

A. 1. CALL TO ORDER – Chairman Powers called the meeting to order at 6:00 pm.

PRESENT: Commissioner Geoff Powers, Jim Reape, Constance Anderson,
Matthew Davis

ABSENT: Commissioner Elvis Dias and Anokeen Varani

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

This item was continued to the May 2, 2019 Planning Commission meeting.

B. APPROVAL OF MINUTES

This item was continued to the May 2, 2019 Planning Commission meeting due to lack of quorum.

C. ANNOUNCEMENTS

Principal Planner Katie Quintero noted the handout at the dais were minutes taken at the public hearing for Parcel Map 19-01. Planner Quintero explained that the Engineering Division conducts the public hearing for parcel maps and the minutes are provided to the Planning Commission for information purposes.

D. PUBLIC PARTICIPATION

Chairman Powers opened the floor for Public Participation.

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

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman Powers asked Commission to disclose any conflicts of interest of ex parte communications for items

F1 GENERAL PLAN CONFORMITY FOR PROPOSED ACQUISITION OF REAL PROPERTY

F2 2018 GENERAL PLAN IMPLEMENTATION REPORT

G1 AMENDMENT TO CONDITIONAL USE PERMIT 2015-03 (LANDER CROSSINGS MASTER SIGN PROGRAM)

None were disclosed.

F. CONSENT CALENDAR

- 1. GENERAL PLAN CONFORMITY FOR PROPOSED ACQUISITION OF REAL PROPERTY:** Principal Planner Katie Quintero explained this item is to determine if

the acquisition (purchase) of the property at 2818 W Christoffersen Parkway by Turlock Unified School District (TUSD) is in conformance with the Turlock General Plan. The property is zoned Heavy Commercial (CH) and schools are a permitted use in the CH district. The use of the property is not known at this time but will be a supportive use to the High School.

Commissioner Anderson inquired what the proposed use is for the property.

Planner Quintero stated TUSD has not determined the use yet but a parking lot was given as an example.

Commissioner Anderson stated concern with the high traffic in that area and pedestrian safety

Interim Director Nathan Bray said they have a good working relationship with the school district and would work with the School District if any safety measures were needed.

Public Hearing

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

MOTION: Commissioner Reape moved, seconded by Commissioner Anderson determined the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3)[Review for Exemption] of the CEQA Guidelines and determined the proposed acquisition of 2818 W Christoffersen Parkway is in conformity with the Turlock General Plan.

AYES: Commissioners Powers, Anderson, Davis, and Reape

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioner Dias and Varani

2. **20018 GENERAL PLAN IMPLEMENTATION REPORT:** *Principal Planner Katie Quintero* explained the California Government Code requires an annual report on the implementation of the General Plan be submitted to the Legislative Body. This report shows a summary of all the projects received in 2018 and reports to HCD. The City of Turlock is in the progress of achieving the RHNA numbers.

Commissioner Reape commented he noticed many implementation items were on hold due to funding.

Planner Quintero stated the funding of the Montana West Master Plan and Downtown Plans will help with our housing deficiency.

Public Hearing

Chairman Powers opened the floor for Public Participation.

Milt Trieweiler, resident, said there is a need for lower income properties and there is opportunity in the Morgan Ranch and southern Turlock to develop it. He stated accessory dwelling units may help with the affordable housing problem.

MOTION: Commissioner Reape moved, seconded by Commissioner Davis determining the 2018 General Plan Implementation Report is "exempt" from the provisions of CEQA in accordance with Section §15060(c)(2) of the CEQA Guidelines and is in compliance with California Government Code Section §65400 (b) and accepted the report.

AYES: Commissioners Powers, Anderson, Davis, and Reape

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioner Dias and Varani

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

- 1. AMENDMENT TO CONDITIONAL USE PERMIT 2015-03 (LANDER CROSSINGS MASTER SIGN PROGRAM):** Associate Planner Adrienne Werner presented her staff report explaining the applicant is requesting an amendment to the existing Sign Program to allow the relocation of the existing 40-foot pylon sign. Approved on September 7, 2017, the Amendment to PD190 allowed for the construction of an 85-room hotel. A portion of the hotel is planned for construction where the pylon sign currently sits. The sign will not increase in height or sign area and will still be located in the Lander Crossings retail center near Denny's restaurant. There is a TID easement in that area that the applicant will have to work with when relocating the sign. This change is an amendment rather than a new sign program as they would not meet the requirements of 20 acres of land required in the new sign ordinance.

Commissioner Reape asked since SaveMart is on the sign currently if that would meet the 20 acres sign program requirement.

Planner Werner stated no, the 20 acres requirement would still not be met.

Jeff Ashlock, applicant, stated they are not asking for any changes to the sign. They are working with TID regarding the placement of the sign. SaveMart has a contract with them so they will continue to be on the sign.

Public Hearing

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

MOTION: Commissioner Anderson moved, seconded by Commissioner Reape determining that the project is "Categorically Exempt" from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2019-05.

AYES: Commissioners Powers, Anderson, Davis, and Reape
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Dias and Varani

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Anderson asked about the proposed Dutch Brothers Coffee project. Planner Werner stated they will be discussing this at the next Planning Commission meeting.

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Powers asked for a motion to adjourn the meeting. Motion by Commissioner Reape and carried unanimously. The meeting was adjourned at 6:25 p.m.

RESPECTFULLY SUBMITTED

Geoff Powers
Chairman

Katie Quintero
Principal Planner