

# PLANNING COMMISSION MEETING AGENDA

THURSDAY, July 20, 2017 – 6:00 PM  
City of Turlock, Yosemite Community Room  
156 South Broadway  
Turlock, California



Commission Chair  
**Victor Pedroza**

Commission Members

**Elvis Dias**

**Jim Reape**

**Geoff Powers**

**Constance Anderson**

**Nick Hackler**

**Kristin Bettencourt**

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](http://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 June 1, 2017

[View Item](#)

**C. ANNOUNCEMENTS**

None

**D. 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.*

**E. 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:

*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.*

**G.1. Sikh Temple Time Extension**

**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.*

1. **TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 2006-04 AMENDMENT (Sikh Temple):** The applicant is requesting a one year time extension for the previously approved Conditional Use Permit 2006-04 Amendment which allowed for the construction of a new two story approximately 21,000 square foot building. The first floor of the building will consist of a dining area and a kitchen and the second floor will have a conference room, priest residence and guest rooms. A six foot tall externally illuminated monument sign is also proposed. The subject property is located at 1391 Fifth Street, Stanislaus County APN 043-017-026. [View Item](#)
  - a) Planning Commission determination that the Time Extension for CUP 2006-04 (Sikh Temple) is "Categorically Exempt" from the provisions of CEQA.
  - b) Planning Commission action on Time Extension for CUP 2006-04 Amendment.

### **NON-CONSENT ITEMS**

*These items will be individually discussed and reviewed in detail.*

None

### **H. OTHER MATTERS**

- 1. PROPERTY OWNER WORKSHOP ON PROPOSED AMENDMENTS TO DESIGNATIONS IN THE WESTSIDE INDUSTRIAL SPECIFIC PLAN:** A property owner meeting with the Planning Commission to discuss potential changes to the land use designations for properties located along Dianne Drive, north of West Main. Staff will provide a presentation of various options for re-designating several properties in the study area. Property owners will have an opportunity to provide their input on the proposals. The Planning Commission will not take any formal action on this item. (*Whitmore*) [View Item](#)
- 2. WORKSHOP ON THE PROPOSED GRADUATED DENSITY OVERLAY DISTRICT AND NEOTRADITIONAL OVERLAY DISTRICT, AND AMENDMENT TO THE DOWNTOWN OVERLAY DISTRICT:** Staff will initiate a discussion with the Planning Commission on preparing zoning regulations for two new overlay districts pursuant to General Plan Guiding Policy 2.5-d and minor amendments to the Downtown Industrial/Residential Overlay District pursuant to General Plan Implementing Policy 2.4-b. (*Whitmore*)
- 3. WORKSHOP ON PROPOSED ZONING ORDINANCE AMENDMENT TO ADDRESS REASONABLE ACCOMODATION:** Staff will initiate discussion with the Planning Commission on preparing a Zoning Ordinance amendment to address reasonable accommodation in regulations and procedures to ensure equal access to housing for individuals with disabilities. (*Quintero*)
- 4. WORKSHOP ON THE DRAFT SIGN ORDINANCE:** Staff will provide Part 2 of a presentation on the draft sign ordinance amendment. The Planning Commission will not take any form action on this item. (*Whitmore*)

### **I. COMMISSIONER’S CONSIDERATION**

1. Semi-Annual Planning Permit and Application report for January – July of 2017 [View Item](#)

### **J. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REFERRAL ITEMS**

*This section allows staff to update the Commission on proposed projects in the City of Turlock or within the unincorporated area within or surrounding the City of Turlock for which the City of Turlock is not the lead agency and has been referred the item by another agency for review and comment. These items are presented for information and the Planning Commission may be asked to take an action. Items with an action will be indicated on the agenda. Members of the public interested in the projects where Stanislaus County is the lead agency should contact the County Planning and Community Development Department at (209) 525-6330 to obtain information or provide comments.*

- 1. ACEFORWARD DRAFT ENVIRONMENTAL IMPACT REPORT SCH#2013062059:** The San Joaquin Regional Rail Commission is requesting comments on the Draft Environmental Impact Report (EIR) for the ACEforward project. ACE provides commuter and intercity rail services. The project is a phased improvement plan to increase service reliability, frequency, enhance passenger facilities, and reduce travel time along the exiting ACE service corridor from San Jose to Stockton and will extend ACE service to Manteca, Modesto, Ceres, Turlock and Merced. The Modesto to Merced segment would extend the

ACE service line within the existing Union Pacific Railroad Right-of-Way through the City of Turlock. A passenger platform with a pedestrian overcrossing to access the parking and the City of Turlock transit center is also proposed as part of the project. The Modesto to Merced segment is identified as a “longer term” improvement requiring more detailed design and CEQA analysis before moving forward. The Planning Commission will not take action on this item, but may offer comments to staff. [View Item](#)

2. **CONDITIONS OF APPROVAL AMENDMENT APPLICATION FOR USE PERMIT NO. PLN 2012-0017 – DAN AVILA & SONS (N. WASHINGTON ROAD WAREHOUSE LOCATED AT 1301 N WASHINGTON ROAD IN THE TURLOCK AREA):** The applicant is requesting amendments to several conditions of approval in the permit approved by the Stanislaus County Planning Commission on June 15, 2016, to construct a 180,000 square foot warehouse and assorted facilities for the receiving, storing, packaging, and shipping of agricultural produce on 61.7 acres. The proposed amendments would remove requirements established by the City of Turlock addressing the design of improvements on N. Washington Road and the payment of City development impact fees to mitigate transportation, fire and polices services impacts of the project. The Planning Commission will be asked to make a recommendation to City Council regarding this referral item. (*Whitmore*) [View Item](#)
- a) Planning Commission consideration of a recommendation to the City Council on the proposed amendments to County Use Permit No. PLN 2012-0017.

**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**

None

**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 95380-5456.

--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.

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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.**