

PLANNING COMMISSION MEETING AGENDA

THURSDAY, MAY 2, 2019 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California



Commission Chair
Geoff Powers

Commission Members
Constance Anderson
Matthew Davis
Jim Reape
Vice Chair

Anokeen Varani
Elvis Dias
Ray Souza

Principal Planner
Katie Quintero

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. 1. CALL TO ORDER

2. SALUTE TO THE FLAG

3. OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONER (City Clerk)

B. APPROVAL OF MINUTES

1. Regular Meeting of March 7, 2019
2. Regular Meeting of April 18, 2019

[View Item](#)

[View Item](#)

C. ANNOUNCEMENTS

D. 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.

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Planning Commission should disclose the following information for each item listed below:

- *State, for the public record, the nature of the communication;*
- *Identify with whom the ex parte communication was made; and*
- *Provide a brief statement as to the substance of the communication.*

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 GENERAL PLAN AMENDMENT 2019-01, REZONE 2019-01 AND PLANNED DEVELOPMENT 277 (PD 277)**
- **G.2 GENERAL PLAN AMENDMENT 2019-02, REZONE 2019-02 AND PLANNED DEVELOPMENT 276 (PD 276)**
- **G.3 COMPREHENSIVE SIGN PROGRAM 2019-01 (WARRIOR CROSSING)**

F. CONSENT CALENDAR

Information concerning the consent items listed herein below 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.

G. PUBLIC HEARINGS

***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. **GENERAL PLAN AMENDMENT 2019-01, REZONE 2019-01 AND PLANNED DEVELOPMENT 277 (PD 277):** The applicant is requesting a General Plan Amendment and Rezone of the property from Medium Density Residential, Planned Development 256 to Commercial Office (CO) to allow for the construction of a 7,112 square foot dental office and

a 3,727 square foot medical and/or professional office building. On the approximately 1.4 acre parcel located at 3131 Colorado Avenue, Stanislaus County APN 072-012-056. A Planned Development application is also included in this request to further limit the allowable uses on the site to medical or professional office uses. Approximately eighty parking spaces are proposed to accommodate the development. On-site improvements such as paving, landscaping and parking lot striping will also be installed. (Quintero)
[View Item](#)

- a) Planning Commission recommendation that the City Council adopt a Mitigated Negative Declaration of environmental effect and adopt the Mitigation Monitoring and Reporting Program.
- b) Planning Commission recommendation to the City Council concerning General Plan Amendment 2019-01, Rezone 2019-01, and Planned Development 277 (Turlock Dental Care).

2. GENERAL PLAN AMENDMENT 2019-02, REZONE 2019-02 AND PLANNED DEVELOPMENT 276 (PD 276): The applicant is requesting a General Plan Amendment and Rezone of the 1.4-acre property at 1201 W. Monte Vista Avenue (Stanislaus County APN 071-004-012) from High Density Residential to Community Commercial to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed. (Werner)
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- a) Planning Commission recommendation that the City Council adopt a Mitigated Negative Declaration of environmental effect and adopt the Mitigation Monitoring and Reporting Program.
- b) Planning Commission recommendation to the City Council concerning General Plan Amendment 2019-02, Rezone 2019-02, and Planned Development 276 (Warrior Crossing).

3. COMPREHENSIVE SIGN PROGRAM 2019-01 (WARRIOR CROSSING) Turlock Retail is proposing a new Comprehensive Sign Program for a new multi-tenant retail center proposed at 1201 W. Monte Vista Avenue (Stanislaus County APN 071-004-012). The comprehensive sign program will include information regarding the size and location of exterior wall signs, directional and informational signs, and monument signs for the proposed retail center. Approval of the comprehensive sign program is contingent upon the approval of the General Plan Amendment 2019-02 and Rezone 2019-02 to develop the 1.42-acre property for commercial use. (Werner)
[View Item](#)

- a) Planning Commission determination that the project is Exempt from CEQA.

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- b) Planning Commission action on Comprehensive Sign Program 2019-01 (Warrior Crossing)

H. OTHER MATTERS

I. COMMISSIONER'S CONSIDERATION

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

This section allows staff to update the Commission on proposed projects in the unincorporated area within or surrounding the City of Turlock. These items are presented for information only. No action will be taken on these items. Members of the public interested in these projects should contact the County Planning and Community Development Department at (209) 525-6330 to obtain information or provide comments.

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

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 95380-5456.

--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 \$390.00 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.