

MINUTES

**TURLOCK CITY PLANNING COMMISSION
THURSDAY, JULY 18, 2013
6:00 PM**

**YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY**

COMMISSIONERS PRESENT: Bean, Dias, Fregosi, and Salcedo

ALTERNATE COMMISSIONERS PRESENT: Badal and Pollard

COMMISSIONERS ABSENT: Brem, Hackler, Hillberg

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Rose Stillo, Senior Planner; Katie Melson, Associate Planner; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 6:03 p.m.

B. APPROVAL OF MINUTES

1. Regular Meeting of June 6, 2013

Vice Chair Fregosi asked for corrections or a motion to approve the minutes of the June 6 meeting. Motion and second (Badal/Bean) to approve the minutes as submitted. Carried unanimously.

2. Special Meeting of June 20, 2013

Vice Chair Fregosi asked for corrections or a motion to approve the minutes of the June 20 meeting. Motion and second (Pollard/Badal) to approve the minutes as submitted. Carried unanimously with Commissioners Bean and Dias abstaining.

C. PUBLIC PARTICIPATION - LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING - None

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS - None

E. PUBLIC HEARINGS

- 1. SECOND AMENDMENT TO PLANNED DEVELOPMENT 254 (COTTAGE PARK)** The subject property is located in the Cottage Park Senior Community, at 2400 Cypress Point Drive (Stanislaus County Assessor's Parcel Nos. 088-025-018, 088-024-024 & 088-022-021). This project is Categorically Exempt from CEQA, per Section 15301 Existing Facilities.

Rose Stillo presented the staff report and said that this is a request to amend a previously approved Planned Development (PD) by granting relief from the requirement to add a meandering concrete walkway, 17 park lights, 5 picnic tables with in-ground barbecues, 11 park benches, 3 horseshoe pits, 2 shuffleboard courts and 2 bocce ball courts to the private park in the Cottage Park development. If this amendment is approved the park will remain in its current condition. Rose noted that this request is a result of the economic downturn. Staff is recommending approval.

Mark Wilbur, of McRoy Wilbur Communities, spoke in favor of the request and stated that the residents do not want the added amenities because they would increase their homeowners

association fees. He commented about the downturn in the economy and noted that sales have recently increased. He said that the existing park landscape is now mature and asked the Commission for relief from the approved requirements.

Commissioner Salcedo asked if all the current property owners in the development had been notified of this request. Mr. Wilbur replied yes.

PUBLIC HEARING:

Vice Chair Fregosi opened the public hearing. No one spoke. Vice Chair Fregosi closed the public hearing.

MOTION: Commissioner Salcedo moved, Commissioner Bean seconded, that the Planning Commission approve the amendment to Planned Development 254 (Cottage Park), having determined that the project is "Categorically Exempt" from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities), and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2013-08.

AYES:	Bean, Badal, Dias, Fregosi, Pollard and Salcedo
NOES:	None
ABSTAIN:	None
ABSENT:	Brem, Hackler, Hillberg
NOT PARTICIPATING:	None
NON-VOTING:	None

2. **CONDITIONAL USE PERMIT 2013-02 (VINTAGE LOUNGE)** The subject property is located at 130 W. Main Street (Stanislaus County Assessor's Parcel Number 061-016-041). This project is Categorically Exempt from CEQA, per Section 15301 Existing Facilities.

Katie Melson presented the staff report and said this is a request to relocate the existing Vintage Lounge to a new location at 130 W. Main Street. She said that the business proposes to operate Tuesday through Saturday from 4:00PM to 2:00AM, with the ability to open at 11:00AM, and on Sundays and Mondays for special events. Live entertainment including music, comedy nights and dancing are also proposed as well as an outdoor seating area. Katie noted that the applicant has applied for a dance permit, and both the Conditional Use and dance permits must be approved for the business to operate.

Katie advised that Conditional Use Permits run with the land, so although the applicant is proposing to move Vintage Lounge from its current location to the new location, the existing Conditional Use Permit at 110 W. Main Street is still active. This means another bar could move into this location and operate under the existing Conditional Use Permit if they go through the required processes with Alcohol Beverage Control and the Police Department. If the proposed Use Permit is approved for 130 W. Main Street, there would be two Conditional Use Permits allowing bars in the downtown area.

Joe Morris, manager of Vintage Lounge, said they needed to move to a larger building with more restrooms due to the growth of the business and their desire for an outdoor patio area.

PUBLIC HEARING:

Vice Chair Fregosi opened the public hearing. No one spoke. Vice Chair Fregosi closed the public hearing.

The consensus of the Commission is that this has been a very well-run business.

MOTION: Commissioner Dias moved, Commissioner Salcedo seconded, that the Planning Commission find Conditional Use Permit No. 2013-02 (Vintage Lounge) to be "Categorically Exempt" from the provisions of CEQA, and approve Conditional Use Permit No. 2013-02, having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Resolution No. 2013-09.

AYES:	Bean, Badal, Dias, Fregosi, Pollard and Salcedo
NOES:	None
ABSTAIN:	None
ABSENT:	Brem, Hackler, Hillberg
NOT PARTICIPATING:	None
NON-VOTING:	None

F. COMMISSIONER'S COMMENTS

Commissioner Dias commented that the recent overlay of Fulkerth Road looks very nice.

Vice Chair Fregosi commented about construction on Dels Lane. Staff noted that Yosemite Farm Credit is beginning construction at that location.

Vice Chair Fregosi also commented on the status of Prime Shine Car Wash on Monte Vista. Staff advised that they are moving forward with the appropriate permits.

G. STAFF UPDATES

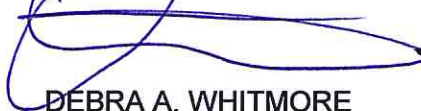
Debbie Whitmore updated the Commission on the upcoming **ACEforward Public Scoping Meeting** scheduled for July 24 from 5:00 to 8:00PM at the Stanislaus County Library in Modesto

H. ADJOURNMENT: Having no further business Vice Chair Fregosi adjourned the meeting at 6:25PM.

Respectfully Submitted,



SORAYA FREGOSI
Vice Chair



DEBRA A. WHITMORE
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission