

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

PRESENT: Commissioners Jeanine Bean, Nick Hackler, Soraya Fregosi, Elvis Dias, and Chairman Victor Pedroza

ABSENT: Commissioner Eric Gonsalves

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of August 4, 2016. Motion by Commissioner Fregosi, seconded by Commissioner Bean, to accept the minutes as submitted. Motion carried unanimously with Commissioner Gonsalves absent.

C. ANNOUNCEMENTS

None

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:
None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

- **G.1-CONDITIONAL USE PERMIT 2016-08 (CUP 2016-08) – COMMERCIAL ARCHITECTURE (1350 W. MAIN STREET – GET AIR TRAMPOLINE PARK)**

E. PUBLIC PARTICIPATION:

Milt Trieweiler recognized Chief Fire Marshal Mark Gomez for taking care of the signs on West Main so quickly.

F. CONSENT CALENDAR:

None

G. PUBLIC HEARINGS:

***CONSENT ITEMS**

None

NONCONSENT ITEMS:

- 1) **CONDITIONAL USE PERMIT 2016-08 (CUP 2016-08) – COMMERCIAL ARCHITECTURE (1350 W. MAIN STREET – GET AIR TRAMPOLINE PARK (Werner)):** Associate Planner Adrienne Werner stated Get Air Trampoline Park will be located across from the cemetery, in between Planet Fitness and Adrian's Beauty College at 1350 West Main. It is an existing location so the main concern is the parking requirement. This business has the potential to generate use of 245 spaces based on their size using the default parking ratio in the Turlock Municipal Code; however, the Turlock Municipal Code allows for the use of more specific parking studies to evaluate parking demand. The applicant conducted a survey of parking during peak hours in the shopping center on two weekdays and Saturday over an eight-hour period. The parking

survey data showed the parking demand never exceeded 40% of the 426 available parking spaces. A worst case analysis showing maximum usage at peak hours of operation was shown and staff determined that sufficient parking spaces are available to support this business. Staff recommended approval.

Public Hearing:

None

MOTION: Commissioner Fregosi, seconded by Commissioner Bean, to determine that Conditional Use Permit 2016-08-Commercial Architecture is "Exempt" from CEQA pursuant to Section §15301 (Existing Facilities) of the CEQA Guidelines and to approve the Conditional Use Permit 2016-08 – Commercial Architecture – Get Air Trampoline Park. Motion carried unanimously with Commissioner Gonzales absent.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS:

Commissioner Fregosi received a letter on the sidewalk and tree ordinance update that stated the homeowners are responsible for their sidewalks. She noticed in newer neighborhoods the sidewalks are coming up. She asked what developers are doing different to keep this from happening. City Engineer Mike Pitcock stated the parks department test the soil before approval of the trees. The trees are planted a minimum of 10 feet from the sidewalk and a root barrier is installed. Sycamore and Chinese Pastiche are known to cause problems.

L. STAFF UPDATES:

- 1) **DOWNTOWN PARKING MANAGEMENT PLAN UPDATE:** Senior Planner Katie Quintero advised Commission that the Downtown Parking Plan was adopted by the City Council and is now being implemented internally. Commissioner Fregosi asked if better signage is one of the items being implemented. Ms. Quintero stated yes.
- 2) **NEIGHBORHOOD PRESERVATION UPDATE:** Fire Marshal Mark Gomez gave an update on the number of complaints receive from July 2015 to July 2016. Although some numbers are down, there is still a big hill to climb. Signs are a large problem but they are currently only removing the ones in the public right of way, poles, and trees. Mr. Gomez reported there are many unfounded complaints that the City must investigate but where no violation is found. Staff does address all complaints that are received. Ms. Whitmore stated that code enforcement takes a lot of time but helps to improve the community as a whole.

Mr. Gomez is also the designated noise control officer for the City. The noise complaints from the new student housing have stopped since the 2nd time he visited the site. Ms. Whitmore updated the Commission on the noise and other complaints from residents

next to Brandel Manor. Staff has been working on this issue for about five years. In the last eight months, the firm operating Brandel Manor has been working very hard to resolve the issues and have even agree to construct a 10-foot wall to help reduce noise from the facility. She complimented Adrienne Werner and Mark Gomez on all the hard work they have done on this issue. Mr. Gomez stated the City staff work together to make things happen.

Associate Planner Adrienne Werner updated the Commissioners on Wholesale Tire and Wheel at 1030 W. Main St. They used a container to store tires and were changing tires outside their building. She contacted the property owner and business owner, and issued a minor discretionary permit to expand the building. The permit has expired, but the owner removed the container, cleaned up the site and is now doing all the tire changing off site.

M. **ADJOURNMENT:** Chairman Pedroza motioned to end the meeting at 6:36 p.m.

MOTION: Motion by Commissioner Hackler seconded by Commissioner Fregosi.