

**A. 1. CALL TO ORDER** – Chairman Dias called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Elvis Dias, Kristin Bettencourt, Jim Reape, Nick Hackler, and Matthew Davis

ABSENT: Commissioner Constance Anderson and Geoff Powers

**2. SALUTE TO THE FLAG**

**B. APPROVAL OF MINUTES**

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

Motion by Commissioner Hackler seconded by Commissioner Reape to accept the minutes as submitted.

AYES: Commissioners Hackler, Reape, Davis, and Chairman Dias

NOES: None

ABSTAIN: Commissioner Bettencourt

ABSENT: Commissioners Anderson and Powers.

**2. Chairman Dias introduced the minutes of the April 5, 2018 meeting and announced due to the lack of a quorum, this item is being continued to the June 7, 2018 meeting.**

**C. ANNOUNCEMENTS**

**1. Principle Planner Katie Quintero introduced the Interim Director/City Engineer Nathan Bray and Senior Civil Engineer Anthony Orosco. Interim Director Bray thanked the Planning Commissioners for their welcome and expressed his enthusiasm to be here.**

**2. Planner Quintero explained the green sheet handout from the applicant to withdraw Conditional Use Permit 2018-01 (CUP 2018-01) (Masacaja Management-Soho on Main) and not continue this item.**

**D. PUBLIC PARTICIPATION**

Chairman Dias opened the floor for Public Participation.

Dana Rickard, resident living near Ram Farms, recently became aware of a request to the County to change the mobile food truck at Ram Farms and replace it with a permanent building to serve food. Ms. Rickard wanted the Commissioners to be aware of this proposed change and ask for the Planning Commission to bring the item for a public hearing when it is referred by the County. She also expressed concerns about the proposed commercial use in an agriculture zone.

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

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

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Commissioner Hackler stated he had a conflict with item G.3-PD 275, VTSM 2018-02 Mission Ranch and would be stepping down during the public hearing for the project.

**1. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

**1. THREE-YEAR TIME EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 2005-20 (ENTERPRISE PARK)**

**MOTION:** Commissioner Reape moved, seconded by Commissioner Bettencourt to accept the Public Hearing – Consent Item as presented.

AYES: Commissioners Hackler, Reape, Bettencourt, Davis, Chairman Dias

NOES: None

ABSTAIN: None

ABSENT: Commissioners Anderson and Powers.

**NONCONSENT ITEMS**

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

- 2. Continued from April 5, 2018. CONDITIONAL USE PERMIT 2018-01-MASACAJA MGMT:** Principal Planner Quintero announced the applicant has requested to withdraw this project and not continue with this item.

*Commissioner Hackler stepped out at 6:09 p.m.*

- 3. Continued from April 5, 2018. PLANNED DEVELOPMENT 275 (PD 275) and VESTING TENTATIVE SUBDIVISION MAP (VTSM 2018-02)-MISSION RANCH:** Principal Planner Quintero explained the request was to rezone and subdivide two parcels located at 2220 & 2230 N Berkeley Avenue, (Stanislaus County APN 073-014-050 & 051) totaling approximately 1.79 acres into six single-family lots. The property is designated Low Density Residential in the Turlock General Plan and zoned RL. The proposed lots will range in size from 9,153 to 12,775 square feet. The overall density of the project is approximately three dwelling units per acre which complies with the current RL zoning.

The applicant is also seeking to establish a Planned Development zoning district (PD 275) to allow the subdivision to be a gated community with a private cul-de-sac. The General Plan discourages gated communities of single family homes as they do not further the City's goals of improving access and connectivity amongst residents and neighborhoods. Single family gated communities may be permitted upon approval of a planned development in areas of Turlock where access is already limited and or where sound walls are already required. This project meets these constraints. The Planned Development would also allow a reduction in the corner side yard setback

along North Berkeley Avenue from the required 15-foot setback to 10-feet for a total of 14 feet of landscaped area along the wall including the 4' area that is within the City right-of-way. The applicant is also requesting reduction in the front yard setbacks for lots 1 and 6 to accommodate the wall, a reduction in the required 20-foot driveway length to 15-feet for side-loaded garages and for additional parking spaces to accommodate RV parking.

Commissioners asked for clarification regarding side-loaded garages and RV parking.

Mike Warda, representing the applicants made himself available for questions.

**Public Hearing:** Chairman Dias opened the public hearing.

Milt Trieweiler spoke in favor of the development but asked if more houses could be built to accommodate the housing shortage in Turlock.

Arlene Angel spoke in favor of the development but inquired about the height of the homes and location of the back wall. Planner Quintero explained the developers have not submitted specific plans yet so the homes could be a mix of single and two story homes.

Charles Weber inquired the about the homes setback along the southern property line. Planner Quintero explained there is a 10-foot setback on the first 2 homes because of rear yard but lots in the back could be a 5 or 10 foot setback depending on which property line is determined to be the rear property line.

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

Commissioner Dias and Bettencourt both spoke in favor of the project and the idea of an infill project.

- MOTION:**
1. Commissioner Reape moved, seconded by Commissioner Bettencourt finding the project to be Categorically Exempt from the provisions of CEQA, pursuant to Section 15332 "In-Fill Development Projects" of the CEQA Guidelines, having made the finding in Draft Planning Commission Resolution No. 2018-07 & 08.
  2. Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council approve Rezone 2018-01 and Planned Development 275 having determined that the appropriate findings can be made, subject to the conditions of approval listed in Draft Planning Commission Resolution No. 2018-08.
  3. Commissioner Reape moved, seconded by Commissioner Bettencourt to approve Vesting Tentative Subdivision Map No. 2018-02, having determined that the appropriate findings have been made, subject to the conditions of approval listed in draft Planning Commission Resolution No. 2018-07.

AYES: Commissioners Reape, Bettencourt, Davis, Chairman Dias  
NOES: None

RECUSED: Commissioner Hackler  
ABSENT: Commissioner Anderson and Powers.

*Commissioner Hackler was reseated at 6:37 p.m.*

**H. OTHER MATTERS**

None

**I. COMMISSIONERS CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

- 1. REZONE APPLICATION PLN 2017-0098 (BEST RV 5100, 5340, 6424 AND 6460 TAYLOR COURT, APN 45-50-05, 09 AND; 45-53-40, 42, 43, 44 AND 45-62-01)**  
Principal Planner Quintero explained the applicant is requesting to rezone eight parcels to allow for the expansion of the existing recreational vehicle sales business. The expansion will allow for additional storage of sales inventory, expanded RV maintenance, a new retail parts area, additional sales offices, a new drive-thru waste disposal drop off and a propane station. This property is outside City limits. Staff explained there are concerns with the impact on the environment, increased traffic in the area, potential impacts to the ground water due to septic disposal and impacts to emergency services, such as Turlock Fire and Police. The Planning Commission will not take action on this item, but may offer comments to staff.

Commissioner Hackler stated a strong stance is needed on the traffic study and septic waste.

**K. COMMISSIONERS COMMENTS**

Commissioner Bettencourt inquired about the property at E Main & Colorado Avenue. Principal Planner Quintero answered that the applicant was granted a one-year time extension for the project.

**L. STAFF UPDATES**

None

**M. ADJOURNMENT**

Chairman Dias asked for a motion to adjourn the meeting. Motion by Commissioner Hackler and carried unanimously. The meeting was adjourned at 6:46 p.m.

**RESPECTFULLY SUBMITTED**

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Elvis Dias  
Commission Chair

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Katie Quintero  
Principal Planner