

PLANNING COMMISSION MEETING AGENDA



THURSDAY, DECEMBER 5, 2013 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

Commission Chair
Mike Brem

Commission Members

Elvis Dias
Jeanine Bean
Nick Hackler

Jeff Hillberg
Alex Salcedo
Soraya Fregosi
Vice Chair

Deputy Director Development Services
Debra A. Whitmore

Alternate Members

Alice Pollard

Ashour Badal

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 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 November 7, 2013 [View Item](#)
2. Special Meeting of November 21, 2013 [View Item](#)

C. ANNOUNCEMENTS (*Debbie Whitmore*)

1. Recognition of Outgoing Commissioner Alex Salcedo

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

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 herein below 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)

Challenges in court to any of the items listed below, 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.

***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. **CONDITIONAL USE PERMIT 2013-04 (SEVENTH DAY ADVENTIST CHURCH SIGN)**
To authorize the installation of one internally illuminated 6' tall 11'4" wide monument sign at the Seventh-Day Adventist Church. Four lines of changeable copy are proposed for each side of the sign. This project is located at 2400 N. Olive Ave, more particularly described as Assessor's Parcel No. 072-024-017. The proposed project is Exempt from the provisions of the California Environmental Quality Act under Section 15311(a) [Accessory Structures] of the CEQA Guidelines. (Katie Quintero) [View Item](#)
 - a) Planning Commission determination that Conditional Use Permit 2013-04 (Seventh Day Adventist Church Sign) is Exempt from CEQA.
 - b) Planning Commission action on Conditional Use Permit 2013-04 (Turlock Seventh Day Adventist Church Sign).

2. **CONDITIONAL USE PERMIT 2013-05 (MONTE VISTA CROSSINGS SOUTH PYLON SIGN)** To authorize the construction of a new 85-foot tall 21-foot wide multi-tenant freeway sign. As proposed the sign will allow for up to 12 tenants for a total of approximately 410 square feet of sign area per side. The sign will be similar in construction to the two existing pylon signs to the north. The proposed sign will serve the Monte Vista Crossings South commercial/retail development. The project is located at 2701 Countryside Drive, more particularly described as Stanislaus County Assessor's Parcel No. 088-002-070. The proposed project is Exempt from the provisions of the California Environmental Quality Act under Section 15311 [On-Premise Signs] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV(b).
(Rose Stillo) [View Item](#)

- a) Planning Commission determination that Conditional Use Permit 2013-05 (Monte Vista Crossings South Pylon Sign) is Exempt from CEQA.
- b) Planning Commission action on Conditional Use Permit 2013-05 (Monte Vista Crossings South Pylon Sign).

H. OTHER MATTERS

1. **WORKSHOP ON POTENTIAL CHANGES TO TURLOCK MUNICIPAL CODE 9-2-125 CONCERNING MOBILE FOOD FACILITIES:** The Planning Commission will hold a public workshop to solicit community input on concerns and potential approaches to revising the TMC 9-2-125 (Mobile Food Facilities) for the Downtown Core Zoning District. No decision will be made at this meeting.

I. COMMISSIONER'S CONSIDERATION - None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

1. Report on Stanislaus County Planning Commission Public Hearing of November 21, 2013, on Conditional Use Permit 2002-21 (Mar Addai Church) located at 2107 E. Monte Vista Avenue (Katie Quintero) [View Item](#)

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 (Debbie Whitmore)

- **Regional Housing Needs Allocation Methodology Comments to StanCOG:** Staff will update the Planning Commission on the comment letter forwarded to StanCOG on the proposed allocation methodology for the Regional Housing Needs Allocation that will determine the housing target for Turlock's Housing Element Update that is due in 2015. (Copies of the letter will be distributed at the meeting.)

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.**