

## MINUTES

TURLOCK CITY PLANNING COMMISSION  
THURSDAY, FEBRUARY 7, 2013  
7:00 PM

YOSEMITE COMMUNITY ROOM  
TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi, Dias  
**ALTERNATE COMMISSIONERS PRESENT:** Pedroza  
**COMMISSIONERS ABSENT:** Williams  
**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Katie Melson, Associate Planner; Adrienne Werner, Planning Technician; Dorinda Soiseth, Staff Services Technician

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- A. CALL TO ORDER** The meeting was called to order at 7:00 p.m.
- City Clerk Kellie Weaver administered the Oath of Office to Re-Appointed Planning Commissioners Jeanine Bean and Soraya Fregosi.
- B. APPROVAL OF MINUTES**
- Chairman Brem asked for corrections or a motion to approve the minutes of the December 6, 2012 Planning Commission meeting. Motion and second (Hackler/Hillberg) to approve the minutes as submitted. Carried unanimously.
- C. ANNOUNCEMENTS** (*Debbie Whitmore*)
1. Green sheet for Item G.1 – Prime Shine Car Wash– a letter in support of the project.
  2. Staff has provided two articles from the League of California Cities about making roadways safer.
- 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. **AMENDMENT TO PLANNED DEVELOPMENT 267, MINOR DISCRETIONARY PERMIT 2012-21 (PRIME SHINE CAR WASH)**

Katie Melson presented the staff report and said the request is to amend the phasing of Planned Development 267 (PD 267) to allow construction of a Prime Shine car wash to occur on one pad site prior to the construction of the Ten Pin Entertainment Center as was previously required. The proposed project is located at 980 W. Monte Vista Ave, Assessor's Parcel No. 071-073-008. Katie provided a history of actions taken on this property and the current phasing in place for this planned development. She noted that this amendment will eliminate the phasing of the planned development, and explained how the planned development would be effectuated by the construction of the car wash. She reported that the Minor Discretionary Permit is contingent upon the approval of this PD amendment.

Bob DeGrasse, of L Street Architects, said he was representing both the property owner and the Ten Pin Entertainment Center. He reported that the car wash project is ready to go; the colors and materials will match the adjacent Rite Aid building; and will include state-of-the-art equipment and increased vacuum stations. He asked for the Commission's approval of this request.

Commissioner Dias asked about vehicle stacking and how westbound traffic on Monte Vista would enter the car wash. Bob DeGrasse said that the queue distance is 30 cars. Mike Pitcock said westbound traffic would make a U-turn at the protected left-turn arrow at Crowell Road, then head back on Monte Vista.

Commissioner Pedroza asked about water discharge. Mr. DeGrasse advised that the water is recycled and cleaned, then re-used. Mike Pitcock noted that any wastewater would go to the sewer system.

Commissioner Salcedo asked how the drive aisle would be impacted when the entire site is built out. Mr. DeGrasse responded with information on how the traffic would circulate.

Commissioner Hackler asked about the noise impact to adjacent properties. Mr. DeGrasse said that studies show the car wash noise is comparable to the current traffic on Monte Vista, and that the site has been designed with noise mitigation in mind.

Evan Porges, owner of the Prime Shine car wash, said their existing Turlock store is their best performing location so it is time to expand.

Jerry Powell, representing Ten Pin, spoke in favor of amending the phasing schedule of this planned development to allow development to occur, as the lot has been vacant for a number of years.

Commissioner Fregosi asked about the status of the financing for the Ten Pin project. Mr. Powell responded that financing has been a challenge, but they continue to work to secure financing for the Ten Pin project.

**PUBLIC HEARING:**

Chairman Brem opened the public hearing. Bob Endsley spoke in favor of this project. Chairman Brem closed the public hearing.

Commissioner Fregosi said that the phasing for this property was established to ensure that the Ten Pin Entertainment Center would be built, and expressed concern that by amending the phasing schedule the planned development would expire as the Ten Pin project has not yet been built. Debbie Whitmore noted that this planned development would have expired in 10 years, but the development of the Prime Shine Car Wash would effectuate PD267 so it would not expire, effectively locking in the recreational aspect of the Planned Development unless specific action is taken by the Planning Commission to change it.

Commissioner Dias asked if this amendment could be conditioned for a specific project and expressed concern that if the car wash did not get built the phasing would still be eliminated if this request was approved. He is in favor of the PD267 amendment if the Prime Shine Car Wash is built. If it is not built within a specified time frame, he would like to see the planned development phasing reinstated.

