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DEVELOPMENT SERVICE
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DATE: June 8, 2016

TO: Interested Parties

RE: Public Hearing for the Technical Update to the City of Turlock Municipal Code Regulations

PROJECT TITLE: Technical Update to the City of Turlock Municipal Code Regulations

PROPOSED ACTION: The Planning Commission will consider a recommendation to the City Council for technical updates and corrections to various sections of the City of Turlock Municipal Code. The Planning Commission is reviewing the proposed corrections, and will consider public input on the changes. The proposed changes are cleanup items to ensure consistency and accuracy within the Municipal Code.

The proposed Municipal Code Sections being changed are as follows:

Title 4, Chapter 16, Article 1, Section 02, Subsection (A) regarding *Cost Recovery Enforcement Authority*;

Title 5, Chapter 19, Article 1, "Title" Section regarding *Adult Entertainment*;

Title 5, Chapter 19, Article 1, Section 01 regarding *Adult Entertainment Purpose*;

Title 5, Chapter 19, Article 1, Section 02 regarding *Adult Entertainment Performer Permit*;

Title 5, Chapter 19, Article 1, Section 04, Subsection (C) regarding *Adult Entertainment Application Denial Authority*;

Title 6, Chapter 1, Article 1, Section 13, Subsections (B), (C), and (D) regarding *Exceptions – Fancy, Racing and Sporting Pigeons*;

Title 6, Chapter 5, Article 4, Section 02 regarding *Connection Fees*;

Title 7, Chapter 2, Article 2, Section 2, Subsection (A) regarding *Street Improvements and Dedications Required*;

Title 8, Chapter 4, Section 16, requiring *Fixing Questioned House and Building Numbering*;

Title 9, Chapter 1, Article 1, Section 11 regarding *Provision Rules for Interpretation*;

Title 9, Chapter 2, Article 1, Section 02, Subsection (C) regarding *Adult Entertainment Location and Site Requirements*;

Title 9, Chapter 2, Article 1, Section 02, Subsections (F) regarding *Regulations Special Provisions for Adult Businesses Permit Application*;

Title 9, Chapter 2, Article 1, Section 03, Subsection (C) regarding *Affordable Housing Density Bonus Application Procedures*;

Title 9, Chapter 2, Article 1, Section 08, Subsection (A) regarding *Exceptions to Height Limits in Any Residential District*;

Title 9, Chapter 2, Article 1, Section 25, Subsection (B) (1) regarding *Cargo Containers Permit Requirements and Exceptions for Temporary Use*;

Title 9, Chapter 2, Article 5, Section 06, Subsection (K) regarding *Sign Standards for Temporary Signs*;

Title 9, Chapter 3, Article 5, Section 06, regarding *Residential Use District Classifications*;

Title 9, Chapter 3, Article 2, Section 03, regarding *Residential District Property Development Regulations*;

Title 9, Chapter 3, Article 4, Section 03, regarding *Industrial Districts Property Development Standards*;

Title 9, Chapter 3, Article 5, Section 03 regarding *Public and Semi-Public Districts Property Development Regulations*;

Title 9, Chapter 4, Article 1, Section 07, Subsection (B) regarding *Downtown Overlay Regulations for Industrial Residential Development Standards*;

Title 9, Chapter 4, Article 1, Section 08, Subsection (B) regarding *Overlay District Regulations – Office Residential Development Standards*;
Title 9, Chapter 4, Article 2, Section 4, Subsection (C) regarding *Nondiscretionary Emergency Shelter Permit Application Standards*;
Title 9, Chapter 4, Article 2, Section 05 “Introductory Paragraph” regarding *Nondiscretionary Emergency Shelter Permit Application*;
Title 9, Chapter 5, Article 1, Section 12 regarding *Administration Permit Applications Hearings, Amendments, and Special Appeals*;
Title 9, Chapter 5, Article 3, Section 10, Subsection (D) regarding *Minor Administrative and Minor Discretionary Permits Building Review*;
Title 9, Chapter 5, Article 3, Section 15 regarding *Minor Administrative and Minor Discretionary Permit Time Limits for Development of Property and Uses*;
Title 9, Chapter 5, Article 3, Section 17 regarding *Minor Administrative and Minor Discretionary Permit Outdoor Dining Permit Required*;
Title 9, Chapter 5, Article 3, Section 18 regarding *Minor Administrative and Minor Discretionary Permit Authority to Issue Outdoor Permits*;
Title 9, Chapter 5, Article 3, Section 23, Subsection (A) regarding *Minor Administrative and Minor Discretionary Permit Alcoholic Beverage Restrictions*;
Title 9, Chapter 5, Article 4, Section 04, Subsection (A) regarding *Minor Exceptions – Findings – Special Circumstances*;
Title 9, Chapter 5, Article 7, Section 09, Subsection (B) and (C) regarding *Rezoning and Annexation Area Wide Planning Requirements Are Exempt From The California Environmental Quality Act (CEQA) Pursuant to Section 15061 (B) (3) (General Rule) of the CEQA Guidelines*;

PROPOSED ENVIRONMENTAL DETERMINATION: The proposed amendments are “Exempt” from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) [General Rule, No Environmental Impact] of the CEQA Guidelines.


PUBLIC HEARING: **Date:** Thursday, July 7, 2016 @ 6:00 pm
 Place: Turlock City Hall
 156 South Broadway
 Yosemite Room (2nd floor)
 Turlock, CA 95380-5454

Please direct any comments on the proposed action to Development Services, Planning Department, 156 S. Broadway Suite 120, Turlock, CA 95380, **no later than Wednesday, June 28, 2016**. These comments may also be faxed to (209) 668-5107, or emailed to kquintero@turlock.ca.us. If you have any questions or need any additional information, please feel free to call our office at (209) 668-5640.

Challenges in court to any of the items identified in this public notice 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.

Pursuant to California Constitution Article III, Section 6, establishing English as the official language for the State of California, notice is hereby given that all proceedings before the Turlock Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language

This notice and any applicable environmental documents are available on our website at:
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/>


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