

A. 1. CALL TO ORDER – Chairman Pedroza called the meeting to order at 6:00 p.m.

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

ABSENT: None

2. SALUTE TO THE FLAG

B. APPROVAL OF MINUTES

1. Accepting minutes of Special Planning Commission meeting of August 8, 2017.

Motion by Commissioner Hackler seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried with Commissioner Dias, Powers, and Bettencourt abstaining.

2. Accepting minutes of regular Planning Commission meeting of September 7, 2017.

Motion by Commissioner Hackler seconded by Commissioner Powers to accept the minutes as submitted. Motion carried with Commissioner Dias and Pedroza abstaining.

C. ANNOUNCEMENTS

None

D. PUBLIC PARTICIPATION

Chairman Pedroza opened the floor for Public Participation. No one spoke.
Chairman Pedroza closed the floor for Public Participation

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Jim Reape declared conflict with item G1.

Chairman Pedroza announced item G2 has been pulled from the agenda and will be heard at the October 19th Planning Commission meeting.

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

Commissioner Reape left the room at 6:05 p.m.

1. CONDITIONAL USE PERMIT 2017-02 (CONRAD ASTURI – REAPE SHOP):

Scott Quyle, Assistant Planner explained the applicant is proposing to construct a 1,239 square foot residential shop building on the northwest corner of the property, five feet from the rear property line and five feet from the side property line. The shop building measures 39' 2" x 31' 10" with a maximum height of 19'3" and will have alley access and a paved driveway leading to a full size garage door. This building will match the main house in color and height with no commercial use will be allowed in the shop. The CUP is required because the applicant is exceeding the 1,000 sq. foot limitation and the 15' height limit.

Public Hearing: Chairman Pedroza opened the public hearings.

Domingo Castro from Conrad Asturi Studios stated the shop will match existing house, with deep overhangs, pitched roofline and wrap around driveway. The trees and landscape remain with minimal change.

Chairman Pedroza closed the public hearings

- a) **Motion:** Motion by Commissioner Dias, seconded by Commissioner Powers approving Conditional Use Permit 2017-02 having determined that the appropriate finding can be made, subject to the conditions of approval contained in draft Planning Commission Resolution 2017-014. Motion carried unanimously.

Commissioner Reape was reseated at 6:18 p.m.

2. GENERAL PLAN AMENDMENT 2017-01, REZONE 2017-02 (WESTSIDE INDUSTRIAL SPECIFIC PLAN AND THE NORTHWEST TRIANGLE SPECIFIC PLAN):

This item was pulled from the agenda and will be heard at the October 19th Planning Commission Meeting.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

Commissioner Hackler stated there is a serious need for restrooms in this community in downtown area.

Commissioner Pedroza attended a meeting with Councilman DeHart and Samuel Jackson from Cal Trans to address the lack of signage on the 99 freeway for Turlock City limits. Samuel Jackson was very receptive and will report back to the Commission on the progress.

Commissioner Bettencourt concerned with the traffic on Colorado and Delbon inquiring if the red curbing can be extended on Delbon and Colorado. She was also concerned about the Colorado and Lyons intersection asking if a stop sign can be installed. Katie Quintero, Senior Planner stated she will contact our traffic division on these matters.

Commissioner Hackler inquired about the road closure at Fulkerth and Golden State Blvd. Katie Quintero stated latest update shows project complete in early November.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

None

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Pedroza asked for a motion to adjourn the meeting at 6:31 p.m. Motion by Commissioner Hackler, seconded by Commissioner Powers. Meeting was adjourned.

RESPECTFULLY SUBMITTED

Victor Pedroza
Commission Chair

Katie Quintero
Senior Planner and Acting Planning Manager