The Commission discussed that this would be a staff level permit if not for the Planned Development zoning; the parcels are currently zoned commercial and can be developed accordingly; the financial market has changed; and that this lot has been vacant for a number of years and needs to be developed.

**MOTION:** Commissioner Dias moved, Commissioner Bean seconded, that the Planning Commission approve the amendment to Planned Development 267 and Minor Discretionary Permit 2012-21, except that Condition #22 shall not be removed unless the Prime Shine Car Wash building is under construction within 12 months, 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 Resolutions 2013-01 and 2013-02 .

<b>AYES:</b>	Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi and Dias
<b>NOES:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Williams
<b>NOT PARTICIPATING:</b>	None
<b>NON-VOTING:</b>	Pedroza

#### H. **OTHER MATTERS**

##### 1. **WORKSHOP ON POTENTIAL AMENDMENTS TO TITLE 9 OF THE TURLOCK MUNICIPAL CODE (ZONING ORDINANCE) TO ADDRESS DESIGN AND DEVELOPMENT STANDARDS FOR ELECTRIFIED FENCES**

Debbie Whitmore provided a Power Point presentation on the current City standards for electrified fences, including regulations from other jurisdictions.

The consensus of the Commission was to include the following conditions in the electrified fence standards:

- An indemnification agreement that would protect the City.
- Restrict the placement of electrified fences near residential areas.
- Require a minimum separation between a perimeter fence and an electrified fence.
- Require warning signs that are large enough to be noticed, and spaced close together.
- Restrict the number of hours in a day that a fence could be electrified.

**Recess:** There was motion and second to adjourn the regular meeting at 8:15 PM for a 5 minute recess.

The Planning Commission called the Special Meeting to order at 8:23 PM

The Planning Commission re-convened to the Regular Meeting at 9:10PM

**I. COMMISSIONER'S CONSIDERATION**

**1. ELECTION OF OFFICERS**

**MOTION:** Commissioner Hillberg moved, Commissioner Bean seconded, that Commissioner Brem be elected to serve as Chair and Soraya Fregosi be elected as Vice Chair. Motion carried unanimously.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

- 1. USE PERMIT APPLICATION PLN 2012-0034 – TAYLOR VET EMERGENCY HOSPITAL –** Debbie provided information on the request to expand an existing veterinary operation and noted that the City has provided comments to the County.
- 2. STANISLAUS COUNTY AGRICULTURAL ELEMENT UPDATE -** Debbie reported on the proposed policy changes to this plan and noted that the County is looking for community feedback.

**K. COMMISSIONER'S COMMENTS**

Commissioner Dias commented on a "palm tree" cell tower located on Highway 99.

**L. STAFF UPDATES (Debbie Whitmore)**


- 1. Farmland Mini-Conference: Retaining Farmland as a Viable Economic Engine –** Debbie provided an overview of this recent workshop.
- 2. "A Home for Everyone" – San Joaquin Valley Housing Preferences and Opportunities to 2050:** this document was included in the agenda packet.
- 3. Development Services Facebook page:** is now available.

**M. ADJOURNMENT** Having no further business Chairman Brem adjourned the meeting at 9:23 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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SPECIAL MEETING MINUTES**

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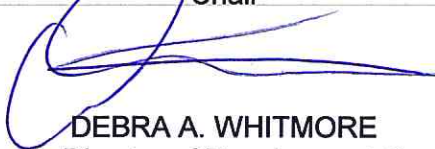
- A. CALL TO ORDER** The meeting was called to order at 8:23 p.m.
- B. PUBLIC PARTICIPATION** – None.
- C. DECLARATIONS OF CONFLICTS OF INTEREST OR DISQUALIFICATIONS** – None.
- D. VALLEY VISION STANISLAUS WORKSHOP** – Carlos Yamzon, the Executive Director of StanCOG, provided an overview of the Valley Vision program.
- Kendall Flint, of Flint Strategies, outlined the roll of Valley Vision Stanislaus, and presented information on transportation, land use and policy priorities to help establish the vision for this plan. Included in the discussion was a power point presentation mixed-in with comments by the Commission and the audience, who responded anonymously to questions through the presentation using hand-held clickers.
- M. ADJOURNMENT:** Having no further business Chairman Brem asked for a motion to adjourn the special meeting at 9:03 p.m.

Respectfully Submitted,



MIKE BREM  
Chair

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

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