

Thursday, July 7, 2022
6:00 p.m.
City of Turlock Yosemite Room
156 S Broadway, Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

A. 1. CALL TO ORDER – Chair Matthew Davis called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Jim Reape, Elvis Dias, Ray Souza, Sukhminder Deol, Mark Reese and Chair Matthew Davis

ABSENT: Commissioner Constance Anderson

2. SALUTE TO THE FLAG

Chair Davis led those in attendance in the Pledge of Allegiance.

B. APPROVAL OF MINUTES

1. Chair Davis asked for corrections or a motion to approve the minutes of the Regular Meeting of September 2, 2021.

MOTION:

Commissioner Souza moved, seconded by Commissioner Reape to accept the minutes as submitted. Motion carried 4/3 by the following vote:

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Dias	Commissioner Deol	Chair Davis
Abstain	Yes	Absent	Yes	Abstain	Yes	Yes

2. Chair Davis asked for corrections or a motion to approve the minutes of the Regular Meeting of May 5, 2022.

MOTION:

Commissioner Reape moved, seconded by Commissioner Souza to accept the minutes as submitted. Motion carried 6/1 by the following vote:

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Dias	Commissioner Deol	Chair Davis
Yes	Yes	Absent	Yes	Yes	Yes	Yes

C. ANNOUNCEMENTS

Development Services Director Quintero stated a green sheet was handed out showing revisions to the resolution related to item G.2.

D. PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation. Hearing no one, Chair Davis closed the floor for public participation.

**E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS
 2. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Chair Davis asked the Planning Commission if there were any conflicts of interest or disclosures of ex parte communications. There were none.

F. PUBLIC HEARING CONSENT CALENDAR

Chair Davis stated there was nothing on the public hearing consent calendar.

**G. PUBLIC HEARINGS
 *CONSENT ITEMS**

Chair Davis noted there were two items:

- 1. AMENDMENT TO PD 278:** Senior Planner Adrienne Werner provided a staff report requesting to amend the reduced 5-foot setback to a 4-foot setback established in Planned Development 278. PD 278 approved smaller lots and setbacks than established in the RM zoning district. The established set back was reduced to 5 feet in the previously approved PD.

Public Hearing

Chairman Davis opened the floor for public participation. Hearing no one, Chairman Davis closed the floor for public participation.

Commissioner Reese asked for clarification of the 4-foot set back.

Senior Planner Werner stated the original 5-foot set back reduces the interior set back to 4-feet with the attached walls at zero setback.

Development Services Director Quintero added the original Planned Development allowed for a deviation from the 10-foot setback required in the RM zoning district to 5 feet and this would allow an additional deviation to 4 feet.

MOTION:

Commissioner Reape moved, seconded by Commissioner Dias determining that the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15305 [Minor Alterations in Land Use Limitations] of the CEQA Guidelines and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution 2022-03. Motion carried 6/1 by the following vote:

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Dias	Commissioner Deol	Chair Davis
Yes	Yes	Absent	Yes	Yes	Yes	Yes

- 2. CUP 2022-01 TRAX FOOD PARK:** Senior Planner Werner provided a staff report proposing to develop 576 S. Center Street, 590 S. Golden State Boulevard and a portion of 500 S. Center

Street for a food truck park. The applicant has planned for approximately 20 food trucks and 16 fixed locations that will provide a variety of food selections and entertainment. Approximately 17,600 square feet of the existing warehouse building will be renovated for indoor entertainment, such as music and comedy events. The remainder of the building will be renovated as a commissary to support the food truck operators. The commissary use is under review as a staff approved Minor Discretionary Permit and is not part of the CUP application. An outdoor entertainment area will host games as well as music and comedy events. An outdoor beer garden is also proposed with outdoor seating and an area to host private parties. A paved covered seating area, stage, restrooms, and paved and striped parking will be constructed onsite for customer use. The Turlock Fire Department is requiring an emergency vehicle access and stated that propane storage will not be allowed as it is only allowed in Industrial zoning.

Access to the food park will be provided by the existing driveways on Golden State Boulevard and S. Center Street. Frontage improvements including curb, gutter, sidewalk and landscaping will be constructed along Center and F Street frontages. Existing frontage improvements are installed along Golden State Boulevard and Center Street.

Trax proposes to operate seven days a week. Sunday - Wednesday 9:00 am to 9:00 pm and Thursday - Saturday 9:00 am to 12:00 am. Security will be onsite during operating hours. The site will be required to comply with the Municipal Code noise regulations.

