



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, December 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 November 5, 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.

F. CONSENT CALENDAR

None

The notice of public hearing for the following items was published on Saturday November 7, 2009.

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. **GENERAL PLAN AMENDMENT 2009-03 (DRAFT 2007-14 HOUSING ELEMENT)** The City of Turlock is required by the State of California to prepare a Housing Element as one of the required seven mandatory elements contained in its General Plan. **Staff is requesting this item be continued to the January 7, 2010 meeting.** [View Item](#)
 - a) Planning Commission action on the request to continue this item to January, 2010.

2. **REZONE 2009-03, PLANNED DEVELOPMENT 266 (ALL SAINTS NEWMAN CATHOLIC COMMUNITY CHURCH)** To authorize the construction of a new approximately 7,600 square foot multi-purpose building for worship services, a 700 square foot office addition and a 1,000 square foot youth room addition to the existing multi-purpose building. The Planned Development zoning will also allow for the master planning of the site, to include a 17,000 square foot 1,000 seat church building with associated on-site improvements such as landscaping and parking. The project will be developed in phases over a ten year period. The subject property is located at 4040 McKenna Drive (Stanislaus County Assessor's Parcel Number 71-03-03). A **"Mitigated Negative Declaration"** has been prepared and posted for review with the Stanislaus County Clerk. The **"Mitigated Negative Declaration"** states that the project will not have a significant effect upon the environment because of mitigation measures applied to the project. [View Item](#)
 - a) Planning Commission consideration of a "Mitigated Negative Declaration" for **REZONE 2009-03, PLANNED DEVELOPMENT 266 (ALL SAINTS NEWMAN CATHOLIC COMMUNITY CHURCH)**
 - b) Planning Commission recommendation to the City Council on **REZONE 2009-03, PLANNED DEVELOPMENT 266 (ALL SAINTS NEWMAN CATHOLIC COMMUNITY CHURCH)**

H. OTHER MATTERS

1. **PRELIMINARY GENERAL PLAN ALTERNATIVES:** The Planning Commission will hear a brief presentation on the preliminary alternatives proposed for the Turlock General Plan Update. No recommendation or action will be taken by the Planning Commission. [View Item](#)

I. COMMISSIONER'S CONSIDERATION

1. Adoption of 2010 Planning Commission calendar [View Item](#)

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS – None

K. COMMISSIONERS COMMENTS:

L. STAFF UPDATES: (*Debbie Whitmore*)

1. End of Year Planning Division Project Report (*Adrienne Werner*) [View Item](#)

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.**