

MINUTES

TURLOCK CITY PLANNING COMMISSION
THURSDAY, APRIL 3, 2014
6:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Bean, Brem, Dias, Fregosi, Hackler, Hillberg and Pedroza

ALTERNATE COMMISSIONERS PRESENT: Badal, Pollard

COMMISSIONERS ABSENT: None

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Rose Stillo, Senior Planner; Adrienne Werner, Assistant Planner; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 6:00 p.m.

B. APPROVAL OF MINUTES

Chairwoman Fregosi asked for corrections or a motion to approve the minutes of the March 6, 2014 meeting. Motion and second (Dias/Pedroza) to approve as submitted. Carried unanimously. Commissioners Brem and Hillberg abstaining.

C. ANNOUNCEMENTS (*Debbie Whitmore*)

1. The Stanislaus County Planning Director's Annual Workshop is scheduled for May 10th.
2. StanCOG – The Valley Vision Stanislaus Sustainable Communities Strategy is out for public review.
3. The City of Turlock Active Transportation Plan is underway. There will be a bike and walking tour around Turlock this Saturday at 9:00AM.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

There were none.

E. PUBLIC PARTICIPATION

None.

F. CONSENT CALENDAR

None.

G. PUBLIC HEARINGS

CONSENT ITEMS*:

*None

NONCONSENT ITEMS:

None

G. OTHER MATTERS

1. **2013 General Plan Implementation Report** – Rose Stillo presented the staff report and said the Report speaks to the City’s progress in achieving various General Plan policies. She reported on the number and type of permits processed by staff in 2013, and the number of predevelopment meetings that were held. She reported that the City applied for a Sustainable Communities Planning Grant to comprehensively update the Downtown Design Guidelines; began the process of developing an Active Transportation Master Plan; established a citizens advisory committee to assist staff in updating the City’s Economic Development Strategy; completed a major street beautification project; and issued 51 single-family residential permits in 2013, 36 of those were for “moderate” income families, and 15 to “above moderate” families. She noted that Avena Bella also held a grand opening at their 500 W. Linwood residential housing project;

Comments from the Commission included the need for sidewalks in the area of the Colorado and Monte Vista Ave intersection. Mike Pitcock provided information on the upcoming signalization and related improvements at this intersection.

Chairwoman Fregosi asked about the joint use library mentioned in the agenda report. Staff responded that this is proposed for the future.

Commissioner Brem asked about the status of annexing the existing County islands. Staff responded that the County has agreed to work with the City’s Housing Division to identify a possible funding source for required infrastructure. Staff also noted that the City will be required to formulate a funding strategy for unincorporated areas in the next Housing Element Update.

MOTION: Commissioner Bean moved, Commissioner Brem seconded, that the Planning Commission determine that the 2013 General Plan Implementation Report is in compliance with the California Government Code Section 65400(b) having determined that this action is exempt from the provisions of CEQA. Motion carried unanimously.

I. COMMISSIONER’S CONSIDERATION

1. **Workshop on potential amendments to Title 9 of the Turlock Municipal Code (Zoning Ordinance) to address noise standards and the sign ordinance.** Debbie Whitmore provided an overview of the current noise regulations and the noise element of the current General Plan. She commented on the difficulty of mitigating noise and said that projects require review to look at how much noise and traffic might be generated. She said that the noise standards have not changed but there are some areas in the current regulations that are difficult to implement. She provided a brief overview of some possible changes and noted that staff will be working with the Police Department to determine what is considered a nuisance.

Commissioner Dias commented on the noise generated from automated/drive-through car washes.

Debbie Whitmore advised that changes to the sign ordinance will include converting the existing ordinance in to four types of uses: residential, institutional and public uses, commercial uses and

industrial uses, and provided an overview of the current development standards for each use.

Commissioner Brem commented on "human signs". Debbie advised that these are considered non-commercial speech, and that the ordinance amendment will focus on sign standards and what you can have as a business.

