

A. 1. **CALL TO ORDER** – Chairman Powers called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Geoff Powers, Jim Reape, Constance Anderson,
Matthew Davis, Elvis Dias, and Ray Souza

ABSENT: Commissioner Anokeen Varani

2. **OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONERS**

City Clerk, Jennifer Land swore in the new Planning Commissioner Ray Souza.
Commissioner Souza took his seat at the dais.

B. **APPROVAL OF MINUTES**

1. Accepting the minutes of the Planning Commission meeting of March 7, 2019.

MOTION: Commissioner Reape moved, seconded by Commissioner Anderson to
accept the minutes as submitted.

AYES: Commissioners Reape, Anderson, Davis, and Dias

NOES: None

ABSTAIN: Chairman Powers and Souza

ABSENT: Commissioner Varani

2. Accepting the minutes of the Planning Commission meeting of April 18, 2019.

MOTION: Commissioner Anderson moved, seconded by Commissioner Reape to
accept the minutes as submitted.

AYES: Commissioners Powers, Reape, Anderson, and Davis

NOES: None

ABSTAIN: Commissioner Dias and Souza

ABSENT: Commissioner Varani

C. **ANNOUNCEMENTS**

Principal Planner Katie Quintero noted the three green sheets at the dais.

1. Letter from San Joaquin Valley Air district commenting on item G.1 General Plan Amendment 2019-01, Rezone 2019-01 and Planned Development 277.
2. Mitigation Monitoring & Reporting Program for item G.2 General Plan Amendment 2019-02, Rezone 2019-02 and Planned Development 276.
3. Revising the conditions of approval in Resolution 2019-11 for G.2 General Plan Amendment 2019-02, Rezone 2019-02 and Planned Development 276 reducing the TID required 13-foot PUE to a 10-foot PUE.

D. **PUBLIC PARTICIPATION**

Chairman Powers opened the floor for Public Participation. Hearing no one, Chairman Powers closed the floor for Public Participation

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

- 1. GENERAL PLAN AMENDMENT 2019-01, REZONE 2019-01 AND PLANNED DEVELOPMENT 277 (PD 277):** Principal Planner Katie Quintero presented the staff report. Planner Quintero explained the applicant is requesting a General Plan Amendment and Rezone of the 1.4-acre parcel located at 3131 Colorado Avenue from Planned Development 256 to Planned Development 277 to allow for the construction of a 7,112 square foot dental office and a 3,727 square foot medical and/or professional office building.

Planner Quintero explained that in 2006, Planned Development 256 was approved for a 12-lot single family subdivision. The lots were proposed to range in size from 3,000 square feet to 5,000 square feet. However, even with numerous legislative time extensions no development has occurred on the property.

Planner Quintero identified the surrounding uses and zoning districts noting to the north of the project is an existing single-family subdivision, to the west is an existing 11-unit multifamily project, to the south is a property zoned medium density residential and developed with a single-family home, and to the east are properties zoned and designated for low density residential uses and developed with single-family homes.

Planner Quintero discussed the General Plan and Rezone findings the Planning Commissioners would need to consider to approve the project. Planner Quintero pointed out several General Plan policies that support development of the project. In particular,

- "Facilitate development of neighborhoods and community commercial areas..."
- "Retain, improve, and promote existing business in Turlock..."
- "Encourage local-serving offices to locate in and near Downtown and in proximity to existing professional office clusters..."
- "Continue creating a concentration of medical offices in the vicinity of Emanuel Hospital..."
- "Link two prominent office clusters – Emanuel Medical Center and Downtown, by extending the Office designation along Colorado to Main Street..."

- “Preserve the scale and character of existing neighborhoods...and encourage appropriate infill development”

Planner Quintero further explained that the TMC identifies the commercial office zoning district as providing a transitional zone between commercial and residential uses. Overall, the project meets the goals and policies of the General Plan by allowing Dr. McCulla to expand and keep his existing dental practice in Turlock; encouraging medical offices in close proximity to Colorado Avenue and Emanuel Medical Center; and encouraging infill development.

Planner Quintero explained that projects requesting General Plan Amendments and zoning changes must balance competing policies. It is ultimately the Planning Commission and City Council who must decide if the project balances the policies and goals in the General Plan.

