

## MINUTES

### TURLOCK CITY PLANNING COMMISSION THURSDAY, AUGUST 7, 2014 6:00 PM

### YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Bean, Dias, Fregosi, Hackler

**ALTERNATE COMMISSIONERS PRESENT:** Badal, Pollard

**COMMISSIONERS ABSENT:** Brem, Hillberg, Pedroza

**STAFF PRESENT:** Mike Pitcock, Director of Development Services; Rose Stillo, Senior Planner; Katie Quintero, Associate Planner; Dorinda Soiseth, Staff Services Technician

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- A. CALL TO ORDER** The meeting was called to order at 6:02 p.m.
- B. APPROVAL OF MINUTES**  
Chairwoman Fregosi asked for corrections or a motion to approve the minutes of the June 5, 2014 meeting. Motion and second (Hackler/Bean) to approve as submitted. Carried unanimously with Commissioner Pollard abstaining, and Commissioners Brem, Hillberg and Pedroza absent.
- C. ANNOUNCEMENTS** (*Mike Pitcock*)
1. The September 4 Planning Commission meeting has been cancelled.
  2. There may be two meetings in October (the 2<sup>nd</sup> and the 16<sup>th</sup>).
- D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**  
There were none.
- E. PUBLIC PARTICIPATION**  
None.
- F. CONSENT CALENDAR**  
None.
- G. PUBLIC HEARINGS**

**CONSENT ITEMS\*:**

1. **\*AMENDMENT TO CONDITIONAL USE PERMIT 2003-17 – MASTER SIGN PROGRAM AT MONTE VISTA PLAZA.** To amend the Master Sign Program for the retail center at 2200 – 2390 W. Monte Vista Ave and allow an increase in the height of Shop Tenant and Minor Tenant wall signs from 18 and 24 inches to a maximum of 30 inches. The subject property is located at 2200 – 2390 W. Monte Vista Avenue (Stanislaus County Assessor's Parcel Nos. 088-002-059, 060 & 061). Pursuant to California Environmental Quality Act (CEQA) Section 15311(a) [On-site Signs], this project is Categorically Exempt from the provisions of CEQA.

Rose Stillo gave a brief report; there were no comments or questions. Motion/Second (Pollard/Bean) to approve the amendment to Conditional Use Permit 2003-17 – Master Sign Program at Monte Vista Plaza, as presented. Carried unanimously with Commissioners Brem, Hillberg and Pedroza absent.

**NONCONSENT ITEMS:**

2. **CONDITIONAL USE PERMIT 2014-02 – VERIZON WIRELESS.** The project consists of the construction and operation of a wireless communication facility, to include a cell tower and associated electronic equipment cabinets. The 80 foot tall monopole and equipment cabinets would be located within a 1,600 square foot leased area which is a portion of a larger, 1.37 acre property. The subject property is located at 2300 Industrial Rowe, Turlock, CA (Stanislaus County Assessor's Parcel No. 044-009-021). Rose Stillo presented the staff report and said a Conditional Use Permit is required due to the height of the cell tower. She said the slimline pole complies with the design requirements, and will be located approximately one-half mile from residential properties.

Brendon Leonard, representing Verizon Wireless, offered to answer questions.

**Public Hearing:** Chairwoman Fregosi opened the public hearing. No one spoke. Chairwoman Fregosi then closed the public hearing.

**MOTION:** Commissioner Bean moved, Commissioner Badal seconded, that the Planning Commission adopt a Mitigated Negative Declaration of environmental effect, having made the findings contained in Draft Planning Commission Resolution 2014-10. Motion carried unanimously with Commissioners Brem, Hillberg, and Pedroza absent.

**MOTION:** Commissioner Bean moved, Commissioner Badal seconded, that the Planning Commission approve Conditional Use Permit No. 2014-02 (Complete Wireless), , having determined that the appropriate findings can be made, subject to the conditions contained in Draft Planning Commission Resolution 2014-10. Motion carried unanimously with Commissioners Brem, Hillberg, and Pedroza absent.

**G. OTHER MATTERS**

None

**I. COMMISSIONER'S CONSIDERATION**

None.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None.

**K. COMMISSIONER'S COMMENTS**

Chairwoman Fregosi commented on the recent National Night Out event and thanked staff for their efforts.

**L. STAFF UPDATES**

1. **ZONING ORDINANCE UPDATE:** Rose Stillo advised that this is scheduled for the September 23 City Council meeting.

2. **MINOR DISCRETIONARY PERMIT 2014-12 – MCDONALD’S RESTAURANT:** Rose Stillo advised that staff is ready to issue the permit, but it has not been signed by the applicant. She noted that the past design issues have been resolved.

3. **MORGAN RANCH MASTER PLAN** – Katie Quintero reported that the Master Plan document is complete; the consultant has completed the draft Environmental Impact Report; and that staff will review it to provide comments. The final document should be completed by early spring.

Katie advised that the Taco Bell project proposed for 3606 N. Golden State Blvd. has been appealed to the City Council and will be heard on August 26.


4. **CAPITAL PROJECT UPDATE** – Mike Pitcock reported on work being done at West Main and Colorado; Main Street from Fransil Lane to Fulkerth; the Colorado and Monte Vista Ave. intersection signalization; the Walnut Road median; and the Diane Drive re-alignment project.

**M. ADJOURNMENT:** Chairwoman Fregosi (motion/second) adjourned the meeting at 6:28 p.m.

Respectfully Submitted,



SORAYA FREGOSI  
Chair



MICHAEL G. PITCOCK  
Director of Development Services,  
Secretary of the Turlock Planning Commission