

Thursday, August 4, 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 Constance Anderson, Jim Reape, Sukhminder Deol, Mark Reese and Chair Matthew Davis

ABSENT: Commissioner Ray Souza and Elvis Dias

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 July 7, 2022.

MOTION:

Commissioner Reape moved, seconded by Commissioner Reese 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
Yes	Absent	Abstain	Yes	Absent	Yes	Yes

C. ANNOUNCEMENTS

Director of Development Services Katie Quintero stated a green sheet was handed out showing a revision to the continuation of CUP 2022-07 The Evergreen Market to also include the Development Agreement.

D. PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation. Hearing none, 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. CONTINUENCE OF DEVELOPMENT AGREEMENT AND CONDITIONAL USE PERMIT 2022-07 (CUP 22-07) THE EVERGREEN MARKET:** Chair Davis introduced the item. Director of Development Services Quintero explained staff is requesting to continue this project to the September 1, 2022 Planning Commission Meeting due to required background check process not being completed. A green sheet was given out stating the development agreement will also be included. This item will be re-noticed due to this change.

Public Hearing

Chairman Davis opened the floor for public participation.

Mr. Ron Bridegroom expressed concern with this item as the development agreement was granted in September 2019 and the business has not opened therefore felt this permit should be disqualified and awarded it to the next requestor.

Chairman Davis closed the floor for public participation.

Commissioner Reese asked whose responsibility it is in completing the background checks.

Director Quintero stated the Police Department is responsible.

MOTION:

Commissioner Anderson moved, seconded by Commissioner Reape to continue the Development Agreement and Conditional Use Permit 2022-07 to the September 1, 2022 Planning Commission Meeting. Motion carried 5/2 by the following vote:

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

- 2. CONDITIONAL USE PERMIT 2022-05 (P & F Metal)** Mark Marshall provided a staff report stating the applicant is requesting an expansion of a legal non-conforming structure to construct a 3,553 square foot metal canopy with a 0' setback at 301 South Broadway. The existing buildings on the site are built at a 0' setback instead of the 10' rear yard setback required in the Industrial Residential Zoning District. A Conditional Use Permit is required as the proposed canopy is greater than 1,000 square feet and larger than 25% percent as specified by the Municipal Code.

Mark explained there were concerns with the drainage of water on the public area and the clearance of the structures overhang. He stated these items were addressed on the site plan and conditions of approval showing the waster will run back on to the property and TID stated the canopy will not affect the overhead lines. As part of this project, fire sprinklers and fire rated walls will be required.

Commissioner Reese asked if the canopy will be higher than the building.

Planner Marshall stated no, it will run under the roof line.

Director of Development Services Quintero stated the building is already at a zero-lot set back, this is an expansion of the legal nonconforming structure.

Public Hearing

Chairman Davis opened the floor for public participation.

Applicant, Geoff Powers stated P& F metals has been at the site since 1956 and owns all the buildings in the area. They are trying to cover the shop and keep the sun off the employees as required by OSHA.

Chairman Davis closed the floor for public participation.

Commissioner Reape stated he drove by the site and thinks the canopy will visually fit the site.

MOTION:

Commissioner Reape moved, seconded by Commissioner Anderson determining that the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution 2022- 05. Motion carried 5/2 with the following vote:

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

L. STAFF UPDATES

Director of Development Services Katie Quintero stated the City has hired a new building official Brian Odom to start on September 1, 2022.

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 6:35 p.m.

RESPECTFULLY SUBMITTED

Matthew Davis
Planning Commission Chair

Katie Quintero
Director of Development Services