Planner Quintero briefly explained that the Housing Element is an element of the General Plan. The Housing Element evaluates the City's ability to provide housing at all income levels including the state mandated Regional Housing Assessment Needs Allocation (RHNA). The proposed General Plan Amendment and Rezone would remove 16 moderate-income housing units from the City's inventory. The City must find that the reduction in housing units is still consistent with the General Plan. There is currently an excess of 1,194 units in the moderate-income category. Planner Quintero concluded there is adequate land available to meet the City's RHNA; therefore, the project is consistent with the General Plan.

Planner Quintero presented the site plan and explained that traffic generated by the dental office is expected to generate 383 daily trips compared to 142 daily trips a residential project would be expected to generate. The City Engineer determined that the existing infrastructure can handle the increase of 241 daily trips.

Traffic concerns generated by the project were raised by a neighbor. The neighbor requested that a driveway be constructed on Monte Vista. Staff met with the applicant and explained that a driveway on Monte Vista was not possible because the parcel did not have enough frontage to meet the 300-foot spacing standard from the intersection to the driveway. The driveway entrance on Colorado has been conditioned to move further south on the parcel, aligning with the drive aisle closest to the southern property line. The City Engineer's opinion that moving the driveway further south on Colorado will mitigate any potential traffic impacts.

The neighbors also raised concerns regarding the design and elevations of the office building. Specifically, the project should be more residential in design because it is being built in a residential neighborhood.

Planner Quintero explained the residential guidelines, such as making sure new residential development fit in with the surrounding neighborhood, would apply if a residential project was proposed. At its tallest point the building measures 22-feet tall; below the maximum height limits established in the low density residential and commercial office zoning districts. The building incorporates architectural features of the main façade on all four sides of the building. The windows and decorative wall panels provide an attractive building viewed from Monte Vista. As designed, the office building complies with the Commercial Design Guidelines.

Staff has requested a Planned Development restricting the uses for the project to office uses. This is being done and provide the greatest control for the City to ensure the project is constructed as approved. Otherwise, once the General Plan and zoning designations have been changed another project meeting the zoning district requirements could be reviewed and approved through a staff level permit.

Planner Quintero added that the Turlock Municipal Code requires a 7-foot tall masonry wall be constructed when a commercial development abuts a residential district. Planner Quintero explained that staff is not requiring the masonry wall along the western property line because it would require the removal of the mature trees. The established trees will provide more screening of the office project than a 7-foot wall would provide.

Planner Quintero concluded by stating that Dr. McCulla had polled his patient base and looked at other sites to build a new office. Based on the information he gathered, this site was best situated, in location and size, to accommodate his current patient base and allow for growth in the future.

Scott Dorius, representing Dr. McCulla, addressed the Commission explaining that through his research Dr. McCulla found that the size of this property, its location, and its availability for sale, was best suited for the office he wanted to build. Mr. Dorius added they had met with the neighbors regarding the project to work through their concerns. Mr. Dorius then introduced Dr. McCulla.

Dr. McCulla spoke briefly about his current dental office, explaining he opened his dental practice in 1986. Having outgrown their current location, he has been looking for a new location since last year. Through his research he found the concentration of his patients live in the northeast of Turlock and this location would be more accessible to new and existing patients.

Public Hearing

Chairman Powers opened the public hearing.

Larry Giventer spoke against the project stating the General Plan shows and encourages clusters of offices near the hospital. He noted there is vacant land available in and around the hospital where this project can be built instead of leapfrogging across the City. Dr. Giventer expressed concern with the increase in traffic the office project would generate and felt the traffic issues should be further studied.

Gabriel Frik spoke in favor of the project stating that 16 homes, if built, would have caused more traffic than the medical office. Mr. Frick added he believes that building the office project would calm some of the traffic reduce the street parking issues that are currently occurring.

Rich Wallace spoke against the project and provided the Commissioners a petition against the project. Mr. Wallace stated he has spoken to staff and Dr. McCulla expressing his concerns. Mr. Wallace's noted:

- The General Plan encourages locating medical offices in the vicinity of the hospital and this property is ½ mile away. Why rezone the property when there are several vacant parcels along Colorado that are not zoned residential. Where do we draw the line of what is in the vicinity?

- We need to think about creeping development in areas the General Plan designates for residential development.
- A new traffic study should be done taking in consideration the new residential development in the area.

