



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, SEPTEMBER 3, 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. Regular Meeting of August 6, 2009 [View Item](#)

C. ANNOUNCEMENTS (*Debbie Whitmore*)

1. Presentation by City Manager, Roy Wasden

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

None

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.*

- 1*. **2009/2010 REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN.** To review the 2009/2010 list of public works projects for consistency with the Turlock General Plan, pursuant to Government Code §65401. The annual review facilitates the coordination of public works project undertaken by the City of Turlock and other public agencies with facilities located within the City's boundaries. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) [General Rule] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV(c). [View Item](#)
- a) The project is "exempt" from the provisions of the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) [General Rule] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (c).
 - b) Planning Commission action on the 2009/2010 Review of Public Works Projects for Consistency with the Turlock General Plan.

The notice of public hearing for the following items was published on Wednesday, August 19, 2009.

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

2. **PROPOSED AMENDMENTS TO LOCAL REGULATIONS REGARDING MOBILE FOOD FACILITIES DEFINITIONS, STANDARDS AND RESTRICTIONS, COMMISSARIES, AND OTHER COMMERCIAL AND INDUSTRIAL USES, CONTAINED IN TITLE 9 OF THE TURLOCK MUNICIPAL CODE (ZONING ORDINANCE)** [View Item](#)
- a) Planning Commission recommendation to the City Council that the Proposed Amendments are "Exempt" from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15061(b)(3)[Review for Exemption]
 - b) Planning Commission recommendation to the City Council to amend Local Regulations regarding Mobile Food Facilities, Commissaries, and other Commercial and Industrial Uses Contained in Title 9 of the Turlock Municipal Code (Zoning Ordinance)

3. **AMENDING TURLOCK MUNICIPAL CODE TITLE 11, CHAPTER 5, ARTICLE 401 (SUBDIVISION MAPS) AND TITLE 11, CHAPTER 6, ARTICLE 401 (PARCEL MAPS)** To extend the life of a tentative subdivision map or a tentative parcel map from five (5) years to six (6) years and to allow the subdivider to request a time extension of up to thirty-six (36) months. [View Item](#)

- a) Planning Commission recommendation to the City Council that the Proposed Amendments are “Exempt” from the Provisions of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15061(b)(3)[Review for Exemption]
- b) Planning Commission recommendation to the City Council on the proposed amendments to Turlock Municipal Code Title 11, Chapter 5, Article 401 (Subdivision Maps) and Title 11, Chapter 6, Article 401 (Parcel Maps)

H. OTHER MATTERS - None

I. COMMISSIONER’S CONSIDERATION - None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS – None

K. COMMISSIONERS COMMENTS:

L. STAFF UPDATES: (*Debbie Whitmore*)

- 1. Walk-ability Tool: Online Demonstration

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 \$305.00 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.**