

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

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

ABSENT: Commissioners Elvis Dias, Nick Hackler, and Matthew Davis

**B. APPROVAL OF MINUTES**

1. Accepting minutes of Planning Commission meeting for March 1, 2018.

Vice Chairman Powers introduced the minutes of the March 1, 2018 meeting and announced due to the lack of a quorum this item is being continued to the May 3, 2018 meeting.

**C. ANNOUNCEMENTS**

Principal Planner Katie Quintero noted the two handouts at the dais.

- The minutes taken at the public hearing for Parcel Map 18-01 creating two parcels. Planner Quintero explained that the Engineering Division conducts the public hearing for parcel maps. The minutes from the public hearing are provided to the Planning Commission for information purposes only.
- The green sheet from the applicant requesting continuance of item G5-Planned Development 275 (Mission Ranch) to the May 3, 2018 meeting.

Planner Quintero reminded the Commissioners to turn their Form 700 in to the City Clerk.

**D. PUBLIC PARTICIPATION**

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

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

Vice Chairman Powers stated he had a conflict of interest with item G4. CUP 2018-01 Masacaja Management and would be stepping down during the public hearing for the project.

Principal Planner Quintero stated this item will have to be continued to the May 3, 2018 meeting due to the lack of a quorum.

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None

**F. CONSENT CALENDAR**

1. **2017 GENERAL PLAN IMPLEMENTATION REPORT:** The California Government Code Section 65400(b) requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body.

Principal Planner Quintero made herself available to answer questions regarding the 2017 General Plan Implementation Report.

**MOTION:** Commissioner Bettencourt moved, seconded by Commissioner Reape to accept the Consent Calendar as presented. Motion carried unanimously with Commissioners Dias, Hackler, and Davis absent.

## G. PUBLIC HEARINGS

### \*CONSENT ITEMS

1. **ONE YEAR TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 2016-09 (39 MILESTONE):**

**MOTION:** Commissioner Bettencourt moved, seconded by Commissioner Reape to accept the Public Hearing – Consent Items as presented. Motion carried unanimously with Commissioners Dias, Hackler, and Davis absent.

### NONCONSENT ITEMS

*These items will be individually discussed and reviewed in detail.*

2. **THREE-YEAR TIME EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 2014-04-(FAIRBANKS RANCH):**

Principle Planner Katie Quintero presented concurrently the staff report for Item G.2 – Three year Time Extension of VTSM 2014-04 (Fairbanks Ranch) and Item G.3 - Three year Time Extension of VTSM 2014-03 (Les Chateaux).

Planner Quintero explained these are two separate subdivision maps that were previously approved by the Planning Commission and will be developed separately. Fairbanks Ranch will develop 129 single family homes on 40.6 acres and Les Chateaux will develop 60 single family homes on 1.22 acres with a shared 2.33 acre storm drainage basin. The subdivision maps were originally approved by the Planning Commission on March 5, 2015 with a 36 month initial approval. These properties were designated in the General Plan for residential development since 1992 and are part of the General Plan. The 2014 update of the East Tuolumne Master Plan re-designated the properties from very low density residential to low density residential changing the density and minimum lot size from 2-3 units per acre with a minimum lot size of 14,500 square feet to 3-4 units per acre with a minimum lot size of 7,000 square feet. This change added 67 more lots between the two parcels from what was previously approved.

If the time extensions are approved it would extend the subdivision map expiration date to March 5, 2021.

Commissioner Anderson asked if there were any subdivision maps for the lots to West and South these two subdivision maps.

Planner Quintero answered these are the only two subdivision maps the Planning Division have received for the East Tuolumne Master Plan area.

Chris Hawke, the applicant for Fairbanks Ranch made himself available for questions. Mr. Hawke noted that realignment of the TID lines along Tuolumne Road has begun and grading of the site should begin within the next 30 days.

**Public Hearing:**

Vice Chairman Powers opened the public hearing.

Scott Atherton spoke in favor of the development but expressed concern about the street overlays in the area. Mr. Atherton's specific concern is with any damage that may occur from the construction trucks building subdivision.

Interim Director of Development Services, Eric Picciano stated the developers and contractors are responsible for repairing any damage to the roads along the frontage their subdivision.

Joe Bernardi spoke in favor of the projects but expressed concern with the added traffic on Tuolumne Road and Quincy Road and asked if the traffic study was still valid.

Interim Director Picciano explained the traffic study done for the East Tuolumne Master Plan analyzed the traffic impacts of the subdivisions. Likewise, the 2012 General Plan update and East Tuolumne Plan update reviewed the traffic impacts of development in the master plan area. Mr. Picciano explained the roads will be constructed to City standards and will be able to handle the traffic anticipated in the General Plan and with the development of the subdivisions. Mr. Picciano noted that the General Plan looks forward to 2030 and plans accordingly.

Robert Puffer asked what type of development was planned for the land north and east of these subdivision.

Principal Planner Katie Quintero answered the land north and east of the East Tuolumne Master Plan area is outside of the city limits and the sphere of influence. The General Plan projects to 2030 and the area north and east of the plan area is not the direction the city has identified as a direction they want to grow.

Commissioner Reape thanked the people who came to speak and expressed some of the same concerns.

□earing no additional comment, Vice Chairman Powers closed the public hearing.

**MOTION:** Commissioner Reape moved, seconded by Commissioner Anderson determining the time extension for VTSM 2014-04 to be Categorical Exempt for the provisions of CEQA, and approve the time Extension for VTSM 2014-04, having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Planning Commission Resolution No. 2018-05. Motion carried unanimously with Commissioners Dias, Hackler, and Davis absent.

**3. THREE-YEAR TIME EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 2014-03-(RBK DEVELOPMENT INC - LES CHATEAUX):**

Principal Planner Katie Quintero presented the staff report as noted under Item G.2.

**MOTION:** Commissioner Anderson moved, seconded by Commissioner Reape determining the time extension for VTSM 2014-03 to be Categorical Exempt for the provisions of CEQA, and approve the time Extension for VTSM 2014-03, having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Planning Commission Resolution No. 2018-04. Motion carried unanimously with Commissioners Dias, Hackler, and Davis absent.

**4. CONDITIONAL USE PERMIT 2018-01-MASACAJA MGMT**

Principal Planner Quintero introduced the project and announced due to the lack of a quorum this item was being continued to the May 3, 2018 meeting.

**5. PLANNED DEVELOPMENT 275 (PD 275) and VESTING TENTATIVE SUBDIVISION MAP (VTSM 2018-02)-MISSION RANCH**

The applicant has requested this item be continued to the May 3, 2018 Planning Commission meeting. Vice Chairman Powers called for a motion to continue this item.

**MOTION:** Commissioner Reape moved, seconded by Commissioner Anderson to continue this item to the May 3, 2018 Planning Commission meeting. Motion carried unanimously with Commissioner Diaz, Hackler, and Davis absent.

**H. OTHER MATTERS**

None

**I. COMMISSIONERS CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONERS COMMENTS**

Commissioner Bettencourt inquired about the building on Lander Avenue previously used as the County EDD building.

Associate Planner Werner answered there has been some interest in the building. Principal Planner Quintero added the Planning Division has received no applications for new uses of the building.

**L. STAFF UPDATES**

None

**M. ADJOURNMENT**

Vice Chairman Powers asked for a motion to adjourn the meeting. Motion by Commissioner Bettencourt and carried unanimously. The meeting was adjourned at 6:39 p.m.

**RESPECTFULLY SUBMITTED**

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Geoff Powers  
Commission Vice Chair

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Katie Quintero  
Principal Planner