Mr. Wallace also expressed concern with the design of the project believing the design should fit into the residential neighborhood. He did not believe the commercial design of the building fits into to the neighborhood. Mr. Wallace added that he has had positive conversations with Dr. McCulla and his development team about landscaping, parking and ensuring the building and parking lot lighting will not affect the surrounding homes. He concluded by stating he was not against change but is concerned with preserving the residential areas.

Janet Dendy spoke in opposition to the project expressing concern about the traffic the office building will generate. She is concerned that the entrance on Colorado will increase traffic in front of her house and was particularly concerned that the curb in front of her house would be painted red because of the parking impact the office will have. Ms. Deny felt there were better locations that did not need to be rezoned.

Scott Dorius addressed the Commission explaining that the traffic in the area has been studied and the proposed office project would not adversely affect traffic in the area. Mr. Dorius added that infill development can be difficult and a challenge to balance the needs of the community and the neighborhood. Mr. Dorius concluded by stating that the development of the office building would be a good project for the community.

Commissioner Souza inquired about uses for other offices in the building.

Planner Quintero answered that no specific tenants have been identified for the remain office space.

Commissioner Souza asked if offices, other than medical offices, would be permitted.

Planner Quintero answered yes, other office uses would be permitted, not just medical offices.

Hearing no other comments, Chairman Powers closed the public hearing.

Commissioner Reape asked what the traffic study showed.

City Engineer Nathan Bray answered that a traffic study was conducted as part of the Northeast Turlock Master Plan and again when the General Plan was adopted in 2012. The traffic studies identified improvements to the area of signaling the intersection and widening of Monte Vista to accommodate the increased traffic anticipated at the build out of the Master Plan and General Plan. Those improvements have been completed. The anticipated increase in traffic the project may generate does not warrant another traffic study.

Commissioner Dias inquired if there was consideration with traffic traveling from the south on Colorado showing people making left hand turns into new project and if the signal lights were triggered by cars and will Colorado be red curb.

City Engineer Bray answered that the traffic signal can accommodate the increase in traffic. The signal light is triggered by the cars and the curbs are not anticipated to be red curbed.

Commissioner Dias inquired about the seven homes with curbs painted red if they will remove them.

Nathan Bray stated the red curbs will be left in place but will not be extended.

Commissioner Anderson asked if a traffic study was done on Colorado.

City Engineer Bray answered he did not find a traffic study specific to Colorado Avenue.

Commissioner Souza asked if there was discussion with the applicant about the building elevations.

Planner Quintero answered that there was discussion with Dr. McCulla regarding the neighbors' desire that the building should be more residential in style. However, Dr. McCulla felt that a more modern design would be more pleasing and permit a more flexible interior design that would meet the needs of the office. Planner Quintero added that the building elevations meet the commercial design guidelines and the enhanced landscaping softening the building and integrating it into the neighborhood. However, the Planning Commission does have the discretion to support a more residential design or the modern design submitted.

Scott Dorius added that the design is impacted by the modern layout of the interior design and function of the dental office. The enhanced landscaping will soften the building elevations blending the project in with the neighborhood. Mr. Dorius add that if the Commissioners requested a residential design it would cause significant rework of the building's exterior as well as interior design.

Frank Boots, the architect, made himself available to the Commissioners to answer questions.

Commissioner Davis spoke in favor of the project and acknowledged the challenge of meeting the business needs and the desires of the neighbors.

Chairman Powers spoke in favor of the project noting the goal of the General Plan and of the Commission is to encourage infill projects. He acknowledged this is a good infill project adding the increase in traffic would be spaced throughout the day.

Commissioners Reape and Souza spoke in favor of the project.

Commissioner Anderson inquired about the additional jobs that were mentioned.

Scott Dorius answered that currently the dental practice employs 60 people, and anticipate 50 new jobs will be added with full occupancy of the building.

MOTION:

Commissioner Reape moved, seconded by Commissioner Davis recommending the City Council adopt a Mitigated Negative Declaration of environmental effect and adopt the

Mitigation Monitoring and Reporting Program having determined that the City of Turlock as lead agency for the proposed project, has prepared an Initial Study to make the findings contained in draft Planning Commission Resolution 2019-12.

