

PLANNING COMMISSION MEETING AGENDA



THURSDAY, JUNE 2, 2011 – 7:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

Commission Chair
Mike Brem

Commission Members

Elvis Dias
Soraya Fregosi
Nick Hackler

Jeff Hillberg
Alex Salcedo
Jeanine Bean
Vice Chair

Deputy Director Development Services
Debra A. Whitmore

Alternate Members

Victor Pedroza

Aben Williams

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. Special Meeting of May 19, 2011. [View Item](#)

C. ANNOUNCEMENTS (*Debbie Whitmore*)

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 hereinbelow 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)

***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 NO. 2011-02 (GARTON TRACTOR)** To establish a sign program for Garton Tractor, located at 2400 N. Golden State Boulevard. The applicant is proposing to remove the existing forty foot tall "New Holland" sign and replace it with an eighteen foot tall, internally illuminated, freestanding "New Holland" sign, to be located six feet six inches from the back of the sidewalk along N. Golden State Boulevard. The proposed 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). [View Item](#)
 - a) Planning Commission determination that the proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA).
 - b) Planning Commission action on Conditional Use Permit No. 2011-02 – Garton Tractor Signs.

2. **NOTICE OF PROPOSED AMENDMENTS TO TITLE 9 OF THE TURLOCK MUNICIPAL CODES (ZONING ORDINANCE):** The proposed additions and amendments to the Zoning Ordinance to various sections of the Municipal Code to:
[View Item](#)
 1. Identify the development standards and nondiscretionary permitting process for homeless shelters pursuant to Senate Bill 2 enacted in 2007;

2. Define the zoning overlay district and its boundaries in which the new permitting process for homeless shelters would apply that is roughly bounded by A Street on the north; Center and F streets on the east; Linwood on the south and Lander on the west (a map is available by contacting the Turlock Planning Division at 668-5640);
 3. Designate transitional and supportive housing as a residential use pursuant to Senate Bill 2;
 4. Designate agricultural employee housing for six (6) or fewer persons as a residential use of property as defined in Section 17008 of the California Health and Safety Code;
 5. Modify the second dwelling unit ordinance to remove the size limitations and owner occupancy requirements for second units, and remove the provision excepting second dwelling units from the payment of City development fees;
 6. Increase the height limitations in the High Density Residential (R-H) from thirty-five (35') feet to forty (40') feet;
 7. Modify density bonus provisions consistent with Senate Bill 1818;
 8. Add a provision allowing exceptions to zoning requirements if necessary for the reasonable accommodation of disabled access to comply with Federal Housing Law;
 9. Reduce the height of the railing, barrier or planter for outdoor dining establishments from four (4') to three (3') feet;
 10. Modify, delete, and/or add definitions to implement the modifications and additions listed above as well as clarify the intent of various uses defined in the Zoning Regulations.
- a) Planning Commission recommendation to City Council that the proposed amendments are “Exempt” from the provisions of CEQA pursuant to Section 15061(b)(3) [No Environmental Impact] of the CEQA Guidelines, and recommendation to City Council concerning the proposed amendments to Title 9 of the Turlock Municipal Code (Zoning Ordinance).

H. OTHER MATTERS

1. **PUBLIC INPUT PROCESS FOR MARKETING NAME AND POTENTIAL AMENDMENT TO SIGN REGULATIONS FOR THE WESTSIDE INDUSTRIAL SPECIFIC PLAN** [View Item](#)

I. COMMISSIONER’S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

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*)

- a) **CALIFORNIA HIGH SPEED RAIL PROJECT AND THE STATE BUDGET;
IMPACT ON TURLOCK DESIGN OPTIONS: Status Report**

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 \$305.00 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.**