



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, JANUARY 15, 2009 – 7:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

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

- A. December 4, 2008 [View Item](#)

C. ANNOUNCEMENTS (*Debbie Whitmore*)

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

E. PUBLIC PARTICIPATION

This time is set-aside for the public to address the Planning Commission on current issues. If requested by letter one week prior to a Planning Commission meeting, any subject of interest or concern may be placed on the Planning Commission agenda for consideration by the Planning Commission.

- Nothing Submitted.

F. 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.*

1. None

The Notice for Conditional Use Permit 2008-07 and General Plan Amendment 2007-04 was published on Saturday, December 20, 2008. The Notice for Rezone 2008-05 was published on Saturday, January 3, 2009.

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. Public Hearing to Consider **CONDITIONAL USE PERMIT 2008-07 (TURLOCK PUBLIC SAFETY BUILDING)**

Zoning: DC - Downtown Core

Location:

291 West Olive	APN: 061-015-019
276 Florence Street	APN: 061-015-012
244 Florence Street	APN: 061-015-014
240 N. Broadway	APN: 061-011-057
230 Florence Street	APN: 061-015-015
221 West Olive	APN: 061-015-018, Portion of 061-015-063
216 Florence	APN: Portion of 061-015-063
210 N. Broadway	APN: 061-011-058
201 W. Olive	APN: 061-011-054
260 Florence	APN: 061-015-013

Description of project: To construct a new, two-story building for the Police Department and Fire Administration consisting of approximately 57,570 square feet on a 4.6 acre site located next to the City's historic Carnegie Library. The proposed site location is in close proximity to the downtown business district and is bordered by North Broadway, West Olive Street, North Laurel Street, and Florence Street. Parking for 167 secure parking spaces for staff and City vehicles and 83 public parking spaces to accommodate parking for both the Public Safety Building and the Carnegie Arts Center to meet projected demand to the year 2010.

The site will allow for future expansion of the proposed Public Safety Building to an additional 5,680 square foot single story building addition, which is designed to be constructed between the primary building structure and North Broadway, to accommodate space needs requirements for both the Police and Fire Departments. Required parking for year 2030 will require the construction of an elevated parking deck to provide 70 additional spaces for secure staff and City vehicles.

A 180-foot high communications tower is sited within the secure parking area, along with an emergency generator enclosure, and two recycling center enclosures. The public parking area planned between the North Broadway street frontage and the building structure may be used for City events and activities. Plans include "green" development strategies implemented to optimize water quality, soils percolation, and water conservation.

A large education/training center is designed as part of the Public Safety Facility to support City and limited community meeting activities and events, while also providing indoor public meeting space close to the downtown business district. The

education/training center has been designed to include public restrooms, and table and chair storage. [View Item](#)

- a) Planning Commission consideration of a “Mitigated Negative Declaration” for CONDITIONAL USE PERMIT 2008-07 (TURLOCK PUBLIC SAFETY BUILDING)
 - b) Planning Commission action on CONDITIONAL USE PERMIT 2008-07 (TURLOCK PUBLIC SAFETY BUILDING)
2. Public Hearing to consider **GENERAL PLAN AMENDMENT 2007-04 (City-Wide) and REZONE 2008-05 (311 S. TULLY)** - The General Plan is the city’s principal long-range planning document that outlines the urban development pattern for the community. The City of Turlock is proposing technical amendments to the General Plan’s Land Use Diagram in order to bring land use designations in line with the existing zoning on subject properties, as required by California law. This action will not affect the current use of your property in any way. These changes will simply eliminate discrepancies between a property’s zoning and the General Plan land use designation. This project also requests a change in the zoning district on one property, located adjacent to Highway 99, from “Residential, Low Density,” to “Industrial.” This public hearing will be held to allow for public comments on these changes. [View Item](#)
- a) This project is Categorical Exempt from environmental review as provided for in §15061(b)(3) “No Significant Impact” of CEQA
 - b) Planning Commission recommendation on GENERAL PLAN AMENDMENT 2007-04 AND REZONE 2008-05.

G. COMMISSIONER’S CONSIDERATION

1. Review of Planning Commission decision appeal process (Fregosi)

H. STANISLAUS COUNTY PLANNING REFERRAL ITEMS - None

I. COMMISSIONERS COMMENTS:

J. STAFF UPDATES: (*Debbie Whitmore*)

K. 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. IF YOU CHALLENGE ANY OF THE ABOVE MATTERS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUE YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS AGENDA,

OR WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OF THE CITY OF TURLOCK 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 \$280.00 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.**