AYES: Commissioners Anderson, Davis, Reape, Dias, Souza and Powers
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Varani

MOTION:

Commissioner Reape moved, seconded by Commissioner Davis recommending the City Council approve General Plan Amendment 2019-01, having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolutions 2019-13.

AYES: Commissioners Anderson, Davis, Reape, Dias, Souza and Powers
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Varani

MOTION:

Commissioner Reape moved, seconded by Commissioner Davis recommending the City Council approve Rezone 2019-01 and the Conditions of Approval for Planned Development 277 (Turlock Dental Care), having determined that the appropriate findings can be made, subject to the conditions contained in draft Planning Commission Resolution 2019-14.

AYES: Commissioners Anderson, Davis, Reape, Dias, Souza and Powers
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Varani

Chairman Powers requested a recess at 7:33.

Chairman Powers reconvened the meeting at 7:43.

2. **GENERAL PLAN AMENDMENT 2019-02, REZONE 2019-02 AND PLANNED DEVELOPMENT 276 (PD 276):** Associate Planner Adrienne Werner presented the staff report explaining that the applicant is requesting a General Plan Amendment and Rezone of a 1.4-acre property from High Density Residential to Planned Development 276 to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Planner Werner provided a brief history of the property explaining that it was annexed in 1966 and until recently was developed with a 2,900 square foot home, several accessory buildings and a pool. The home and other structures were demoed earlier this year in anticipation of the proposed project.

Planner Werner explained that as staff is reviewing a project they must look to the Zoning Ordinance and General Plan to ensure the project meets the development standards and goals of both documents. For instance, a theme throughout the General Plan is to promote walkable neighborhoods that allow residents to visit, play, and shop without getting in their cars. Providing neighborhood serving uses and locating the project in an area that encourages residents to walk or bike to the center is the goal of many General Plan policies.

She added that it is not unusual for projects request a change in General Plan and zoning designations to be at odds with some General Plan policies. Warrior Crossings is such a project.

The types of businesses likely to occupy the multi-tenant building are cafés, salons, retail stores, small neighborhood markets, and other commercial uses that encourage people in the neighborhood to walk to the center and not drive. However, the drive-through coffee kiosk does not provide the same emphasis on walkability. With a small seating area outside and no seating inside the building, encouraging customers to sit and enjoy their beverages, the focus of the business is on customers in their cars.

Another concern and challenge staff had to consider was the impact of removing the potential to develop residential units on the property. The goal of the Housing Element is to provide housing opportunities for all segments of the community and all income groups. We must identify sites that would accommodate very low & low income levels. The high density residential zoning district meets the city's obligation to identify sites that could make it feasible for developers to build units that could be rented or sold at below market rates. The Housing Element, and therefore the General Plan, estimated the property could be developed with 30 residential units. Approval of the General Plan Amendment and Rezone would remove those 30 residential units from our RHNA number. Staff must analyze whether the reduction in residential units is still consistent with the General Plan and if the remaining sites can accommodate our Regional Housing Needs Allocation. We determined that removal of 30 units from the very low-, low-income level would leave a surplus of 869-units in that income category. The remaining sites identified for high density residential development can accommodate our RHNA obligation.

Planner Werner displayed revised building elevations and explained that as submitted the elevations did not meet the commercial design guidelines and at the time the agenda was printed, staff was still working with the architect on building elevation revisions. The current elevations use of different materials, colors, and architectural features such as windows, awnings, and the trellis used on the rear façade help minimize the back of the building from looking like the back of a building. A real concern for such a prominent intersection. Using the same materials and colors on both buildings tie the two buildings together and visually make the center appear as one.

Planner Werner discussed the increase in vehicle trips the project is anticipated to generate. She explained to evaluate the traffic impacts of the project the expected vehicle trips for the High Density Residential use are compared to Commercial uses. The commercial center is anticipated to generate an average of 338 vehicle trips compared to 220 vehicle trips that would be anticipated for 30 residential units. This is an overall increase of 118 weekday vehicle trips to the site. In the City Engineer's evaluation, the existing infrastructure can accommodate the increase in vehicle trips.

Planner Werner noted the letter staff received from Dr. Jordan expressing concern regarding a drive-through business locating in an area where there is already a lot of pedestrian traffic.

