

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, Nick Hackler, and Matthew Davis

ABSENT: Commissioner Kristin Bettencourt

2. OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONERS (City Clerk

City Clerk, Jennifer Land, swore in the newly appointed Planning Commissioners Nick Hackler and Matt Davis. The new commissioners were seated at the dais.

3. ELECTION OF OFFICERS:

Motion: Commissioner Reape motioned, seconded by Commissioner Anderson to elect Commissioner Dias as Chair for 2018. Motion carried unanimously with Commissioner Bettencourt absent.

Motion: Commissioner Reape motioned, seconded by Commissioner Anderson to elect Commissioner Powers as Vice Chair for 2018. Motion carried unanimously with Commissioner Bettencourt absent.

B. APPROVAL OF MINUTES

1. Accepting minutes of Planning Commission meeting of January 18, 2018.

Motion: Commissioner Anderson motioned, seconded by Commissioner Reape to accept the minutes as submitted. Motion carried unanimously with Commissioner Bettencourt absent and Commissioners Hackler and Davis abstaining.

C. ANNOUNCEMENTS

Principal Planner Katie Quintero announced the annual Planning Commissioners Workshop will be on April 14th in Modesto. More information will be provided to the Commissioners closer to the workshop date. Advised the Commissioners were to return their Form 700 to the City Clerk by April 2, 2018.

Principal Planner Quintero noted the handouts, three parcel maps minutes for public hearings held given to the Planning Commission for information purposes only and a green sheet for item G1 to be addressed during the public hearing for the project.

D. PUBLIC PARTICIPATION

Chairman Dias opened the floor for Public Participation. Hearing no one, Chairman Dias closed the floor for Public Participation

E. 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 THREE-YEAR TIME EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 2006-09 and PLANNED DEVELOPMENT 258 (McCoon Townhomes)**

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

*CONSENT ITEMS

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. **THREE-YEAR TIME EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 2006-09 and PLANNED DEVELOPMENT 258 (McCoon Townhomes):** Associate Planner Adrienne Werner explained the proposed project located at 2900 Colorado Avenue (Stanislaus County APN 072-075-051) is a request for a three-year time extension of an approved vesting tentative subdivision map and Planned Development. The proposed 40-lot subdivision meets the density requirements of 7-15 units per acre established in the medium density residential (RM) zoning district. The subdivision was designed with reduced lot sizes and dimensions typically required in the Northeast Turlock Master Plan (NETMP) and RM zoning district; however, the Planned Development is the mechanism that allows the City to accommodate a high quality, desirable project that may not otherwise conform to specific development standards.

Associate Planner Werner further noted that the subdivision and Planned Development were originally approved at the March 13, 2007 City Council meeting. The time extension does not approve the subdivision, just the extension of time to finalize and record the subdivision map. No changes to the project have been proposed since the original approval. This process is for requesting a time extension for subdivision maps. She also explained the legislation that was passed in response to the recession that extended the life of subdivision maps in addition to any local ordinance. Subsequently, if granted, this time extension would extend the expiration date for this subdivision map from February 1, 2018 to February 1, 2021.

Commissioner Dias asked if the exterior wall of the subdivision will be landscaped. Planner Werner answered yes explaining that the subdivision will have to comply with all current building codes.

Public Hearing

Chairman Dias opened the public hearing.

Don Mc Coon, applicant, made himself available to answer questions.

Commissioner Hackler asked if Mr. McCoon thought he would be able to begin the project within the next three years. Mr. Mc Coon answered he hoped to be able to begin within the next three years.

Milt Trieweiler spoke in favor of the development stressing the need for higher density housing in the City of Turlock to accommodate the increasing population.

Chris Tyler spoke in support Mr. McCoon's project.

Robert Puffer spoke in favor of the project but expressed concern with the emergency vehicles access. Mr. Puffer suggested turn-arounds should be added for garbage and fire access. Planner Katie Quintero explained the project was routed to Turlock Scavenger and Turlock Fire Department for comment and they did not express concern regarding the emergency vehicle access.

Hearing no additional comment, Chairman Dias closed the public hearing.

Motion: Commissioner Anderson moved, seconded by Commissioner Powers determining the Time Extension for VTSM 2006-09 and Planned Development 258 (McCoon Townhomes) to be "Categorically Exempt" from the provisions of CEQA, and approving the Time Extension for VTSM 2006-09 and Planned Development 258, having determined that the appropriate findings had been made, subject to the conditions of approval listed in Draft Planning Commission Resolution No. 2018-02. Motion carried unanimously with Commissioner Bettencourt absent.

H. OTHER MATTERS

1. WORKSHOP ON ACCESSORY STRUCTURE REGULATIONS: Principle Planner Katie Quintero conducted a workshop on proposed changes to the Municipal Code regarding accessory structures. She explained that staff is requesting the Planning Commission consider changes to the lot coverage and setback requirements for accessory structures. Of particular concern is the requirement of an accessory structure(s) or the combined square footage of accessory structures, exceeding the 1,000 square foot threshold, but not taking advantage of the reduced setbacks for accessory structures. In this instance, a conditional use permit is required for the accessory structure. Planner Quintero provided an example of a 1,000 square foot detached accessory structure (garage) meeting the zoning district setbacks but because of the size a conditional use permit is required. However, if the detached garage was connect to the house by a breezeway then a conditional use permit would not be required because the zoning district setback requirements are met. Likewise, the house

could be enlarged to meet the setback requirements and not require a conditional use permit.

The Commissioners discussed the setback requirements for accessory structures and provided staff with feedback.

Planner Quintero stated that staff will work on amendment language and bring it back to the Commission for review and approval.

I. COMMISSIONERS CONSIDERATION

Assistant Planner, Scott Quyle, made himself available to answer questions regarding the Annual Permit and Application report for January-December 2017.

Several Commissioners asked about trends in the projects and how many predevelopment meetings turn into projects. Principal Planner Quintero answered that perhaps 50% of predevelopment meetings may turn into actual projects.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Hackler inquired about the assisted living project proposed at Main Street and Colorado Avenue. Associate Planner Werner answered that the applicant had applied for and been granted a one-year time extension for the project. She further noted that the property is up for sale.

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Dias asked for a motion to adjourn the meeting. Motion by Commissioner Reape and carried unanimously. The meeting was adjourned at 7:11 p.m.

RESPECTFULLY SUBMITTED

Elvis Dias
Commission Chair

Katie Quintero
Principal Planner