

A. **1. CALL TO ORDER** – Vice Chairman Jim Reape called the meeting to order at 6:02 p.m.

PRESENT: Commissioners Jim Reape, Constance Anderson, Anokeen Varani, Ray Souza and Geoff Powers

ABSENT: Commissioners Elvis Dias and Matthew Davis

2. SALUTE TO THE FLAG

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

City Clerk, Jennifer Land, swore in the newly appointed Planning Commissioner Geoff Powers. Commissioner Powers was seated at the dais.

4. ELECTION OF OFFICERS:

MOTION: Commissioner Anderson motioned, seconded by Commissioner Varani to elect Commissioner Reape as Chair for 2020. Motion carried unanimously.

MOTION: Commissioner Souza motioned, seconded by Commissioner Powers to elect Commissioner Anderson as Vice Chair for 2020. Motion carried unanimously.

B. APPROVAL OF MINUTES

Accepting minutes of Planning Commission meeting of August 22, 2019.

MOTION: Commissioner Souza motioned, seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried unanimously.

AYES: Commissioners Reape, Anderson, Powers, Souza, and Varani

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioners Dias and Davis

C. ANNOUNCEMENTS

- Director Katie Quintero noted there were two green sheets, one for item G2 to add additional conditions and change the proposed map. The second green sheet was to ask for a continuance of item G.3 .
- She also informed the Commission the item under Other Matters regarding sign regulations and Brown Act training have been rescheduled for the March 5th meeting.

D. PUBLIC PARTICIPATION

Chairman Reape opened the floor for public participation.

Milt Trierweiler spoke about the uniqueness of the City and addressed the construction of homes stating the need for more apartments, condominiums, and denser housing projects.

Hearing no one else, Chairman Reape closed the floor for public participation.

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS 2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman Reape asked the Planning Commission if there were any conflicts of interest or disclosure of ex parte communications. There were none.

F. CONSENT CALENDAR

Chairman Reape noted there were no consent calendar items.

G. PUBLIC HEARINGS

***CONSENT ITEMS**

Chairman Reape noted there were no public hearing consent items.

- 1. VARIANCE 2020-01-FAIRBANKS RANCH (MULTIPLE PARCELS):** Senior Planner Adrienne Werner presented her staff report explaining the applicant is requesting a variance from the required 20-foot corner side yard setback established in the low-density residential zoning district of the East Tuolumne Master Plan. The specific request would reduce the required 20-foot corner side yard setback for nine lots in the Fairbanks Ranch Subdivision.

Chairman Reape asked if the other subdivision in this Master Plan area will have set back issues also.

Deputy Director Quintero stated the other subdivisions should not have this issue.

Public Hearing: Chairman Reape opened the public hearing.

Josh Jantz, on behalf of the applicant, made himself available for questions.

Hearing no one else, Chairman Reape closed the public hearing.

MOTION: Commissioner Varani moved, seconded by Commissioner Powers determining Variance No. 2020-01 (Fairbanks Ranch) to be "Exempt" from the provisions of the California Environmental Quality Act (CEQA) and approve Variance Application No. 2020-01 having determined the appropriate findings can be made and subject to the conditions contained in the

Draft Resolution No. 2020-06. Motion carried unanimously.

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

2. PD 278, REZONE 19-03, VTSM 19-01 – FQC INC

Deputy Director Katie Quintero presented the staff report stating the applicant is requesting to build 13 single-family attached homes with lots will range in size from 2,216 square feet to 3,132 square feet located at 1347 N Palm St. A Planned Development is need to allow a private roadway and other deviations from the RM standards.

Commissioner Powers asked about the storm water retention.

Interim Director Nathan Bray stated the storm water will be located onsite.

Commissioners asked about the trash enclosures and enforcement of the parking red zone.

Deputy Director Quintero stated Turlock Scavenger will deliver garbage cans but may change to a bin in the future if there are issues with collection.. The Fire Department will enforce the red curb parking and the cars will be ticketed and towed.

Public Hearing: Chairman Reape opened the public hearing.

Ben Benefield, applicant, stated 80% developments are like these and the goal is affordable housing not apartments.

Commissioner Powers asked if it meet the MS4 requirements.

Mr. Benefield answered yes it does.

Milt Trierweiler spoke in favor of this project, stated the builder is filling the gap of unaffordable housing.

Hearing no one else, Chairman Reape closed the public hearing.

Chairman Reape spoke in favor of the project.

MOTION:

1.Environmental Motion Commissioner Powers moved, seconded by Commissioner Anderson to adopt a Mitigated Negative Declaration of Environmental Effect and the Mitigation Monitoring Program having made the findings in draft Planning Commission Resolutions 2020-08 & 2020-09.

2. Recommending the City Council Approve Rezone 2019-03 and Planned Development 278 Commissioner Powers moved, seconded by Commissioner Souza to recommend that the

City Council approve Rezone 2019-03 and Planned Development 278 (FQC Inc.) having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Resolution No. 2020-08.

3. Approving Vesting Tentative Subdivision Map 2019-01 Commissioner Powers moved, seconded by Commissioner Varani to approve Vesting Tentative Subdivision Map No. 2019-01, with the additional added condition and revised tentative map, having determined that the appropriate findings have been made, subject to the conditions of approval listed in draft Resolution No. 2020-09. All motions carried unanimously.

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

3. CONDITIONAL USE PERMIT 2019-07 PERFECT UNION TURLOCK:

Vice Chairman Reape introduced the item. Deputy Director Katie Quintero explained the Commission is being requested to continue the item to the March 5, 2020 Planning Commission Meeting.

Public Hearing: Vice Chairman Reape opened the public hearing. No one spoke. Vice Chairman Reape closed the public hearing.

Vice Chairman Reape called for a motion to continue this item.

MOTION: Commissioner Anderson moved, seconded by Commissioner Varani to continue Conditional Use Permit 2019-07 to the March 5, 2020 Planning Commission Meeting. Motion carried unanimously.

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

H. OTHER MATTERS:

Deputy Director Quintero stated both items have been moved to the March 5th 2020 Planning Commission meeting:

1. Information item on Sign Regulations for Commercial Cannabis Businesses
2. Information item on the Brown Act.

I. COMMISSIONER'S CONSIDERATION

Chairman Reape noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chairman Reape noted there were none.

K. COMMISSIONERS COMMENTS

Chairman Reape stated there were none.

L. STAFF UPDATES

Interim Director Nathan Bray advised the Commissioners that the City Council hired a polling company to reach out via phone and email to see what resonates with people and help determine if there would be support for a sales tax measure on the next ballot.

Commissioner Powers asked if a subcategory was identified to help address the roads. Director Bray said there is a new road funding strategy that will identify the streets in different areas and are looking into using a new seal technology for 60% less cost than the traditional asphalt paving.

Commissioner Reape requested an update on the Fulkerth interchange. Director Bray said use of the new off ramps will be switched over in 5-6 weeks and the new traffic signal poles on Fulkerth Rd. should be complete by June and the contractor is installing a sound retaining wall and tying into the new storm drain detention basins.

M. ADJOURNMENT

Chairman Reape asked for a motion to adjourn the meeting. Motion by Commissioner Powers and carried unanimously. The meeting was adjourned at 6:58 p.m.

RESPECTFULLY SUBMITTED

Jim Reape
Chairman

Katie Quintero
Deputy Director of Development Services