Planner Werner provided the Commissioners an exhibit of the uses that would be permitted in the center. She further explained that provisions have been included in conditions of approval for the Planned Development that would prevent the Planned Development from expiring unless the owner or developer go through a formal amendment process. The reason this is being done is to ensure that the City has the greatest control over the design of the project. Otherwise, once the General Plan is amended, a different commercial design and uses, consistent with the community commercial zoning, could be brought forward through a staff-level application.

Commissioner Dias expressed concern with the building designs not being compatible with the other retail buildings in the area.

Associate Planner Werner answered that the applicant's intent was to design something unique for Turlock and the neighborhood.

The Commissioners discussed the project expressing concern with traffic in the area and the increase in traffic anticipated with the construction of the commercial center.

Commissioner Dias asked why there are two driveways.

City Engineer Bray answered that having the two driveway entrances makes traffic flow better through the project.

John Glikbarg, the applicant, spoke briefly about the project and made himself available to answer questions.

Jeff Acuff, the architect for the project, explained to the Commission the goal of the building design was to establish a unique identity and vibrant look for the center by using a mix of materials and colors for the buildings.

Public Hearing

Chairman Powers opened the public hearing.

Milt Trieweiler spoke against the project expressing concern with the shortage of housing in the city and approving the project would remove 30 homes from the potential inventory. He suggested that the developer mitigate the impact of removing the homes from the City inventory by paying into a fund to help build the Morgan Ranch infrastructure.

Haddy Carpenter, stated she was not against project but is worried about traffic at intersection and how the project would affect traffic in the area. Ms. Carpenter suggested not allowing a left turn from Crowell Road into the center and extending the deceleration lane on Monte Vista as potential ways to address traffic concerns.

Dan Gorman spoke against project expressing concern that the drive-through coffee kiosk would be the cause of collisions at that intersection.

Hearing no other comments, Chairman Powers closed the public hearing.

Commissioner Anderson expressed concern with allowing left turns into the center from Crowell Road.

Commissioner Davis noted the stacking issues created by the drive-through Starbucks at Geer and Hedstrom and didn't think the drive-through would create similar problems. He expressed concern with the speed limit on Monte Vista in relation to cars turning into the center.

Commissioner Reape spoke in favor of the project but also expressed concern about traffic and cars making a left turn into the project from Crowell Road.

Commissioner Dias spoke in favor of the project but is concerned with removing housing units from the city inventory as well as making left turns from Crowell Road. Commissioner Dias asked if pedestrian traffic was considered when the traffic study was done; and would eliminated left turns from Crowell Road increase U-turns at the intersection.

City Engineer Bray answered that the traffic study does not coordinate pedestrian traffic. Mr. Bray discussed the pedestrian safety conditions existing at the intersection and added that U-turns are currently allowed on a protected phase and the roadway is wide enough to continue allowing U-turns.

Chairman Powers spoke in favor of the project but is also concerned with the loss of housing and would like to see close we are to the threshold.

Planner Quintero answered that the State makes sure we comply with our RHNA numbers. We actively track the construction of residential units and report this information in our annual report. Planner Quintero stated we are comfortable we can still meet our RHNA requirements with that development of this project and the office project at Crowell and Monte Vista.

The Commissioners continued discussing potential traffic issues and the possibility of limiting the Crowell Road entrance to right-in, right-out only.

Commissioner Dias if a pedestrian countdown signal can be added.

City Engineer Bray answered that there is no requirement now that pedestrian countdowns be installed. However, the Commission can add it as a condition of approval. The developer would be responsible for the cost of installation.

Commissioner Anderson added she would like to add not permitting left turns from Crowell Road to the conditions of approval.

John Glikbarg was agreeable to the addition of the pedestrian countdown signal and will work with the Engineering Division on the right turns only on Crowell Road.

MOTION:

Commissioner Dias moved, seconded by Commissioner Reape recommending the City Council adopt a Mitigated Negative Declaration of Environmental Effect and the Mitigation Monitoring and Reporting Program, having determined that the City of Turlock as lead agency for the proposed project, has prepared an Initial Study to make the findings contained in draft Planning Commission Resolution 2019-09.

AYES: Commissioners Anderson, Davis, Reape, Dias, Souza and Powers
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Varani

MOTION:

Commissioner Dias, moved, seconded by Commissioner Anderson recommending the City Council approve General Plan Amendment 2019-02, having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolutions 2019-10.

