

PLANNING COMMISSION MEETING AGENDA



THURSDAY, FEBRUARY 5, 2015 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

Commission Chair
Soraya Fregosi

Commission Members

Jeanine Bean

Eric Gonsalves

Deputy Director of Development Services

Nick Hackler

Steven Hallam

Debra A. Whitmore

Victor Pedroza

Jeff Hillberg

Vice Chair

Alternate Members

Ashour Badal

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

- Oath of Office for Newly Appointed Planning Commissioners (*City Clerk*)

B. APPROVAL OF MINUTES

1. Regular Meeting of November 6, 2014 [View Item](#)

C. ANNOUNCEMENTS

1. Schedule for Reconsideration of the Comprehensive Zoning Ordinance Amendment
2. New Staff Member Introduction: Brenton Gibbons, Assistant Planner
3. Joint City Council/Planning Commission Meeting – August 11, 2015 starting at 5 pm
4. Brown Act Training (*Phaedra Norton*)

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS:

Planning Commission should disclose the following information for each item listed below:

- State, for the public record, the nature of the communication;
- Identify with whom the ex parte communication was made; and
- Provide a brief statement as to the substance of the communication.

A. Public Hearing Item G.1 is a quasi-judicial proceeding.

B. Public Hearing Item G.2 is a quasi-judicial proceeding.

E. PUBLIC PARTICIPATION

This is the time set aside for members of the public to directly address the Commission on any item of interest to the public, before or during the Commissioner's consideration of the item, that is within the subject matter jurisdiction of the Commission. You will be allowed five (5) 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.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Commission may refer the matter to staff or request it be placed on a future agenda.

F. CONSENT CALENDAR

Information concerning the consent items listed hereinbelow has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.

- 1. GENERAL PLAN CONFORMITY FOR DISPOSITION OF PUBLIC PROPERTY AT 900 NORTH PALM AVENUE & 250 STARR AVENUE** To determine that the transfer of two parcels of real property located at 900 North Palm and 250 Starr Avenue, Turlock (APN #042-037-010 and APN #042-037-011) to the Turlock Irrigation District for the purpose of disposing of the former police department facility and accessory uses, is in conformity with Turlock General Plan. [View Item](#)

- a) Planning Commission determination that the disposition of public property is Exempt from the provisions of CEQA, and that the appropriate finding for the proposed disposition of public property can be made.

G. PUBLIC HEARINGS

***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. VESTING TENTATIVE SUBDIVISION MAP 2014-04 (CHRIS HAWKE – FAIRBANKS RANCH)** To subdivide approximately 40.6 acres into 129 single-family residential lots and one approximately 2.33 acre storm drainage basin within the East Tuolumne Master Plan (ETMP) Area. The project will be developed in accordance

with the standards established for the R-L (ETMP) zoning district. Typical lot sizes range from approximately 7,855 square feet to 17,030 square feet. The subject property is located at 2707 East Tuolumne Road (Stanislaus County APN 073-013-003). 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. (Quintero) [View Item](#)

- a) Planning Commission consideration of a Mitigated Negative Declaration for Vesting Tentative Subdivision Map 2014-04 (Fairbanks Ranch), declaring that the project will not have a significant effect on the environment.
- b) Planning Commission action on Vesting Tentative Subdivision Map 2014-04 (Fairbanks Ranch).

2. VESTING TENTATIVE SUBDIVISION MAP 2014-03 (RON KATAKIS – LES CHÂTEAUX). To subdivide approximately 19.7 acres into 60 single-family residential lots and one approximately 1.22 acre storm drainage basin within the East Tuolumne Master Plan (ETMP) Area. The project will be developed generally in accordance with the standards established for the R-L (ETMP) zoning district consistent with the property’s Low Density Residential General Plan land use designation. Typical lot sizes range from approximately 7,103 square feet to 21,196 square feet. The subject property is located at 3007 East Tuolumne Road (Stanislaus County APN 073-013-004). 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. (Quintero) [View Item](#)

- a) Planning Commission consideration of a Mitigated Negative Declaration for Vesting Tentative Subdivision Map 2014-03 (Les Chateaux), declaring that the project will not have a significant effect on the environment.
- b) Planning Commission action on Vesting Tentative Subdivision Map 2014-03 (Les Chateaux).

H. OTHER MATTERS – None.

I. COMMISSIONERS’ CONSIDERATION

1. ELECTION OF OFFICERS: The Planning Commission will elect a Chair and Vice Chair for 2015.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEM

1. USE PERMIT 2014-23 VERIZON CELL TOWER, 3332 East Hawkeye Avenue, south side of East Hawkeye Avenue, north of East Avenue, and west of N. Verduga Road, within the Sphere of Influence of the City of Turlock: The applicant is requesting to construct a new non-staffed wireless communications facility that includes a 100 foot tall monopole with mounted antennas, a 204 square

foot equipment shelter, a standby 300KW generator with a 132 gallon fuel tank, and supporting equipment on a 50 foot by 50 foot leased area of a 17.13 acre parcel. The County of Stanislaus has requested a formal determination of conformity with the Turlock General Plan for this project. Staff will provide an overview of the project and present an analysis of General Plan conformity. The project is scheduled for a public hearing before the Stanislaus County Planning Commission on February 19. The Planning Commission will make a determination on the project's consistency with the Turlock General Plan. (*Stillo*) [View Item](#)

K. COMMISSIONERS COMMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

L. STAFF UPDATES

- 1. NEW PHASE II MUNICIPAL SEPARATE STORM WATER SEWER SYSTEM (MS4) PERMITTING REQUIREMENTS:** Staff will update the Planning Commission on the Post-Construction Standards Plan that is under development by the Municipal Services Department (*Whitmore*)
- 2. ACTIVE TRANSPORTATION PLAN COMMUNITY MEETING REPORT:** Staff will update the Planning Commission on the community meeting held on January 14 and provide a brief update on the schedule for consideration of the Plan (*Stillo*)
- 3. SOUTH COUNTY CORRIDOR UPDATE:** Staff will provide a brief update on the progress of the South County Corridor Feasibility Study and the community meeting held for the project (*Pitcock*)
- 4. NEW WORLD AND ELECTRONIC PLAN CHECK UPDATE:** Staff will provide a brief update on the progress implementing the New World permitting and tracking system as well as an update on the City's research on electronic plan checking software (*Quintero*)

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. CHALLENGES IN COURT TO ANY OF THE ITEMS LISTED ABOVE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TURLOCK PLANNING COMMISSION 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 \$355.00 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.**