

A. 1. **CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Jeanine Bean, Nick Hackler, Geoff Powers, Soraya Fregosi, and Chairman Victor Pedroza

ABSENT: Elvis Dias and Eric Gonsalves

2. **SALUTE TO THE FLAG**

B. **APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission meeting of February 4, 2016.

**Motion** by Commissioner Hackler, seconded by Commissioner Fregosi, to accept the minutes as submitted. Motion carried unanimously.

C. **ANNOUNCEMENTS**

Deputy Director of Development Services/Planning Manager Debbie Whitmore informed The Commissioners of the green sheeted handouts they had received.

D. 1. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

2. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Commissioner Soraya Fregosi declared a conflict of interest for Item G.1 CUP 2016-03 – Turlock Unified School District's Child Nutrition Education Center. Chairman Pedroza recognized this and advised her to step down before discussion of this item.

E. **PUBLIC PARTICIPATION**

NONE

F. **CONSENT CALENDAR**

NONE

G. **PUBLIC HEARINGS**

**CONSENT ITEMS:**

NONE

**NONCONSENT ITEMS:**

*To avoid conflict of interest, Commissioner Fregosi left the room.*

**1. CONDITIONAL USE PERMIT 2016-03 – TURLOCK UNIFIED SCHOOL DISTRICT'S CHILD NUTRITION EDUCATION CENTER (1901 AUTO MALL DRIVE):**

Debbie Whitmore explained that the applicant is requesting approval to remodel an existing approximately 15,963 square foot building to house the District's catering operations on an approximately 2.74 acre property. The building was formerly used as an automobile dealership. The facility will include a central kitchen, demonstration kitchen, offices, warehouse and public meeting facilities. The catering operations will accommodate small meetings for District trainings as well as public events, civic club meetings and other special events. The goal is to prepare and distribute freshly prepared meals using local products to all students within the Turlock Unified School District. Fruits and vegetable will be packaged and delivered using state-of-the art packing equipment. New and varied menus will be presented to various groups to demonstrate the latest healthy menus and foods available. The site will also be used for student and staff education while incorporating products grown at school gardens into school district meals and student education.

**Public Comment:**

Scott Soiseth stated they would be using this location for ROP classes for staff and student education. He stated he hopes to be open by January 2017.

**Motion** by Commissioner Hackler, seconded by Commissioner Bean, to approve Resolution 2016-10 (Conditional Use Permit 2016-03 – Turlock Unified School District's Child Nutrition Education Center). Motion was carried unanimously.

**2. AMENDMENT TO CONDITIONAL USE PERMIT 2000-16 – (1400 EAST AVE, TURLOCK CENTRAL CONGREGATION OF JEHOVAH'S WITNESS)** the applicant is requesting an amendment to an approved Conditional Use Permit to revise the original phasing schedule and to change the design of one of the worship hall buildings. The original Conditional Use Permit divided the project into three phases. The first phase, consisting of the construction of one 4,280 square foot worship hall and all on-site improvements such as landscaping, paving and parking has been completed. Phase II and III authorized the construction of an additional 4,280 square foot worship hall and a 1,352 square foot caretaker's residence. The revised phasing plan will grant a five year extension for the construction schedule.

The applicant is requesting a different architectural design and layout for the originally approved 4,280 square foot worship hall, including a slightly larger square footage of 4,374, than what was approved in the original CUP. The use of the second worship hall has not changed from the original approval which authorized a worship center, office space and classrooms. No changes are proposed to the design or layout of the 1,352 square foot caretaker's residence.

Adrienne Werner explained that the Design Guidelines would require the new building to blend with the existing neighborhood. She stated the signs do not meet the current sign resolution and the building does not meet existing design requirements listed on the CUP. Therefore, staff is not recommending approval of this project.

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**Public Comment:**

John Lallo thanked Ms. Werner and Ms. Whitmore for their time and explained the design of the building and its use. He felt the design is consistent to the neighborhood and is asking for a flat roof for safety concerns. The churches corporate headquarters are building this exact design everywhere to maintain conformity of the church. Mr. Lallo presented information on the number of buildings in the area with flat roofs and noted that the surrounding area has a mix of architectural styles.

The Commissioners discussed the building design with Mr. Lallo and expressed concern that the building does not complement the majority of the residential buildings in the neighborhood. Mr. Lallo requested a continuance on the item to the next Planning Commission regular meeting to give him an opportunity to work with staff on the design of the building.

**Motion** by Commissioner Fregosi, seconded by Commissioner Bean, for continuance on Amendment to Conditional Use Permit 2000-16 to the next meeting of April 7, 2016.

*Recess: Chairman Pedrosa called a 5 minute recess to clear the room at 6:49 p.m.  
Reconvened at 6:53 p.m.*

3. **MINOR DISCRETIONARY PERMIT 2016-01 (DAVID YOUNG – YOUNG VETERINARY RESEARCH SERVICES) – 3000 SPENGLER WAY:** The applicant is proposing to construct a 21,775 square feet research facility which includes 4,191 square feet of office area and 17,584 square feet of animal handling/storage. The veterinary research service works with the animal health industry to develop new veterinary drugs. All animals are housed indoors in an insulated and conditioned environment to minimize and contain odors and noise. Approximately 250 dogs will be housed in 4'x8' runs and 110 cats will be housed in steel cages. On-site improvements including parking, paving, and landscaping will be installed as part of the project. The facility will operate with a maximum of 16 employees from 7:00 AM to 4:00 PM, seven days a week.

