

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

Chairman Reape explained to the members of the public they would be given the opportunity to address the Commission during public participation as well as during the presentation of public hearing and discussion items. He explained staff will provide additional details and instructions during the public participation section of the meeting.

**2. Roll Call:**

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
YES	YES	YES	YES	YES	YES	YES

**3. SALUTE TO THE FLAG**

**B. APPROVAL OF MINUTES**

Chairman Reape stated there were none.

**C. ANNOUNCEMENTS**

Deputy Director Katie Quintero thanked everyone for participating in the meeting via teleconference and explained for public participation, members of the public will be given the opportunity to address the Commission on any item on tonight's agenda when public comment is opened.

**D. PUBLIC PARTICIPATION**

Chairman Reape opened the floor for public participation.

Hearing no one, 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. Commissioner Davis disclosed a conflict with G.1 CUP 1985-26

**F. CONSENT CALENDAR**

- 1. GENERAL PLAN IMPLEMENTATION REPORT:** Assistant Planner Katherine Bakus explained the State requires that an annual report on the implementation of the General Plan be submitted annually to show the growth and progress of the City each year in implementing the General Plan. Assistant Planner Bakus explained the growth and number of projects the Planning Division processed over the past year.

Deputy Director Quintero explained the annual housing progress report.

**Public Hearing:** Chairman Reape opened the public hearing. Hearing no one, Chairman Reape closed the public hearing.

**MOTION:** Commissioner Anderson moved, seconded by Commissioner Varani to find the 2019 General Plan Implementation Report is “exempt” from the provisions of CEQA in accordance with Section §15060(c)(2) of the CEQA Guidelines and find the is in compliance with California Government Code Section §65400 (b) and accept the report.

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
YES	YES	YES	YES	YES	YES	YES

Motion carried 7-0

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

Chairman Reape noted there were no public hearing consent items.

- 1. AMENDMENT TO CONDITIONAL USE PERMIT 1985-26 (TURLOCK TOWN CENTER-COMPREHENSIVE SIGN PROGRAM)**

Commissioner Davis is muted due to conflict.

Senior Planner Adrienne Werner presented the staff report stating this Sign program amendment is for a multi-tenant shopping center located at 501-783 N Golden State Blvd. She explained the proposed changes to the sign program. standards for the center. .

Commissioner Reape spoke in favor of the changes, stating it will work for future tenants.

Commissioner Dias inquired about if three monument signs are allowed and what the distance between the two monument signs on Golden State Blvd. will be.

Planner Werner stated yes, there are three monument signs, with over 500 feet between the two on Golden State Blvd. The current ordinance allows for monument signs every 300-350 feet apart.

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

Gary Pinkston, Meridian Pacific, owner of Turlock Town Center, thanked City of Turlock.

Charlie Gay, CK Sign Services, made himself available for questions.

Chairman Reape spoke in favor of the signs stating since traffic comes from Geer Rd and Golden State Blvd, the monument signs should be allowed.

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

**MOTION:** Commissioner Dias moved, seconded by Commissioner Varani determining the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15311(a) [On-premise signs] of the CEQA Guidelines and approving Amendment to Conditional Use Permit 85-26.

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
YES	Abstained	YES	YES	YES	YES	YES

Motion carried 6-0, with one abstained.

Commissioner Davis rejoined the meeting.

**2. ORDINANCE AMENDMENT 2020-02 (CANNABIS ADVERTISEMENT AND SIGN REGULATIONS)**

City Attorney Nubia Goldstein explained this ordinance is a recommendation to the City Council to approve an addition to the Title 9 sign regulations to limit the size, location and characteristic of signs pertaining to cannabis businesses.

Attorney Goldstein stated the signs would be limited to one, 2.5 foot tall wall sign and 25 square feet of sign area. The sign would only be permitted to display the business name, logogram, address, hours of operation, and contact information. The signs cannot contain cartoon characters, a cannabis leaf, plant, or images of cannabis accessory devices used to consume cannabis. All off-site signs, temporary signs or window signs will be prohibited.

Chairman Reape stated the amendment was what the Planning Commission was going for.

Commissioner Anderson asked what if the logo has a cannabis plant in it.

Attorney Goldstein answered the State prohibits these pictures in their logos.

Commissioner Souza thanked her for the work.

Commissioner Anderson asked there needed to be an amendment to Title 5 also.

Attorney Goldstein answered yes, there will be a change in title 5.

**Public Hearing:** Chairman Reape opened the public hearing. Hearing no one, Chairman Reape closed the public hearing.

**MOTION:** Commissioner Souza moved, seconded by Commissioner Anderson determining the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15061(b)(3) of Title 14 of the California Code of Regulations and recommending to the City Council approve Ordinance Amendment 2020-02.

Commissioner Souza	Commissioner Davis	Commissioner Anderson	Commissioner Varani	Commissioner Dias	Commissioner Powers	Chairman Reape
YES	YES	YES	YES	YES	YES	YES

Motion carried 7-0

**H. OTHER MATTERS:**

Chairman Reape noted there were none.

**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 he works in health care, and this area is looking good with response to the COVID virus.

**L. STAFF UPDATES**

Deputy Director Quintero informed the Commission that the new City manager, Toby Wells started today and City Hall is still closed to public due to COVID-19 but staff is working to get the projects out.

**M. ADJOURNMENT**

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

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**RESPECTFULLY SUBMITTED**

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Jim Reape  
Chairman

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Katie Quintero  
Deputy Director of Development Services