

PLANNING COMMISSION MEETING AGENDA



THURSDAY, May 19, 2016 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California



Commission Chair
Victor Pedroza

Commission Members

Elvis Dias
Jeanine Bean
Soraya Fregosi

Eric Gonsalves
Geoff Powers
Nick Hackler
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. 1. Call to Order

2. Salute to the Flag

B. APPROVAL OF MINUTES

1. Regular Meeting of April 7, 2016

[View Item](#)

C. ANNOUNCEMENTS

1. Certification of the 2014-2023 Turlock Housing Element by the California Department of Housing and Community Development

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Planning Commission should disclose the following information for each item listed below:

- *State, for the public record, the nature of the communication;*
- *Identify with whom the ex parte communication was made; and*
- *Provide a brief statement as to the substance of the communication.*

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

- **G.1 CONDITIONAL USE PERMIT NO. 2016-04 – TURLOCK CROSSROADS MASTER PLAN PROGRAM (Stanislaus County APNs 087-028-006, 087-028-009, 087-028-010, 087-028-011, 087-028-012).**
- **G.2 MDP 2016-03 TURLOCK CHRISTIAN ELEMENTARY SCHOOL – 2323 COLORADO AVENUE (Stanislaus County APN 072-033-003).**

Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.

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

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. 2016-04 – TURLOCK CROSSROADS MASTER PLAN PROGRAM (Stanislaus County APNs 087-028-006, 087-028-009, 087-028-**

010, 087-028-011, 087-028-012): To authorize a master sign program for the Turlock Crossroads commercial/retail development. The master sign program includes tenant wall signs, pad tenant monument signs, and one (1) 85-foot tall multi-tenant freeway oriented pylon sign. [View Item](#)

- a) Planning Commission determination that Conditional Use Permit No. 2016-04 (Turlock Crossroads) is exempt from CEQA pursuant to Section 15311(a) Accessory Structures of the CEQA Guidelines and action on Conditional Use Permit No. 2016-04.

2. MDP 2016-03 TURLOCK CHRISTIAN ELEMENTARY SCHOOL – 2323 COLORADO AVENUE (Stanislaus County APN 072-033-003): The applicant is proposing to convert an existing approximately 35,156 square foot professional office complex, including 3,850 square feet of residential and 1,000 of storage area, to an elementary school for approximately 200 kindergarten through sixth grade students. A new approximately 18,800 square foot playground consisting of paving and/or asphalt is to be installed on the south side of the building along Colorado Avenue. The student play areas and campus will be fully enclosed by a wrought-iron style fence.

The facility will generally operate between 6:00 a.m. and 6:00 p.m., Monday through Friday, with classes held from 8:30 a.m. to 5:00 p.m. Occasional weekend and after-hour weekday events and activities will occur on-site. The facility will have approximately 30 employees on site that will park in a parking lot behind the main building.

All students will be dropped off in the parking lot area behind the main building. This area can be accessed from Colorado Avenue on the south side of the building and play area, and Tuolumne Road on the west side of the building, via existing driveways. The following traffic study prepared by the applicant at the current elementary campus. A total of 98 cars were involved in the study:

8:00 am – 8:05 a.m. - 12 Cars
8:05 am – 8:10 a.m. - 16 Cars
8:10 am – 8:15 a.m. - 26 cars
8:15 am – 8:20 a.m. - 24 cars
8:20 am – 8:30 a.m. - 20 cars
8:30 am – 8:35 a.m. - 5 cars

The school hours are proposed to start at 8:30 a.m. to avoid the 7:45 to 8:00 a.m. peak drop-off times for Dutcher Middle School located to the south on Colorado. The school will run a double lane drop-off and pick-up procedure, which would allow the loading and unloading of 10 to 15 cars at one time. [View Item](#)

- a) Planning Commission determination that Minor Discretionary Permit 2016-03 is exempt from CEQA pursuant to Section 15301(n) (Existing Facilities) and/or Section 15332 (In-Fill Development Projects) of the CEQA Guidelines and action on Minor Discretionary Permit 2016-03.

H. OTHER MATTERS

None

I. COMMISSIONER’S CONSIDERATION

None

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.

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

- a. **DOWNTOWN PARKING STUDY:** Staff will update the Commission on the status of the Downtown Parking Study including a summary of the comments made at the May 9 community workshop. *(Quintero)*
- b. **WEST MAIN STREET TRAFFIC IMPROVEMENT PROJECT:** Update on the analysis and potential recommendations for improving West Main east of Highway 99 to Lander. *(Pitcock)*
- c. **STANISLAUS COUNTY GENERAL PLAN, AIRPORT LAND USE PLAN, AND ENVIRONMENTAL IMPACT REPORT:** Staff has received a CEQA referral from Stanislaus County requesting comment on this project. *(Whitmore)*

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.**