



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, FEBRUARY 3, 2011 – 7:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

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 January 6, 2011.

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. ***This application was withdrawn by the applicant.*** Public Hearing to Consider Amendment to Planned Development 264 (Commercial Shopping Center at 1200, 1300, and 1400 West Main Street) To authorize changes to the outside appearance of the building at 1300 West Main and add a new parking lot on the property where a storm water detention basin currently exists. This approval also includes a potential 2,000 square foot addition to the 1300 W. Main Street building.

H. OTHER MATTERS

None

I. COMMISSIONER'S CONSIDERATION

1. **ELECTION OF OFFICERS** - The Planning Commission will elect a Chair and a Vice-Chair.

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)

- **DOWNTOWN PLAN UPDATE:** Council authorized agreement with Planning Division to move forward with seven tasks associated with amending Downtown Plan and its implementation.
- **SB 2 WORKSHOP:** On February 8, starting at 5:30 PM, immediately preceding City Council meeting.
- **GENERAL PLAN UPDATE WORKSHOP:** On March 1, starting at 6 PM, to discuss EIR alternatives, regional commercial research findings, and General Plan goals.

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.**

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY JANUARY 6, 2011 7:00 PM

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YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi, Dias

ALTERNATE COMMISSIONERS (Non-Voting): Pedroza, Williams

COMMISSIONERS ABSENT: None

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Katie Melson, Assistant Planner, Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 7:00 p.m.

Deputy City Clerk Kellie Weaver administered the Oath of Office for re-appointed Commissioners Mike Brem and Elvis Dias.

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the December 2, 2010 Planning Commission meeting. Motion by Commissioner Hackler, seconded by Commissioner Fregosi, and carried unanimously.

C. ANNOUNCEMENTS

Debbie Whitmore provided the following announcement:

- There is a "Green Sheet" on Item G2 advising that Target has withdrawn their application from consideration.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

There were none.

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

*1. *AMENDMENT TO CONDITIONAL USE PERMIT NO. 1992-37 (Monte Vista Optometry) To amend the previously approved 6' tall X 4' wide, 24 square foot single sided monument sign located fifteen feet behind the sidewalk to allow for a 6' tall X 7' wide, 18 square feet per side, double sided

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monument sign, to be located adjacent to the property line. The subject property is located at 991 East Monte Vista Avenue (primary), Stanislaus County Assessor's Parcel Number 072-045-037. The proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act.

Chairman Brem asked if there was anyone who wished to comment on this project. There were no comments.

MOTION: Commissioner Hackler moved, Commissioner Hillberg seconded, that the Planning Commission approve the amendment to Conditional Use Permit No. 1992-37 (Amending the Monument Sign Criteria for 991 E. Monte Vista Avenue), having determined that the project is "Categorically Exempt" from the provisions of CEQA and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2011-03. Motion carried unanimously.

NONCONSENT ITEMS:

2. REZONE 2010-03, PLANNED DEVELOPMENT 268 (TARGET CORPORATION – GROCERY AREA EXPANSION) Chairman Brem noted that the applicant, Target Corporation, requested this item be withdrawn from consideration as outlined by the "green sheet" announced at the beginning of the meeting.

H. OTHER MATTERS

None.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Fregosi thanked the City for continuing the subscription to the Planning Commissioners journal.

L. STAFF UPDATES

Debbie Whitmore updated the Commission on the following items:

- The Downtown Plan Update Contract is scheduled for the January 11, 2011 City Council meeting.
- The Update on the Big Box Ordinance Review is also scheduled for the January 11, 2011 City Council meeting.
- A Joint City Council/Planning Commission Meeting regarding Senate Bill 2, a Zoning Ordinance Revision to allow Homeless Shelters by Right, has been scheduled for February 8, 2011.
- A Joint City Council/Planning Commission Meeting on the General Plan EIR Alternatives and Draft General Plan Document has been scheduled for March 1, 2011.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 7:11 p.m.

Respectfully Submitted,

MIKE BREM
Chair

DEBRA A. WHITMORE
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission

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Development Services, Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380
(209) 668-5640

MEMORANDUM

DATE: January 27, 2011
TO: Planning Commission
FROM: Rose Stillo
RE: Amendment to Planned Development 264 (1300 W. Main St.)

The applicant, NUCP, LLC, has withdrawn their application for the above referenced project since City staff have determined that Planned Development 264 had expired prior to receiving this application. In its place, the applicant has expressed their intent to submit an application for a Minor Discretionary Permit for review and approval of the same project in accordance with the underlying Community Commercial zoning district.