AYES: Commissioners Anderson, Davis, Reape, Dias, Souza and Powers
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Varani

MOTION:

Commissioner Dias, moved, seconded by Commissioner Reape recommending the City Council approve Rezone 2019-02 and the Conditions of Approval for Planned Development 276 (Warrior Crossing), having determined that the appropriate findings can be made, subject to the conditions contained in draft Planning Commission Resolution 2019-11, and adding the requirement for a physical barrier to be constructed limiting entry to the center from Crowell Road to right-in, right-out only turns; and requiring the installation of pedestrian countdown signals as determined by the City Engineer.

AYES: Commissioners Anderson, Davis, Reape, Dias, Powers, and Souza
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Varani

3. **COMPREHENSIVE SIGN PROGRAM 2019-01 (WARRIOR CROSSING)** Associate Planner Adrienne Werner presented the staff report explaining that Turlock Retail is proposing a new Comprehensive Sign Program for the new multi-tenant retail center proposed at 1201 W. Monte Vista Avenue.

Planner Werner explained that the property is currently zoned for high density residential use and the sign program is contingent upon the City Council approving the General Plan Amendment and Rezoning of the property.

Planner Werner explained the intent of a comprehensive sign program is to identify standards for tenants in a multi-tenant center to meet in order to be permitted. The sign program for Warrior Crossing will create uniformity in design and size and will provide visibility for future tenants while also preserving individual identity.

Planner Werner further explained, that the proposed signage for the drive-through building are height too tall and would do not meet the sign ordinance criteria. If the developer wanted to allow for larger signs than allowed in the Comprehensive Sign

Program or the Sign Ordinance they would need to apply for a Variance. The proposed letter height for signs on the multi-tenant building are consistent with the City's sign ordinance. However, illuminated sign will not be permitted on the north and west façades because the face onto residential zoning districts.

Although the signs on the south façade face the Mission Village residential subdivision, Planner Werner explained that the existing roadway and travel patterns, and the future construction of a median and landscaping will reduce the impact of illuminated signs on this side. Illuminated signs will be allowed on the south façade.

Public Hearing

Chairman Powers opened the public hearing. Hearing no one, Chairman Powers closed the public hearing.

Commissioner Anderson asked if the applicant would be applying for a Variance to request larger signs.

John Glikbarg, the applicant, answered that they will not be applying for a Variance. They will make size adjustments to the signs to conform with the Comprehensive Sign Program.

MOTION: Commissioner Reape moved, seconded by Commissioner Anderson approving Comprehensive Sign Program No. 2019-01 having determined that the project is "Categorically Exempt" from the provisions of CEQA, and that all of the appropriate findings can be made, contingent upon the approval of General Plan Amendment 2019-02, Rezone 2019-02, and Planned Development 276 (Warrior Crossing), and subject to the conditions of approval contained in draft Planning Commission Resolution No. 2019-08.

AYES:	Commissioners Anderson, Davis, Reape, Dias, Powers, and Souza
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	Commissioner Varani

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

Commissioner Dias expressed his appreciation for the hard work that was done by staff amending the sign ordinance.

Planner Quintero stated that this is the first Comprehensive Sign Program to come to the Commission since the new sign ordinance was adopted. She explained that as staff and the Commission become more comfortable with the sign ordinance and comprehensive sign programs there may come a time when comprehensive sign programs are reviewed and approved at staff level.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Chairman Powers asked about the sidewalk at Tapestry and Christoffersen being closed for two months.

City Engineer Bray answered he will investigate it and report back to the Commission.

L. STAFF UPDATES

Planner Quintero informed the Commission that the June 6th Planning Commission meeting has been cancelled and the next meeting will be on July 18, 2019.

City Engineer Bray stated that effective May 20, 2019, the Development Services counters will be closed to the public daily until noon. The gate will physically be lowered prohibiting public access to the Engineering, Housing, Building, and Planning departments.

M. ADJOURNMENT

Chairman Powers asked for a motion to adjourn the meeting. Motion by Commissioner Reape and carried unanimously. The meeting was adjourned at 9:28 p.m.

RESPECTFULLY SUBMITTED

Geoff Powers
Chairman

Katie Quintero
Principal Planner