

Thursday, January 18, 2018
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

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

PRESENT: Commissioners Elvis Dias, Geoff Powers, Constance Anderson, Jim Reape, and Kristin Bettencourt

ABSENT: None

APPOINTMENT OF CHAIRPERSON PRO TEM

Motion by Commissioner Reape seconded by Commissioner Bettencourt to appoint Commissioner Dias as the Chairperson Pro Tem for this meeting. Motion carried unanimously.

B. APPROVAL OF MINUTES

1. Accepting minutes of Planning Commission meeting of December 7, 2017.

Motion by Commissioner Reape seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried unanimously.

C. ANNOUNCEMENTS

Senior Planner Katie Quintero noted greensheets for item G1 CUP 2017-03 Turlock Corners and item I1 Adoption of the 2018 Planning Commission Calendar to be addressed later in the agenda.

Green Sheet for Parcel Map 2017-02 for information purposes only.

E. PUBLIC PARTICIPATION

Chairperson Pro Tem Dias opened the floor for public participation. No one spoke. Chairperson Pro Tem Dias closed the floor for public participation.

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

1. 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 CONDITIONAL USE PERMIT 2017-03 (TURLOCK CORNERS LLC-MASTER SIGN PROGRAM)**

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

1. CONDITIONAL USE PERMIT 2017-03 TURLOCK CORNERS LLC-MASTER SIGN PROGRAM:

Assistant Planner Scott Quyle stated the applicant is requesting approval for a Master Sign Program for the new Turlock Corners Retail Plaza located at 2530 W. Tuolumne Road (Stanislaus County APN 088-010-053). The Master Sign Program includes tenant wall signs, pad tenant monument signs, and multi-tenant plaza signs.

MDP 2017-23 was previously approved for the development of a Commercial Plaza on November 27, 2017. Engineering processed a parcel map to divide the property into 4 lots. A master sign program is required for any lot that has 2 or more signs. Due to the application date, the sign program was not subject to the newly adopted sign ordinance and was modeled after the Monte Vista Crossing sign program.

Regulation originally prohibited installation of illuminated wall signs on any building adjacent to West Tuolumne Road and Pinto Way. Green Sheet #2a amends resolution to allow illuminated signs on W Tuolumne Road but not on Pinto Way.

Chairperson Pro Tem Dias asked if applicant requested change #2a. Scott Quyle stated yes.

Commissioner Anderson asked how many retail tenants will be in the plaza and if it changes what is on the signs? Senior Planner Katie Quintero explained the plaza could have one tenant or several depending on the rental of the buildings. The signs would coincide with those tenants.

Applicant, Scott Wishwain of Turlock Corners LLC was there to answer any questions. He agreed with the staffs changes and thanked them for their hard work.

Public Hearing: Chairperson Pro Tem Dias opened the public hearing

Milt Trieweller asked about zoning for this property as community commercial/medium density residential. He asked with this zoning what could be built other than retail.

Senior Planner Katie Quintero explained this property was part of NWTSP adopted in 2017. The zoning is a dual designation not a split designation and with medium density they could build apartments.

Chairperson Pro Tem Dias closed the public hearing

Motion: Motion by Commissioner Anderson, seconded by Commissioner Powers that Conditional Use Permit 2017-03 (Turlock Corners LLC-Master Sign Program) is Categorically Exempt from CEQA pursuant to Section §15311(a) [Accessory Structures - On-Premise Signs] of the CEQA Guidelines and approve Conditional Use Permit 2017-03 (Turlock Corner LLC-Master Sign Program). Motion carried unanimously.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

1. Adoption of 2018 Planning Commission meeting calendar. Senior Planner, Katie Quintero stated this was brought to the last meeting but no motion was made. Green sheet handout for the calendar proposed the September 6 be cancelled and rescheduled to the special meeting date of September 20th.

Commissioner Anderson asked if it would free the September 6th date on their calendar. Katie Quintero stated yes.

Motion: Motion by Commissioner Powers seconded by Commissioner Bettencourt approving of 2018 Planning Commission meeting calendar. Motion carried unanimously.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Bettencourt stated the speed limit sign on Monte Vista Ave between Quincy Ave and Johnson Road is not working.

Michael Puffer stated the left turn light on Geer Road and Minnesota Ave is faded.

Chairperson Pro Tem Dias thanked City Councilman Gil for attending the meeting.

L. STAFF UPDATES

Senior Planner Katie Quintero stated the February 1st Planning Commission meeting will be canceled, there are no items to discuss. The next meeting will be March 1st. Next yearly Planning Commissioners meeting will be in Modesto.

Commissioner Reape asked what workshops are being proposed for the New Year. Katie Quintero stated they will be looking at RV parking.

M. ADJOURNMENT

Chairperson Pro Tem Dias asked for a motion to adjourn the meeting at 6:26 p.m. Motion by Commissioner Powers, seconded by Commissioner Reape. Meeting was adjourned.

RESPECTFULLY SUBMITTED

Elvis Dias
Chairman Pro Tem

Katie Quintero
Senior Planner