

# PLANNING COMMISSION MEETING AGENDA



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

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Commission Chair  
**Soraya Fregosi**

Commission Members

**Elvis Dias**  
**Nick Hackler**  
**Victor Pedroza**

**Eric Gonsalves**  
**Jeff Hillberg**  
**Jeanine Bean**  
Vice Chair

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

**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 July 16, 2015

[View Item](#)

**C. ANNOUNCEMENTS** (*Debbie Whitmore*)

**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.*

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

- **G.1. - AMENDMENT TO CONDITIONAL USE PERMIT 2004-07 (REFERRED TO AS CUP 2015-04) – CALVARY CHAPEL OF TURLOCK**

Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.

**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.*

None

**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. **AMENDMENT TO CONDITIONAL USE PERMIT 2004-07 (REFERRED TO AS CUP 2015-04) – CALVARY CHAPEL OF TURLOCK** – An amendment to an approved Conditional Use Permit to allow an approximately 9,500 square foot tenant space and 4,700 square foot outdoor venue, currently occupied by the Two Guys Catering and Red Brick café and addressed as 153 S. Broadway, (Stanislaus County APN: 061-016-046) to provide for an additional use to be used at a future date as a church and worship center with an outdoor venue. The church is currently permitted to operate within the portion of the building addressed as 147 S. Broadway. The permit will not extinguish or modify the current Condition Use Permit 2004-07, as amended, that allows Two Guys Catering and Red Brick Café to operate but will add the

proposed use as a potential future use within the same space used by the Two Guys Catering and Red Brick Café. The project is Exempt from the California Environmental Quality Act pursuant to Section 15301 (e) (Existing Facilities). [View Item](#)

a) Planning Commission determination that Amendment to Conditional Use Permit 2004-07 (referred to as CUP 2015-04) – Calvary Chapel of Turlock, is “Exempt” from CEQA pursuant to Section 15301(e) Existing Facilities of the CEQA Guidelines.

b) Planning Commission action on the Amendment Conditional Use Permit 2004-07 – (referred to as CUP 2015-04) – Calvary Chapel of Turlock.

## 2. **GENERAL PLAN AMENDMENT 2015-02 – ACTIVE TRANSPORTATION PLAN:**

The City of Turlock is proposing to adopt an Active Transportation Plan (“Plan”) to implement Policy 5.3-k of the Turlock General Plan which calls for the preparation of a Bicycle Master Plan. The Plan identifies the existing and future bicycle and pedestrian transportation network, as well as the specific projects necessary to carry out the plan, and +also includes a range of programs to encourage and support biking and walking within the City of Turlock. This project is EXEMPT from the California Environmental Quality Act pursuant to Section 15162 (Projects consistent with a previous EIR); Section 15183 (Projects consistent with the General Plan); and/or Section 15162 (Feasibility and planning studies). [View Item](#)

a) Planning Commission determination that General Plan Amendment 2015-02 – Active Transportation Plan, is “Exempt” from CEQA pursuant to Section 15183 (Projects consistent with the General Plan); and/or Section 15162 (Feasibility and planning studies).

b) Planning Commission recommendation to City Council on General Plan Amendment 2015-02 – Active Transportation Plan.

## H. **OTHER MATTERS**

1. **INITIATION OF AN OMNIBUS ZONING ORDINANCE AMENDMENT:** The Planning Commission will consider initiating an omnibus amendment to Title 9 of the Turlock Municipal Code (Zoning Ordinance) to address a range of issues. No changes to the Zoning Ordinance will be considered or acted upon at this meeting. [View Item](#)

## I. **COMMISSIONER’S CONSIDERATION**

1. **AUGUST 11 JOINT MEETING WITH THE TURLOCK CITY COUNCIL:** The Planning Commission will identify potential topics to review and discuss with the City Council at the joint meeting scheduled for August 11.

## J. **STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**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) **PROPOSED CHANGES TO THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE:** Staff will review the draft proposed changes to the State Model Water Efficient Landscape Ordinance. The changes are being made in response to the Governor's order regarding the drought.

**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.**