

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, JULY 19, 2012 7:00 PM

YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

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

COMMISSIONERS ABSENT: Brem, Williams

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

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

B. APPROVAL OF MINUTES

Vice Chair Fregosi asked for corrections or a motion to approve the minutes of June 7, 2012. Motion and second (Hillberg/Bean) to approve the minutes as submitted. Motion carried unanimously with Commissioners Brem and Williams absent, and Commissioners Dias and Fregosi abstaining.

C. ANNOUNCEMENTS

Debbie Whitmore noted that the public comment period for the General Plan Update Draft Environmental Impact Report will close on July 20th at 5:00 PM.

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:

1. GENERAL PLAN AMENDMENT 2012-01, REZONE 2012-01, MINOR DISCRETIONARY PERMIT 2012-09 (O'REILLY AUTO PARTS) To Amend the General Plan designation from Office (O) to Community Commercial (CC) and Rezone the properties at 1144 and 1164 Geer Road, more

accurately described as Stanislaus County Assessor's Parcel Numbers 042-022-084 & 085, from Commercial Office (CO) to Community Commercial (CC) to allow for the development of a 6,827 square foot retail auto parts business. On-site paving, landscaping and parking will be constructed.

Katie Melson presented the staff report and said the site plan and elevations comply with the City's design guidelines. Staff is recommending approval.

Mark Bergquist, representing O'Reilly Auto parts, advised that they agree with the conditions of approval as outlined in the staff report.

PUBLIC HEARING:

Vice Chair Fregosi opened the public hearing. No one spoke. Vice Chair Fregosi closed the public hearing.

Commissioner Hackler said he favored the architectural design of the building.

Vice Chair Fregosi noted that this is good infill development.

Commissioner Dias asked what would separate this development from the adjacent property.

Katie Melson advised that there would be landscaping between the existing and new building, and a brick wall will separate the restaurant site from the O'Reilly's parking lot.

MOTION: Commissioner Salcedo moved, Commissioner Hackler seconded, that the Planning Commission adopt a Mitigated Negative Declaration of Environmental Effect, having determined that the City of Turlock, as lead agency for the proposed project, has prepared an Initial Study to make the findings contained in Draft Planning Commission Resolutions 2012-07 and 2012-08 and 12-09.

MOTION: Commissioner Salcedo moved, Commissioner Hackler seconded, that the Planning Commission recommend the City Council adopt General Plan Amendment 2012-01 and approve Rezone 2012-01 and Minor Discretionary Permit 2012-09, having determined that the appropriate findings can be made, subject to the conditions contained in Draft Planning Commission Resolutions 2012-07, 2012-08 and 2012-09.

- H. **OTHER MATTERS** - None
- I. **COMMISSIONER'S CONSIDERATION** - None
- J. **STANISLAUS COUNTY PLANNING REFERRAL ITEMS** - None
- K. **COMMISSIONER'S COMMENTS**

Commissioner Dias commented about a tire shop on West Main Street that utilizes a tractor-trailer for storage.

The Commissioners asked about the status of the Avena Bella project, the Mi Pueblo project, the West Main event center project, the "Mervyn's Building" project, the Ten Pin Fun Center project, the Valley Oak Senior project, and the "Jura's" building. Debbie responded to their comments.

L. STAFF UPDATES

Debbie Whitmore updated the Commission on the Joseph Minicozzi presentation about the benefits of downtown development.

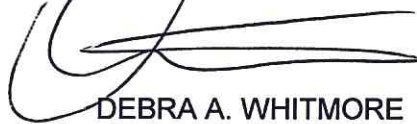
Debbie noted that the August meeting will be a presentation on County Islands that currently are located within the City limits.

M. ADJOURNMENT: Having no further business Vice Chair Fregosi adjourned the meeting at 7:31 p.m.

Respectfully Submitted,



SORAYA FREGOSI
Vice Chair



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