E. PUBLIC PARTICIPATION

Chairman Pedroza opened the floor for Public Participation.

Milt Trieweiler spoke about growth in Turlock and the important protection of the California Environmental Quality Act. He also provided a handout to Commission explaining the California Environmental Quality Act.

Hearing no further comment, Commissioner Pedroza closed the floor for public participation

F. CONSENT CALENDAR

Chairman Pedroza pulled two items from consent calendar.

1. REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN

Associate Planner Adrienne Werner explained the report looks at public works projects for consistency with the General Plan.

Chairman Pedroza opened the floor for public participation.

Milt Trieweiler asked if these projects were exempted from the California Environmental Quality Act (CEQA). Ms. Werner explained the report was exempt, not the projects. All projects must go through their own CEQA review. Development Services Director Mike Pitcock explained that all projects are reviewed for CEQA and Nation Environmental Policy Act (NEPA) compliance.

Hearing no further comment, Commissioner Pedroza closed the floor for public participation

MOTION by Commissioner Hackler seconded by Commissioner Reape determined that the proposed project is "Exempt" from the provisions of the California Environmental Quality Act (CEQA) and determine the 2017-2022, Five Year Capital Improvement Program, is in conformance with the Turlock General Plan. Motion carried unanimously with Commissioner Powers absent.

2. 2017/2018 REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN

Associate Planner Adrienne Werner explained the report shows new projects in the annual public works program.

MOTION by Commissioner Reape seconded by Commissioner Anderson determined that the proposed project is "Exempt" from the provisions of the California Environmental Quality Act (CEQA) and determine the 2017/2018 Public Works projects are in conformance with the Turlock General Plan. Motion carried unanimously with Commissioner Powers absent.

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. **The staff requested this item be continued to the MAY 18, 2017 Special Planning Commission Meeting. CONTINUANCE OF PLANNED DEVELOPMENT 272 AMENDMENT (PD 272 AMENDMENT)-THE VISTA STUDENT HOUSING.**

MOTION by Commissioner Anderson seconded by Commissioner Reape to continue the Amendment to Planned Development 272 to the May 18, 2017 Special Planning Commission Meeting. Motion carried unanimously with Commissioner Powers absent.

2. **GENERAL PLAN AMENDMENT 2016-01, REZONE 2016-01, PRE-ZONE 2016-01 NORTHWEST TRIANGLE SPECIFIC PLAN UPDATE (NWTSP UPDATE):**

Senior Planner Katie Quintero provided a brief history of the Northwest Triangle Specific Plan. She explained this update will re-designate six properties within the Specific Plan area. The General Plan designation for 1812 N Tegner (APN: 088-010-027), 1598 N Tegner (APN: 088-010-028), 3000 W Tuolumne (APN 088-010-001) and 2918 Tuolumne Road (APN 088-010-023) will be amended from Highway Commercial (HWC) to Community Commercial (CC) and will be rezoned from Agriculture (A) to Community Commercial (CC). The General Plan designation for 2530 W. Tuolumne Road (APN: 088-010-053) will be changed from Community Commercial (CC) to Community Commercial/Medium Density Residential (CC/MDR) and rezoned from Park (P) to Community Commercial/Medium Density Residential (CC/RM). The General Plan designation for 3525 W Monte Vista Avenue (APN 087-003-018) will be designated Highway Commercial (HWC), this property will have to be annexed into the City by the property owner before development can occur. Minor text updates were made to the Specific Plan to ensure consistency with the updated 2012 General Plan policies and current regulations.

Public Hearing: Chairman Pedroza opened the floor for public hearing. No one spoke. Chairman Pedroza closed the floor for public hearing.

- a) **Motion:** Motion by Commissioner Hackler, seconded by Commissioner Bettencourt to adopt the Mitigated Negative Declaration of Environmental Effect and associated Mitigation and Monitoring program for the Updated Northwest Triangle Specific Plan, having determined that the project will not have a significant effect on the environment and declaring that the City of Turlock, as lead agency for the proposed project, has prepared an Initial Study to make the findings contained in Draft Planning Commission Resolutions 2017-07, 2017-08 and 2017-09. Motion carried unanimously with Commissioner Powers absent.
- b) **Motion:** Motion by Commissioner Hackler seconded by Commissioner Dias recommending the City Council adopt the Updated Northwest Triangle Specific Plan, General Plan Amendment 2016-01, Rezone 2016-01 and Pre-Zone 2016-01, having determined that the appropriate findings were made, subject to the

conditions contained in Planning Commission Resolutions 2017-07, 2017-08 and 2017-09. Motion carried unanimously with Commissioner Powers absent.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Anderson informed Commission that applications for Measure L Citizens Oversight Committee are available.

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Pedroza asked for a motion to adjourn the meeting at 6:56 p.m. Motion by Commissioner Reape, seconded by Commissioner Hackler. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Victor Pedroza
Chair

Debra A. Whitmore
Deputy Director of Development Services