

A. CALL TO ORDER – Chairman Pedroza called the meeting to order at 6:01 p.m.

PRESENT: Commissioners Nick Hackler, Elvis Dias, Geoff Powers, Constance Anderson, Jim Reape, Kristin Bettencourt, and Chairman Victor Pedroza

ABSENT: None

Commissioner Hackler was seated at the dais at 6:04 p.m.

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of March 2, 2017.

Motion by Commissioner Reape seconded by Commissioner Powers to accept the minutes as submitted. Motion carried unanimously with Commissioner Hackler abstaining.

C. ANNOUNCEMENTS

1. Commissioner Pedroza reminded the Commissioners to send in their Statement of Economic Interest - Form 700 if they have not already.

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.

- **G.1 VESTING TENTATIVE SUBDIVISION MAP 2013-01 TIME EXTENSION-(VTSM 2013-01 TIME EXT) FLORSHEIM LAND COMPANY**
- **G.2 CONDITIONAL USE PERMIT NO. 2017-01 (Commercial Architecture – Mirage Banquet Hall)**

E. PUBLIC PARTICIPATION:

Glenda Hoxie addressed the Commission regarding traffic around Julien Elementary School during after school activities. She expressed concern about the cars parking and blocking driveways and with the cars speeding through the area.

Commissioner Pedroza asked if she had contacted the school district with her concerns.

Ms. Hoxie answered that she had not contacted the school district with her concerns.

City Engineer Mike Pitcock stated that staff has worked with the sports leagues to address the parking issues.

Commissioner Pedroza explained that the Commission cannot take action on this item at this time but can agendaize the issue for a future meeting.

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

1. **VESTING TENTATIVE SUBDIVISION MAP 2013-01 TIME EXTENSION-(VTSM 2013-01 TIME EXT)-FLORSHEIM HOMES –MONTE VERDE:** To allow for a three-year time extension for a previously approved subdivision map. The previously approved project authorized the subdivision of approximately 17.674 acres into 107 single-family residential lots ranging in size from 4,500 to 12,170 square feet. The property affected by this project is 2531 West Tuolumne Road Stanislaus County APN: 088-026-001.

Public Hearing:

None

Motion: Motion by Commissioner Pedroza, seconded by Commissioner Hackler that the Time Extension for VTSM 13-01 (Monte Verde) is "Categorically Exempt" from the provisions of CEQA and approve the Time Extension for VTSM 13-01. Motion carried unanimously.

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

2. **CONDITIONAL USE PERMIT 2017-01 (COMMERCIAL ARCHITECTURE – MIRAGE BANQUET HALL):** The applicant is requesting approval to construct an approximately 43,515 square foot banquet hall/event center and future 7,000 square foot restaurant on two parcels totaling 8.705 acres. The banquet hall/event center specializes in full-service catering and event planning. The typical events scheduled are weddings & receptions, corporate events, conventions, birthday parties, proms, quinceañeras, and other similar events. During scheduled events, the Mirage Banquet Hall will be able to accommodate between 500-1,000 guests.

Associate Planner, Adrienne Werner presented the staff report She provided background history regarding the properties explaining that in 2007 a General Plan Amendment and Rezone were approved to rezone the property from Industrial to Community Commercial to accommodate the development of a commercial shopping center. Due to a down turn in the market, the commercial shopping center was never developed and the Planning permit (MDP 08-32) has since expired.

Ms. Werner stated that during the review of the project, on-site parking was a concern. The Turlock Municipal Code (TMC) parking ratio for assembly uses, such as the banquet hall, would require 513 on-site parking spaces. The applicant is providing 527 on-site parking spaces to support the banquet hall and future restaurant. Ms. Werner provided parking ratio information from other cities which showed the 513 parking spaces required by the TMC is in-line with assembly uses in other cities.

Staff also evaluated potential traffic impacts related to the project. Ms. Werner explained a banquet/hall is not a land use specifically identified in the TMC or in the Institute of Transportation Engineers (ITE) trip generation. She explained that the land use that most closely compares to how the banquet hall/event center will operate is a church. Based on the analysis it is anticipated that the banquet hall/event center will generate less vehicle trips than the previously approved shopping center. Ms. Werner also noted that the anticipated number of vehicle trips generated by the banquet hall are consistent with the number of trips anticipated in the General Plan for the area.

Stacey Wellnitz, representing the developer, thanked staff for working with them on the parking issues and made herself available to the Commission to answer questions.

Commissioner Pedroza inquired about the timeline for the project.

Ms. Wellnitz answered that it would depend on the timing for getting the construction permits.

Mike Beckwith, the contractor for the project, answered that it would take 8-9 months to finish the steel building with the owner hoping to be done by Christmas but he didn't think that would be possible.

Public Hearing:

Chairman Pedroza opened the public hearing.

Robert Puffer inquired about the future gas station proposed to be constructed at the corner of S. Kilroy Road and W. Main Street. Mr. Puffer expressed concern that the number of parking spaces for the banquet hall would not be enough to also support the gas station.

Mike Pitcock explained that the future gas station is a separate property and project.

Hearing no further comment, Chairman Pedroza closed the public hearing.

Motion: Motion by Commissioner Powers, seconded by Commissioner Reape adopting the Mitigated Negative Declaration of Environmental Effect, declaring that the project will not have a significant effect on the environment, incorporating the mitigation measures identified in the Initial Study, and adopting the Mitigation Monitoring Program prepared for this project. Motion carried unanimously.

Motion: Motion by Commissioner Powers, seconded by Commissioner Bettencourt to approve Conditional Use Permit 2017-01 (Commercial Architecture – Mirage Banquet Hall). Motion carried unanimously.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Pedroza asked about the Assisted Living project on Colorado and East Main.

Senior Planner Katie Quintero stated they have contacted the Planning Department and will be applying for a time extension.

Commissioner Hackler asked if staff had received any input from the school district regarding the Osborn School area. He noted that people park in the Grocery Outlet parking lot and walk across W. Main and over the median to get to the school.

Mike Pitcock updated the Commissioners regarding upcoming street improvements on W. Main from Lander to Walnut. He stated they hope these improvements will alleviate some of these problems.

Commissioner Bettencourt stated that if the school is contacted about the problem they will send staff out to ensure pedestrian safety.

Commissioner Dias asked if there were improvements scheduled for the intersection at Golden State and Fulkerth Road.

Mike Pitcock answered that the construction project for improvements at Golden State and Fulkerth has been awarded. The project is anticipated to begin June/July 2017 but and the intersection will be closed during construction but will reopen briefly during the fair.

L. STAFF UPDATES

None

M. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Hackler to adjourn the meeting at 6:48 p.m.

RESPECTFULLY SUBMITTED

Victor Pedroza
Commission Chair

Katie Quintero
Senior Planner and Acting Planning Manager