

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

PRESENT: Commissioners Elvis Dias, Geoff Powers, Kristin Bettencourt,
Constance Anderson, and Nick Hackler

ABSENT: Commissioner Jim Reape and Matthew Davis

2. SALUTE TO THE FLAG

B. APPROVAL OF MINUTES

1. Chairman Dias introduced the minutes of the April 5, 2018 and May 3, 2018 meeting. Due to the lack of a quorum, these items were continued to the July 19, 2018 meeting.

C. ANNOUNCEMENTS

1. Principal Planner Katie Quintero explained the green sheet handout for item G1 informing Commission of a phone call from a neighbor concerned about traffic.
2. Planner Quintero advised the Commissioners the next Planning Commission meeting is July 19th, 2018.

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

Commissioner Hackler stated he had a conflict with item F1-General Plan Conformity for disposition of property. Commission Powers stated he had a conflict with item G1-Three-Year Time Extension of Vesting Tentative Subdivision Map 2005-14.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

F. CONSENT CALENDAR

Commissioner Hackler stepped down

1. GENERAL PLAN CONFORMITY FOR DISPOSITION OF PUBLIC PROPERTY:

Commission to determine the disposition (sale) of an approximately .698 acre remainder parcel of public property located at 401 Third Street, (Stanislaus County APN: 043-049-055) is in conformance with the Turlock General Plan, pursuant to CA Government Code Section 65402.

Commissioner Anderson asked if the City will need this property in the future. Planner Quintero answered no this is in excess and not needed.

Commissioner Dias asked if the parcels will be formed into two. Planner Quintero stated yes.

Milt Trieweiler asked if the split is normal procedure and if the property will go for sale to public. Planner Quintero stated yes it is a normal process and City Council will approve the sale of the property.

MOTION: Commissioner Anderson moved, seconded by Commissioner Powers determining the proposed project is "Exempt" from the provisions of the California Environmental Quality Act (CEQA) and determined the proposed disposition of a portion of 401 Third Street is in conformity with the Turlock General Plan as listed in Planning Commission Resolution 2018-11.

AYES: Commissioners Anderson, Bettencourt, Powers, and Chairman Dias

NOES: None

ABSTAIN: None

RECUSED: Commissioner Hackler

ABSENT: Commissioners Reape and Davis

Commissioner Hackler was reseated

G. PUBLIC HEARINGS

***CONSENT ITEMS**

NONCONSENT ITEMS

Commissioner Powers stepped down.

1. THREE-YEAR TIME EXTENSION OF VESTING TENTATIVE SUBDIVISION MAP 2005-14 (PARK VILLAS): Associate Planner Adrienne Werner explained the proposed project located at 3200 Atherstone Road (Stanislaus County APN 087-029-003) is a request for a three-year time extension for a previously approved vesting tentative subdivision map and Planned Development. This residential subdivision and Planned Development, approved by Planning Commission on December 1, 2005 and City Council on December 13, 2005, would subdivide approximately 7.15 acres for the development of a 140-unit air space condominium project. The project will be developed at a residential density of approximately 19.5 dwelling units per acre. The original zoning was changed from Heavy Commercial due to Planned Development 241 to allow for mixed use development of residential and commercial. The approved Planned Development proposed to develop the site in three phases. The first phase, two southerly commercial buildings and full roadway and frontage improvements along North Golden State Boulevard, Atherstone Road, and North Tegner Road have been completed. The downturn of the market stalled the construction of the condominiums

and final commercial portion of the project. Frontage improvements for the site have been completed and the project has annexed into the Community Facilities District #2. The residential project provides a suitable transition from the commercial development to the west and the residential subdivision to the east. Enhanced architecture of the condominium units and garages meet or exceed the City's design guidelines and integrate well with the nearby residences.

Staff received a letter from a property owner expressing concern regarding traffic and circulation impacts from the project. As part of the General Plan Amendment and rezone approved in 2005 a Traffic Impact Study (TIS) was prepared to address potential impacts from the commercial and residential project and to determine mitigation measures to reduce any impacts. The traffic study analysis projects future projects for the next 20 years.

No changes to the project have been proposed since the original approval. If granted, this time extension will change the expiration of this subdivision map from July 27, 2018 to July 27, 2021.

Jeffery Cortinas, representing the applicants, explained they are applying for a time extension on this map. He understands traffic is an issue, Sierra Oaks Apartments did not impact this area when original site plan was drawn up. He will bring this back to the applicants to see what they can do.

Commissioner Hackler asked if they could readjust the plan. Planner Quintero stated it must stay as presented. If not built within 3 years, property would not go back to Commercial will stay High Density Residential.

Public Hearing: Chairman Dias opened the public hearing.

Nicole Adam, lives on Sandstone Dr., concerned with speeding traffic on her street causing cars to be hit and the school bus stop where the subdivision will exit. Some suggestions for Sandstone Dr-make it a one way street, install speed bumps, or a stop sign on Tegner and Sandstone Dr. Ms. Adams brought 3 letters from other neighbors expressing the same concerns.

Mr. Rojas, neighbor to development spoke in favor of the project. He stated Sierra Oaks apartments brings additional traffic due to the entrance location to the apartments and the traffic study did not take into consideration the schools impact.

Milt Trieweiler, spoke in favor of project expressing the need for more housing developments in Turlock.

Greg Adams, neighbor in area, spoke in favor of the project being residential but concerned traffic will increase. Asked if another traffic study could be done.

Commissioner Anderson asked if additional conditions can be added to this project. Planner Quintero stated laws of a time extension dictates what can be done but applicant can impose them upon themselves.

Chairman Dias closed the public hearing.

Chairman Dias asked if the applicant can put a condition in for no driveway out on Sandstone Drive. Planner Quintero stated they would need to check with fire department due to emergency access requirement.

Commissioner Hackler spoke in favor of the project but explained map was already approved staff needs to look at existing traffic issues in the area.

Interim Director Nathan Bray stated he will notify the Engineering Department regarding speeding in this area. A fee is required to install speed bumps and stop signs and this request can be done through the Engineering Department.

MOTION: Commissioner Hackler moved, seconded by Commissioner Bettencourt determining the three-year time extension for VTSM 2005-14 and PD 241 to be "Categorically Exempt" from the provisions of CEQA, and approve the three-year time Extension for VTSM 2005-14 and PD 241, having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Planning Commission Resolution No. 2018-12.

AYES: Commissioners Hackler, Bettencourt, Anderson and Chairman Dias

NOES: None

ABSTAIN: None

RECUSED: Commissioner Powers

ABSENT: Commissioners Reape and Davis

Commissioner Powers was reseated

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Powers asked if the trees taken out on Berkeley from Monte Vista to Taylor would be replanted. Director Bray stated yes, they were cut down due to the drought.

Commissioner Bettencourt inquired about the work being done on Colorado and Monte Vista. Interim Director Bray advised they are installing curb, gutter and sidewalk overlay. He also updated the Commission on other current City projects.

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Dias asked for a motion to adjourn the meeting. Motion by Commissioner Powers and carried unanimously. The meeting was adjourned at 7:27 p.m.

RESPECTFULLY SUBMITTED

Elvis Dias
Commission Chair

Katie Quintero
Principal Planner