A green sheet was handed out showing a revision to draft resolution 2022-04. The charges are:

- #73- Added Minerva St in the replacement of the curb ramps and gutters.
- #74-A lot line adjustment shall be executed if the building crosses the parcel lines.
- #78-Removal of the acceleration/deceleration lane on S Center St.
- #69-Removal of a four way stop sign at Center St. and F St.
- #70-Required installation of landscaped median islands on N. Golden State to eliminate left turn movement in and out of the development.
- #84-Require that the developer provide on-site and off-site stormwater retention in addition to the MS4 retention requirements.
- #89-TID will consult with the developer to resolve concerns with blockage of an electrical substation located on the corner of F Street and S. Center St
- #90-Any road improvements to along W. F St. the County Public Works Department will need to be consulted as County permits may be needed.
- Turlock Police Department conditioned security and cameras to be put where alcohol is being sold.

Public Hearing

Chairman Davis opened the floor for public participation.

The applicant, Torre Reich stated the goal of this project is to provide a family atmosphere.

Commissioner Dias asked where the parking for the food truck customers is located and if the placement of the containers will block the noise from going to the residential area on Center St.

Applicant Reich stated the parking will be to the north of the food trucks and the exit is on S Golden State. The noise will only be a background noise not like a loud concert.

Commissioner Souza asked about the onsite security and bathrooms.

Applicant Reich stated the security guards and cameras will be on the grounds, the number has not been determined yet. Bathrooms are built in the shipping containers; no port-a-potties.

Commissioner Souza asked how many food trucks will be onsite and if the lighting will spill over into the adjoining neighborhoods.

Development Services Director Quintero stated the lighting photometrics will be addressed in plan check.

Applicant Reich stated there are 24 spaces for food trucks as well as four permanent sites. A market onsite for items needed by the food trucks will be available so the trucks will not have to leave the location.

Commissioner Dias commended him on recycling and use of the containers.

Commissioner Reese asked how many people the event center could seat.

Applicant Reich stated it can seat approximately 300 people and TVs will be available to watch live sporting events.

Bob Dederer, neighbor is concerned with the congestion and noise this project will bring to the area. He stated the intersection of East Ave and S Minaret is a dangerous intersection and was concerned excess parking will spill out onto S Minaret.

Frank Lemos, neighbor, stated concerns with the attraction of homeless to the area, the noise the project will bring and the traffic it will cause. He also stated he was worried the containers will attract animals and that there will be odor caused at the wash stations and dumpsters. He suggested the entire location be fenced off and security onsite for 24 hours.

Larry Sanders, neighbor, stated he was very concerned with the traffic on S Minaret St and E F St. and suggested reconsidering the 4-way stop sign on E F St.

Applicant Reich stated he appreciated the feedback from the neighbors and is willing to work out any issues as they arise. It is hard to predict how the traffic will be until it is built.

Chairman Davis closed the floor for public participation.

Commissioner Dias asked if the parking will be secure and if it could be lockable.

Senior Planner Werner stated it could be locked with a Knox box for emergency personal to unlock it.

Commissioner Reape commented this is a positive impact for this area with some issues needing addressing.

Commissioner Davis stated the project is appealing and the applicant should work with the neighbors regarding their concerns.

Commissioner Dias stated the project brought up issues that were already there.

Commissioner Souza stated concern with the neighbors' comments regarding the traffic in the area. Asked what can be done to resolve this issue.

Development Services Director Quintero stated traffic concerns could be addressed by adding a condition in the resolution directing the staff to work with the applicant, Engineering and the County’s Civil Engineer to evaluate a 4-way stop the corner of S. Center St and E. F St.

MOTION:

Commissioner Souza moved, seconded by Commissioner Reape determining that the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section§15332 [Infill Projects] of the CEQA Guidelines and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution 2022- 04 and include language for staff to analyze traffic concerns in the area. Motion carried 6/1 by the following vote:

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Dias	Commissioner Deol	Chair Davis
Yes	Yes	Absent	Yes	Yes	Yes	Yes

H. OTHER MATTERS:

Chair Davis noted there were none.

I. COMMISSIONER’S CONSIDERATION

Chair Davis noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chair Davis noted there were none.

K. COMMISSIONERS COMMENTS

Chair Davis asked the Planning Commission for any comments.

Commissioner Dias asked if the waffle house road sign had been addressed.

Development Services Director Quintero stated the annual review of cannabis conditional use permits and development agreements will be presented to the Planning Commission and the sign will be addressed at that time.

Commissioner Souza asked about the status of the old American legion building and the structure on Golden State and Olive Ave.

Development Services Director Quintero stated there have been no demolition permits applied for on the old American legion building; if no action is taken it will become a code enforcement problem. The building on Golden State has approved plans but the permit needs to be pulled before the end of year. If not, the new building codes will be in effect and the plans will need to be updated.

Commissioner Deol stated the railing guard over the bridge on Golden State past F Street is broken.

Development Services Director Quintero stated the City of Turlock has an agreement with Stanislaus County Public Works to repair it.

L. STAFF UPDATES

Development Services Director Quintero stated there were none.

M. ADJOURNMENT

Having no further business, Chair Davis asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 7:45 p.m.

RESPECTFULLY SUBMITTED

Matthew Davis
Planning Commission Chair

Katie Quintero
Director of Development Services