Commissioner Pollard asked about A-frame signs. Debbie responded that A-frame signs are currently allowed in the downtown area.

Commissioner Brem asked for visual depictions and examples of the proposed sign standards.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Staff provided a brief report on these two Stanislaus County referral items. The Planning Commission did not take any action.

- 1. USE PERMIT 2014-23 VERIZON WIRELESS CELL TOWER, 3332 E. Hawkeye Avenue, Turlock:** Proposed construction of a 100-foot tall monopole communications facility with mounted antennas, a 204 square foot equipment shelter, a standby 30KW generator with a 132 gallon fuel tank, and supporting equipment on a 50' x 50' leased areas of a 17.13 acre parcel.

Rose Stillo said the proposed tower is located in the Southeast Area 2 of the current General Plan, which is designated as residential. She said the tower as proposed does not meet Turlock's wireless communication standards, and would not be permitted as proposed within the City limits.

Debbie Whitmore advised that the City/County agreement states that our General Plan needs to be considered for projects within our sphere of influence.

There was discussion about the proposed location, alternate locations, and the design of the tower.

- 2. STAFF APPROVAL PERMIT 2014-05 MAR ADDAI CHURCH – LARSA BANQUET HALL, 2107 E. Monte Vista Avenue, Turlock:** Proposal to legalize three existing modular structures utilized to store event supplies, such as tables and chairs, in a location currently occupied by 22 parking spaces, adjacent to a retention pond, on a 9.6 acre parcel approved under Use Permit 2002-21 for the construction of a church, multi-purpose building and single family dwelling.

Debbie Whitmore noted that this application is to legitimize the existing structure on this site. Staff has provided a response that includes the requirement to paint the structures to match the main building.

K. COMMISSIONER'S COMMENTS

Commissioner Dias commented on the outdoor storage area of a West Main Street tire business, and about a restaurant being proposed at the corners of Marshall, Center Street and Golden State Boulevard. Rose Stillo noted that staff has been contacted by McDonald's Restaurants to build a restaurant at this corner and that staff is working with them on their design. If the design

complies with City standards it will be approved at staff level as a Minor Discretionary Permit; if not, it will come before the Planning Commission as a public hearing.

L. STAFF UPDATES

- 1. E. Monte Vista Avenue On-Street Vehicle Sales and Crosswalk near Brookstone Avenue:** Mike Pitcock reported that staff performed an analysis on the vehicle sales at this location and found that no accidents have occurred due to this activity, so no enforcement or change is required at this time. He noted that this street will be repaved in the future, and the street parking will be removed and replaced with a bike lane. Commissioner Brem commented that public streets are not a place for the public to sell cars.

Mike Pitcock reported that a work order has been submitted to repaint the crosswalk on Monte Vista near Brookstone Ave.

Mike also provided an update on the Monte Vista Ave overlay project near CSUS.

- 2. Commissary Requirements for Turlock Mobile Food Vendors:** Debbie Whitmore provided a report on the request from a member of the public to regulate food commissaries. She advised that the practice of regulating food services is delegated to the County Environmental Resources, and that no other jurisdiction in the State has regulated mobile food trucks except for their location. This would be a policy matter for the Planning Commission and City Council to determine if the City wants to regulate this area. She advised that State law limits mobile food facility regulations, but not commissaries, and the County does the regulation on food commissaries and how mobile food facilities are using them. The consensus of the Commission was for staff to not spend any more time on this issue.
- 3. Citizens Advisory Team Committee on Active Transportation Plan:** Rose Stillo said the committee held their first meeting and discussion included the walking and biking challenges around Turlock. The main concerns expressed were for the safety of pedestrians and bicyclists; the need for connectivity of the bike lanes; and education for proper bike riding.

- M. ADJOURNMENT:** Chairperson Fregosi adjourned the meeting at 7:28 p.m.

Respectfully Submitted,



SORAYA FREGOSI
Chair



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