

Thursday, June 4, 2020
 6:00 p.m.
 Meeting Held via Teleconference
 Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

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 that 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 stated staff will provide additional details and instructions during the public participation section of the meeting.

2. SALUTE TO THE FLAG

3. ROLL CALL:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Yes | Yes | Yes |

PRESENT: Commissioners Ray Souza, Matthew Davis, Constance Anderson, Elvis Dias, Geoff Powers, and Chairman Jim Reape (all via teleconference).

ABSENT: Commissioner Anokeen Varani

B. APPROVAL OF MINUTES

1. Chairman Reape asked for corrections or a motion to approve the minutes of the Special Meeting of October 17, 2019.

MOTION: Commissioner Dias moved, seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried 4/3 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Abstain | Yes | Absent | Yes | Abstain | Yes |

2. Chairman Reape asked for corrections or a motion to approve the minutes of the Regular Meeting of November 7, 2019.

MOTION: Commissioner Anderson moved, seconded by Commissioner Davis to accept the minutes as submitted. Motion carried 5/2 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Abstain | Yes | Yes |

3. Chairman Reape asked for corrections or a motion to approve the minutes of the Regular Meeting of December 5, 2019.

MOTION: Commissioner Souza moved, seconded by Commissioner Dias to accept the minutes as submitted. Motion carried 6/1 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Yes | Yes | Yes |

4. Chairman Reape asked for corrections or a motion to approve the minutes of the Special Meeting of January 16, 2020. Commissioner Anderson commented on the detail that was captured in the minutes.

MOTION: Commissioner Anderson moved, seconded by Commissioner Souza to accept the minutes as submitted. Motion carried 5/2 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Yes | Abstain | Yes |

5. Chairman Reape asked for corrections or a motion to approve the minutes of the Regular Meeting of February 6, 2020.

MOTION: Commissioner Anderson moved, seconded by Commissioner Powers to accept the minutes as submitted. Motion carried 4/3 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Abstain | Yes | Absent | Abstain | Yes | Yes |

6. Chairman Reape asked for corrections or a motion to approve the minutes of the Regular Meeting of March 5, 2020.

MOTION: Commissioner Souza moved, seconded by Commissioner Dias to accept the minutes as submitted. Motion carried 6/1 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Yes | Yes | Yes |

7. Chairman Reape asked for corrections or a motion to approve the minutes of the Special Meeting of April 16, 2020.

MOTION: Commissioner Dias moved, seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried 6/1 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Yes | Yes | Yes |

8. Chairman Reape asked for corrections or a motion to approve the minutes of the Regular Meeting of May 7, 2020.

MOTION: Commissioner Powers moved, seconded by Commissioner Davis to accept the minutes as submitted. Motion carried 5/2 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Abstain | Yes | Yes |

C. ANNOUNCEMENTS

Deputy Director Katie Quintero stated that during this time of shelter in place due to COVID-19, we were able to catch up on all the previous meetings minutes. She also explained that everyone participating in the meeting via teleconference will be given the opportunity to address the Commission under public participation and on any item on tonight's agenda when public comment is opened.

D. PUBLIC PARTICIPATION

Chairman Reape opened the floor for public participation.

Milt Trieweiler asked why all the minutes were taken this month. Staff Services Technician Joanne Foster explained that the minutes needed to be proof read before being brought forward.

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 stated there were none.

G. PUBLIC HEARINGS

*CONSENT ITEMS

Chairman Reape noted there were no public hearing consent items.

1. TENTATIVE SUBDIVISION MAP 2020-01 (VVH CONSULTING):

Assistant Planner Katherine Bakus presented the staff report explaining that the applicant is requesting to subdivide an approximately 0.99-acre lot, located at 4600 Colorado Avenue into six single-family residential lots with the existing home staying on one of the lots. She explained this project meets all standards required in the low density residential zoning and the North East Turlock Master Plan. Assistant Planner Bakus stated they had one inquiry from the public asking about the future homes. She recommended the Planning Commission approve the subdivision map as presented.

Chairman Reape asked if the existing home will remain. Deputy Director Quintero answered yes the applicant showed the house remaining but it was not a requirement.

Chairman Reape asked if the Planning Department had received any plot plans for the development. Assistant Planner Bakus said nothing formal had been submitted yet.

Commissioner Anderson asked if the findings in #2 were relevant since the house designs were not submitted. Deputy Director Quintero answered the findings in #2 is relevant for considering the design and layout of the lots.

Commissioner Dias asked if the existing home met the setbacks. Assistant Planner Bakus answered yes, it did meet the required setbacks.

Public Hearing: Chairman Reape opened the public hearing.

Milt Trieweiler questioned if this development will have to comply with the new building codes including the new solar compliance. Deputy Director Quintero explained the applicant will have to comply with all current building codes at the time the plans are submitted.

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

MOTION: Commissioner Dias moved, seconded by Commissioner Powers having found Tentative Subdivision Map 2020-01 Categorically Exempt from the provision of CEQA pursuant to Section 15332 "In-Fill Development Projects" and approve Tentative Subdivision Map No. 2020-01, having determined that the appropriate findings have been made, subject to the

conditions of approval listed in draft Planning Commission Resolution No. 2020-15. Motion carried 6/1 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Anderson | Commissioner Varani | Commissioner Dias | Commissioner Powers | Chairman Reape |
|--------------------|--------------------|-----------------------|---------------------|-------------------|---------------------|----------------|
| Yes | Yes | Yes | Absent | Yes | Yes | Yes |

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

Commissioner Anderson noted that on the February agenda, the Brown Act presentation was supposed to be presented. She asked if this was a requirement and if we were in compliance. Deputy Director Quintero stated yes, we are in compliance, this training is done every two years and is not a requirement but is done to keep the Planning Commission updated and informed. Deputy Director Quintero explained further that due to the social distancing requirement, a link was sent to everyone showing a video presentation of the Brown Act.

Commissioner Reape asked when meetings in person will be allowed again. Interim Director Nathan Bray stated the guidelines do not state when this will happen but it does suggest not meeting face to face yet. He advised that City Hall is opening their facilities with the Finance Department opening Wednesday, June 3rd from 1 p.m.-5 p.m. to the public and Development Services will be opening on Monday, June 8th from 1 p.m. to 5 p.m. They will be utilizing the month of June as a trial run. He also stated, at this time, the City Council is using a zoom based meeting platform where members and staff can teleconference visually to see the meeting presentations until further notice.

Chairman Reape commented that the teleconference meeting is just not the same but will take direction from the City Council.

Commissioner Souza asked if there was an update on the waffle shop sign. Deputy Director Quinter stated there were no updates but she has been working with the City Manager on this issue.

L. STAFF UPDATES

Deputy Director Quintero advised the Planning Commission that at the June 23rd City Council meeting she will be presenting an item asking to apply for the LEAP Planning Grant. This is a state funded grant that will help pay for projects to accelerate housing production in Turlock.

M. ADJOURNMENT

Chairman Reape asked for a motion to adjourn the meeting. Motion by Commissioner Souza and was carried unanimously. The meeting was adjourned at 6:36 p.m.

RESPECTFULLY SUBMITTED

Jim Reape
Chairman

Katie Quintero
Deputy Director of Development Services