

# PLANNING COMMISSION SPECIAL MEETING AGENDA



**THURSDAY, MAY 19, 2011**  
**7:00 PM**  
**TURLOCK CITY HALL, YOSEMITE ROOM**  
**156 S. Broadway, Turlock, California**

Commission Chair  
**Mike Brem**

Commission Members

**Elvis Dias**  
**Soraya Fregosi**  
**Nick Hackler**

**Jeff Hillberg**  
**Alex Salcedo**  
**Jeanine Bean**  
Vice Chair

Deputy Director Development Services  
**Debra A. Whitmore**

Alternate Members

**Victor Pedroza**

**Aben Williams**

**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](http://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 May 5, 2011 [View Item](#)

**C. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING**

*This is the time set aside for citizens to address the Commission concerning any item that has been described in the notice for the meeting before or during consideration of that item. You will be allowed three (3) 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.*

*This item was continued from the May 5, 2011 Planning Commission meeting.*

**D. 1. REZONE 2011-01 (PLANNED DEVELOPMENT 269) – EAH, Inc. (Avena Bella)**

To authorize the phasing of a previously approved project to develop a 141-unit multi-family residential project on an approximate 6.7 acre parcel and to permit a deviation from the High Density Residential lot dimensions to allow the creation of a subservient lot without street frontage. The project will be developed in two phases and the lot will be split into one 4.32 acre parcel fronting onto Linwood and one subservient parcel for

phasing and financing purposes. The project is located at 500 W. Linwood Ave, more specifically described as Stanislaus County Assessor's Parcel No. 044-064-004.

Phase I consists of the construction of 80 units on approximately 4.32 acres. The community center building, pool, tot lot, a common recreation area and 140 parking stalls will be constructed as part of Phase I

Phase II is the construction of the remaining 61 units on the remaining 2.21 acres. The balance of the multi-family units will be clustered around a common recreation area and a second tot lot. The balance of 107 parking stalls will be constructed as part of Phase II bringing the total parking stalls on-site to 247. [View Item](#)

- a) Planning Commission recommendation to the City Council that no changes in the project have been made, no changes have occurred in the circumstances under which the project is to be undertaken, and no new information has become available after the adoption of the Mitigated Negative Declaration on March 3, 2010, that would require preparation of a subsequent negative declaration or environmental impact report as required under Section 15162(a) of the CEQA Guidelines.
- b) Planning Commission recommendation to the City Council concerning REZONE 2011-01 (PLANNED DEVELOPMENT 269) – EAH, Inc. (Avena Bella).

## **E. ADJOURNMENT**

The foregoing meeting is hereby called pursuant to California Government Code §54956.

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DEBRA A. WHITMORE  
Deputy Director of Development Services