



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, JUNE 4, 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

1. Special Meeting of April 23, 2009 at 6:00 PM [View Item](#)
2. Special Meeting of April 23, 2009 at 8:00 PM [View Item](#)
3. Regular Meeting of May 7, 2009 [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.

None

F. CONSENT CALENDAR

1. **GENERAL PLAN CONFORMITY FOR PUBLIC ACQUISITION OF 800 WEST HAWKEYE AVENUE AND 1418 NORTH GOLDEN STATE BOULEVARD** To determine that the purchase of the approximately 2.17 and .62 acre parcels for the purpose of constructing a public transit hub is in conformance with the Turlock General Plan, pursuant to CA Government Code Section 65402. The properties are zoned and designated as Community Commercial (CC). The properties are located

at 800 West Hawkeye Avenue and 1418 North Golden State Boulevard, Stanislaus County APNs: 042-020-003 & 042-010-023. [View Item](#)

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. **Staff is requesting this project be continued to the July 2, 2009 meeting. CONDITIONAL USE PERMIT 2009-01 (SIGN DESIGNS – Harold Brown)** To authorize a double sided (43.3 square feet per side), twenty (20) foot tall monument sign for Turlock Memorial Park & Funeral Home. The subject parcel is located within the "Public-Semi Public" zoning district which has no set sign criteria, however the proposed height of this sign is significantly taller than the recommended monument sign height as set forth by the City of Turlock Design Guidelines. The project is located at 575 N. Soderquist Rd., more particularly described as Stanislaus County APN 061-001-009, the applicants are seeking authorization for the sign to be located on the West Main frontage of this parcel. [View Item](#)

The notice of public hearing for the following items was published on Saturday, May 9, 2009.

2. **CONDITIONAL USE PERMIT 2009-02 (Transit Center):** This project consists of the development of a public transit center. The project is proposed on the two properties located at 800 West Hawkeye and 1418 North Golden State Boulevard. Development will consist of the installation of landscaping and paving. Six bus passenger shelters will be installed in the center island. Five onsite parking spaces will be provided in addition to the existing 26 parking spaces located on the other side of Del's Lane. The development of the transit center will facilitate the relocation of the existing transit hub located across the street on Del's Lane onto these proposed properties. The City buses will run on the same schedule as they do now with services provided Monday through Saturday from 6:00 a.m. to 7:00 p.m. with County buses running Monday through Saturday from 5:30 a.m. till 9:00 p.m. The project site is located at 800 West Hawkeye and 1418 North Golden State Boulevard (APN: 042-010-003 & 023) A "Mitigated Negative Declaration" is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval. [View Item](#)
 - 1) Planning Commission consideration of a "Mitigated Negative Declaration" for CONDITIONAL USE PERMIT 2009-02 (Transit Center)

- 2) Planning Commission action on CONDITIONAL USE PERMIT 2009-02 (Transit Center)

3. **CONDITIONAL USE PERMIT 2009-03 (ARMSTRONG DEVELOPMENT)** Request to authorize a double sided (50 square feet per side), twenty (20) foot tall illuminated monument sign for CVS Pharmacy. A conditional use permit is required because the sign exceeds the height standards set forth by the City of Turlock Design Guidelines. The project is located at 3100 Geer Road, more particularly described as Stanislaus County APN: 072-010-061. The sign is proposed to be developed on the corner of East Monte Vista Avenue and Geer Road. The proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311(a) [Accessory Structures] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (b). [View Item](#)
 - 1) Planning Commission determination that the project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311(a) [Accessory Structures] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (b).

 - 2) Planning Commission action on CONDITIONAL USE PERMIT 2009-03 (Armstrong Development)

H. OTHER MATTERS

1. **Continued from May 7, 2009.** Planning Commission consideration of the final design and rendering of the Public Safety Building Communications Tower pursuant to Condition of Approval #94 of Conditional Use Permit 2008-07. The project is located in an area bounded by N. Broadway, Florence, N. Laurel, and W. Olive adjacent to the proposed Carnegie Community/Arts Center. [View Item](#)

2. Planning Commission consideration of a request to revoke a Home Occupation Permit issued to John Hogin at 2212 E. Hawkeye Avenue, which permitted the operation of a professional office business at this location. This revocation process is due to noncompliance with conditions 1, 2, and 7 for a Home Occupation Permit (HOP), and is required in accordance with the Turlock Municipal Code, Sections 9-5-109 and 9-5-213. [View Item](#)

I. COMMISSIONER'S CONSIDERATION - None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS – None

K. COMMISSIONERS COMMENTS:

L. STAFF UPDATES: *(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. 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.**