

PLANNING COMMISSION MEETING AGENDA



THURSDAY, February 4, 2016 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

Commission Chair
Soraya Fregosi

Commission Members

Elvis Dias
Nick Hackler
Victor Pedroza

Eric Gonsalves
Geoff Powers
Jeanine Bean

Vice Chair

Deputy Director of Development Services
Debra A. Whitmore

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

- Oath of Office for Newly Appointed Planning Commissioners (*City Clerk*)

B. APPROVAL OF MINUTES

1. Regular Meeting of January 7, 2016

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C. ANNOUNCEMENTS

1. **Annual Planning Commissioners Workshop:** Subdivision Map Act and CEQA Training on Saturday, February 27, starting at 8:30 AM at Stanislaus County Harvest Hall

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

- **F.1 - GENERAL PLAN CONFORMITY FOR DISPOSITION OF PUBLIC PROPERTY AT 1030 EAST AVENUE**
- **G.1 - AMENDMENT TO CONDITIONAL USE PERMIT 2000-16 – (1400 EAST AVENUE, TURLOCK CENTRAL CONGREGATION OF JEHOVAH’S WITNESS)**
- **G.2 - AMENDMENT TO CONDITIONAL USE PERMIT 2005-04 (CUP 2015-07) – Sign Relocation and Modification of Sign Conditions for Turlock Auto Plaza**
- **G.3 - CUP 2015-08 – DUST BOWL BREWING COMPANY – SIGN PROGRAM FOR 3000 FULKERTH ROAD**

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.

1. GENERAL PLAN CONFORMITY FOR DISPOSITION OF PUBLIC PROPERTY AT 1030 EAST AVENUE To determine that the disposition (sale) of real property located at 1030 East Avenue, Turlock (APN #043-050-016), is in conformity with the Turlock General Plan.

- a) Planning Commission determination that the disposition of public property is Exempt from the provisions of CEQA, and that the appropriate finding for the proposed disposition of public property can be made.

[View Item](#)

G. PUBLIC HEARINGS

***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.*

1. **The applicant has requested that this item be continued to the March 3, 2016 meeting. AMENDMENT TO CONDITIONAL USE PERMIT 2000-16 – (1400 EAST AVENUE, TURLOCK CENTRAL CONGREGATION OF JEHOVAH’S WITNESS)**
The applicant is requesting an amendment to an approved Conditional Use Permit to revise the original phasing schedule and to change the design of one of the worship hall buildings. The original Conditional Use Permit divided the project into three phases. The first phase, consisting of the construction of one 4,280 square foot worship hall and all on-site improvements such as landscaping, paving and parking has been completed. Phase II and III authorized the construction of an additional 4,280 square foot worship hall and a 1,352 square foot caretaker’s residence. The revised phasing plan will grant a five year extension for the construction schedule.

The applicant is requesting a different architectural design and layout for the originally approved 4,280 square foot worship hall, including a slightly larger square footage of 4,374, than what was approved in the original CUP. The use of the second worship hall has not changed from the original approval which authorized a worship center, office space and classrooms. No changes are proposed to the design or layout of the 1,352 square foot caretaker’s residence.

Also as part of this application, additional signage is being proposed on two elevations of the new worship hall which will exceed the previously approved 32 square feet of allowed sign area. The project site is located at 1400 East Avenue, more accurately described as Stanislaus County APN 043-026-020. This project is EXEMPT from the California Environmental Quality Act pursuant to Section 15332 (Infill Development Projects).

- a) Planning Commission determination to continue the Amendment to Conditional Use Permit 2000-16 – Turlock Central Congregation of Jehovah’s Witnesses to the March 3, 2016 Planning Commission meeting. [View Item](#)

2. **The staff has requested that this item be continued to a future date. AMENDMENT TO CONDITIONAL USE PERMIT 2005-04 (CUP 2015-07) – Sign Relocation and Modification of Sign Conditions for Turlock Auto Plaza**
The applicant is requesting the relocation of an existing 600 square foot, 85-foot tall freeway-oriented and double-faced full color LED display sign with a new full color 85-foot tall sign that is approximately the same size. The sign will be relocated approximately 100 feet north of its current location on the same approximately 6.68-acre parcel. The applicant is requesting the removal of a condition of approval that limits off-premise advertising to no more than forty (40%) percent of the total airtime. The applicant has agreed to make 10% of the airtime available to the City of Turlock. Up to twelve (12) design changes would be offered at no charge to the City during a calendar year for the life of the sign.

- a) Planning Commission determination to continue the Conditional Use Permit 2005-07 to a future meeting date.

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NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

- 3. CUP 2015-08 – DUST BOWL BREWING COMPANY – SIGN PROGRAM FOR 3000 FULKERTH ROAD** The applicant is requesting the approval of a sign program that includes ten (10) signs located throughout the subject site totaling approximately 650 square feet of sign area. The sign program includes six directional signs, one monument sign, two wall signs, and one rooftop-mounted neon sign. The City's sign ordinance requires approval of a conditional use permit when the total sign area for a site exceeds 300 square feet and for an exception to the ordinance to install the proposed roof-mounted sign. The rooftop-mounted sign is approximately 4'8" x 77' and is comprised of individual neon letters for a total sign area of approximately 360 square feet. The letters will be mounted on an exposed metal frame illuminated on only one side toward Highway 99. The two wall signs are externally illuminated totaling approximately 175 square feet. The monument sign located on the northeast corner of the property is approximately 40 square feet in size and is internally illuminated. The directional signs range in size from two square feet to 18 square feet in sign area.
- a) Planning Commission determination that Conditional Use Permit 2015-08– Dust Bowl Brewing Company, is “Exempt” from CEQA pursuant to Section 15311 (a) (Accessory Structures-On Premise Signs) of the CEQA Guidelines.
- b) Planning Commission action on Conditional Use Permit 2015-08 – Dust Bowl Brewing Company.

[View Item](#)

H. OTHER MATTERS

- 1) WORKSHOP ON THE ZONING ORDINANCE UPDATE:** Staff will provide an update on the changes that are proposed in the Zoning Ordinance, including, but not limited to, the sign regulations, utility undergrounding, landscaping and other development standards. This is a discussion topic only. The Planning Commission will not take any action on this item, but may offer comments to staff.

I. COMMISSIONER'S CONSIDERATION

- 1) Election of Officers:** The Planning Commission will elect a Chair and Vice Chair for 2016.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

This section allows staff to update the Commission on proposed projects in the unincorporated area within or surrounding the City of Turlock. These items are presented for information only. No action will be taken on these items. Members of the public interested in these projects should contact the County Planning and Community Development Department at (209) 525-6330 to obtain information or provide comments.

1) USE PERMIT 2015-0114 (G & G TRANSPORTATION - 2013 N TEGNER RD.):

The applicant is requesting to establish a truck parking facility for 12 truck-tractors and 12 trailers on approximately 1.1 acres of a two acre parcel. The hours of operation would be 3:00 AM to 3:00 PM, daily, with a maximum of 12 employees per shift. The truck parking facility also includes a 160 square foot storage shed, and a 160 square foot fuel tank. A new 2,511 square foot single family dwelling will be constructed to replace an existing 1,536 square foot dwelling. The initial study (attached) has been circulated for public review and comment. The City's comments are also attached. This is a discussion topic only. The Planning Commission will not take any action on this item, but may offer comments to staff.

[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

1) UPDATE ON CERTIFICATION OF THE CITY OF TURLOCK HOUSING ELEMENT 2014-2023: Staff will provide a brief update on the status of the City's Housing Element.

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.**