



## TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

**THURSDAY, AUGUST 6, 2009 – 7:00 PM**  
**City of Turlock, Yosemite Community Room**  
**156 South Broadway**  
**Turlock, California**

**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. Special Meeting of June 18, 2009 [View Item](#)
2. Regular Meeting of July 2, 2009 [View Item](#)
3. Special Meeting of July 16, 2009 [View Item](#)

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

### D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

### E. PUBLIC PARTICIPATION

*This time is set-aside for the public to address the Planning Commission on current issues. If requested by letter one week prior to a Planning Commission meeting, any subject of interest or concern may be placed on the Planning Commission agenda for consideration by the Planning Commission.*

### F. CONSENT CALENDAR

None

## G. PUBLIC HEARINGS (\*Consent Items)

### **\*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

*The notice of public hearing for the following items was published on Saturday July 18, 2009.*

### **NONCONSENT ITEMS**

*These items will be individually discussed and reviewed in detail.*

1. **CONDITIONAL USE PERMIT 2009-01 (SIGN DESIGNS)** To authorize a double sided (43.3 square feet per side), twenty (20) foot tall monument sign for Turlock Memorial Park & Funeral Home. The subject property is located at 575 N. Soderquist Rd., more particularly described as Stanislaus County APN 061-001-009. ***This project was continued from the July 2, 2009 meeting.*** [View Item](#)
  - a) Planning Commission determination that the project is "**EXEMPT**" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311(a) [Accessory Structures] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (C).
  - b) Planning Commission action on **CONDITIONAL USE PERMIT NO. 2009-01 (SIGN DESIGNS)**
  
2. **CONDITIONAL USE PERMIT NO. 2009-05 (HAWKEYE SHOPPING CENTER MONUMENT SIGN)** To allow for an approximately twelve foot tall, approximately 110 square feet per side multi-tenant, internally illuminated monument sign. The sign will be used by the tenants of Hawkeye Shopping Center, located at 809-869 West Hawkeye Avenue. [View Item](#)
  - a) Planning Commission determination that the project is "**EXEMPT**" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311 [On-Site Signs] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (b).
  - b) Planning Commission action on **CONDITIONAL USE PERMIT NO. 2009-05 (HAWKEYE SHOPPING CENTER MONUMENT SIGN)**.
  
3. **PROPOSED AMENDMENTS TO LOCAL REGULATIONS REGARDING LARGE FAMILY DAY CARE FACILITIES DEFINITIONS, STANDARDS AND RESTRICTIONS CONTAINED IN TITLE 9 OF THE TURLOCK MUNICIPAL CODE (ZONING ORDINANCE), INCLUDING TMC 9-1-202 (DEFINITIONS), TMC 9-2-110**

**(FAMILY DAY CARE HOME), AND CHAPTER 9-3 (BASE DISTRICT REGULATIONS)** [View Item](#)

- a) Planning Commission determination that the proposed amendments are “**EXEMPT**” from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) [No Environmental Impact] of the CEQA Guidelines.
- b) Planning Commission recommendation to the City Council concerning the proposed amendments to Turlock Municipal Code related to Large Family Day Care Facilities

4. **CONDITIONAL USE PERMIT 2009-04 (P & F Metals):** This project consists of the conversion of an approximately 1,960 square foot residence to an office and the addition of an approximately 2,027 square foot office building at 315 South Broadway (Stanislaus County APN 43-49-21). The new office building will replace an existing, non-conforming storage building and is proposed to have a 1’8” rear yard setback off of the public alley as an expansion of the existing non-conforming structure.  
[View Item](#)

- a) Planning Commission determination that the proposed project is "**EXEMPT**" from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 and 15303.
- b) Planning Commission action on **CONDITIONAL USE PERMIT NO. 2009-04 (P & F METALS)**.

5. **CONDITIONAL USE PERMIT 2009-03 (ARMSTRONG DEVELOPMENT) Request** to authorize a double sided (50 square feet per side), twenty (20) foot tall illuminated monument sign for CVS Pharmacy. The project is located at 3100 Geer Road, more particularly described as Stanislaus County APN: 072-010-061. [View Item](#)

- a) Planning Commission determination that the proposed project is "**EXEMPT**" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311(a) [Accessory Structures] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (b).
- b) Planning Commission action on **CONDITIONAL USE PERMIT 2009-03 (ARMSTRONG DEVELOPMENT)**

**H. OTHER MATTERS**

- 1. Report on Public Workshop of July 7 regarding Amendments to the Mobile Food Vendor Ordinance [View Item](#)

**I. COMMISSIONER’S CONSIDERATION - None**

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS – None**

**K. COMMISSIONERS COMMENTS:**

**L. STAFF UPDATES:** (*Debbie Whitmore*)

**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. IF YOU CHALLENGE ANY OF THE ABOVE MATTERS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUE YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS AGENDA, OR WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OF THE CITY OF TURLOCK 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 \$280.00 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.**