Adrienne Werner presented the staff report to the Commission. She explained that a Minor Discretionary Permit is usually reviewed at staff level unless it is requested to be elevated to go to the Planning Commissions' level.

**Public Comment:**

David Young spoke and explained that the type of research of new products tested is required by the F.D.A. for animal health. The source animals used are selected from U.S.D.A. Class A breeders and some in house breeding. Disposal is done at the Turlock pet mortuary. Surprise inspections are done by U.S.D.A. and/or local animal control.

Tracy Granger spoke on the matter and expressed her concern about the treatment of the animals and that this facility is for profit only, lacking procedures and limits allowed in this facility.

Rose Stillo commented on the welfare of the cats and dogs in facility. She questioned whether the project met the definition of a kennel; therefore, requiring that the facility be located 150 feet from the public right-of-way. She requested further information on how the inspections of the facility would be conducted by the City and how frequently they

would occur. She was concerned that, because this was the first kennel in the City, the City had not developed procedures for conducting these types of inspections.

Dr. Carol Van Hoogmoed stated she understood people have issues with animal research and thanked David Young for his work and providing a safe environment for the animals.

Charles Crivelli owns the property adjacent from facility now and stated the only issue they have had was invoked by animal rights activists. He supported the project.

The Commissioner discussed the welfare of the animals and that the focus of this project meets the land use criteria.

**Motion** by Commissioner Hackler, Seconded by Commissioner Bean, to approve Resolution 2016-08 (Minor Discretionary Permit 2016-01 – Young Veterinary Research Services). Motion was carried 4-1.

Debbie Whitmore stated the project can be appealed to the City Council within 10 days from this meeting date.

- 4. GENERAL PLAN AMENDMENT 2016-02 (REVISED 2014-2023 HOUSING ELEMENT and SB 244 DISADVANTAGED COMMUNITIES):** Debbie Whitmore explained that the City of Turlock is proposing to revise its 2014-2023 Housing Element in response to comments received by the State Housing and Community Development Department. The City is also proposing to amend its General Plan to identify the presence of island, fringe, or legacy, and disadvantaged unincorporated communities (DUCs) located within its sphere of influence in accordance with SB 244 (Wolk) enrolled on February 10, 2011. The bill requires that the City identify the public service deficiencies and update the information, goals and program of action related to these communities.

Ms. Whitmore stated the changes requested had been made and the document would go to City Council on April 12, 2016' if approved tonight.

Katie Quintero spoke about SB244 and how we have addressed these disadvantaged communities in the City. She stated there were 8 county islands and 3 fringe communities. Ms. Quintero also highlighted on what finance options are available.

**Public Comment:**

Milt Trieweler spoke stating the Commission could not make the determination that Housing element is exempt from CEQA. He gave out a handout with explanation of CEQA.

**Motion** by Commissioner Hackler, Seconded by Commissioner Bean, to approve Resolution 2016-09 (General Plan Amendment 2016-02 (Revised 2014-2023 Housing Element and SB 244 Disadvantaged Communities), recommending approval to the City Council. Motion was carried unanimously.

**H. OTHER MATTERS**

NONE

**I. COMMISSIONERS CONSIDERATION**

NONE

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

NONE

**K. COMMISSIONERS COMMENTS**

Commissioners Fregosi and Bean attended the Commissioners Workshop and found it to be an excellent class.

Commissioner Pedroza inquired about the when the next Library meeting was, no date has been set.

Mike Pitcock stated they are going to put a light at Olive and Wayside and also at East Ave and Daubenberger due a safety study.

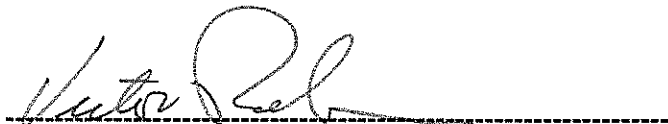
**L. STAFF UPDATES:**

Debbie Whitmore updated the Commissioners on the Mayors' Million Acts of Kindness initiative.

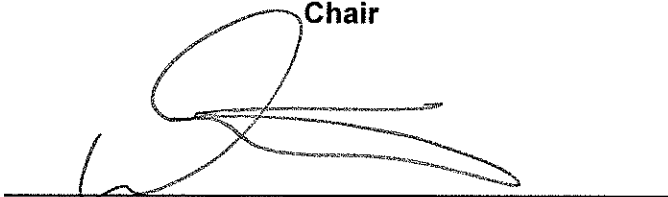
**M. ADJOURNMENT**

Motion by Chairman Pedroza to adjourn meeting @ 8:36 p.m.

**RESPECTFULLY SUBMITTED**



**Victor Pedroza  
Chair**



**Debra A. Whitmore  
Deputy Director of Development Services**