

Thursday, May 5, 2022
6:00 p.m.
City of Turlock Yosemite Room
156 S Broadway, Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

A. 1. CALL TO ORDER – Chair Matthew Davis called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Jim Reape, Elvis Dias, Constance Anderson, Ray Souza
Sukhminder Deol, Mark Reese and Chair Matthew Davis

ABSENT: None

2. SALUTE TO THE FLAG

Chair Davis led those in attendance in the Pledge of Allegiance.

B. APPROVAL OF MINUTES

1. Chair Davis asked for corrections or a motion to approve the minutes of the Regular Meeting of April 7, 2022.

MOTION:

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

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Dias	Commissioner Deol	Chair Davis
Yes	Abstain	Yes	Yes	Yes	Yes	Yes

C. ANNOUNCEMENTS

Director of Development Services Katie Quintero stated there were none.

D. PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation. Hearing no one, Chair Davis closed the floor for public participation.

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS:

Chair Davis asked the Planning Commission if there were any conflicts of interest or disclosures of ex parte communications. There were none.

F. PUBLIC HEARING CONSENT CALENDAR

Chair Davis stated there was nothing on the public hearing consent calendar.

G. PUBLIC HEARINGS
***CONSENT ITEMS**

Chair Davis noted there was one item:

CUP 2022-02 MC INVESTMENTS: Associate Planner Mark Marshall presented the staff report explaining that the applicant has submitted a proposal to use a portion of an existing warehouse for retail and storage. The retail and storage area will total 6,088 square feet within the 16,000 square foot warehouse building currently under construction at 2400 Maryann Drive, Stanislaus County APN 089-014-035.

Public Hearing

Chairman Davis opened the floor for public participation.

Commissioner Diaz asked what was the proposed business for this location.

Robert Fernandes, the applicant stated the company Falling Prices is the existing tenant that deals with overstocked and returns from retail stores.

Commissioner Anderson asked if it was going to be open to public.

Robert Fernandes stated yes, it will be open to public and also online club members.

Commissioner Souza asked if the auctions will be held at this location and what type of materials are for sale.

Robert Fernandes stated the auctions will not be held there. The items are small household items in bulk bins.

Chairman Davis closed the floor for public participation.

MOTION:

Commissioner Diaz moved, seconded by Commissioner Reape determining that the proposed project is Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 [Existing Facilities] of the CEQA Guidelines and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution 2022-02. Motion carried 7/0 with the following vote:

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Dias	Commissioner Deol	Chair Davis
Yes	Yes	Yes	Yes	Yes	Yes	Yes

H. OTHER MATTERS:

Chair Davis noted there were none.

I. COMMISSIONER'S CONSIDERATION

Chair Davis noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chair Davis noted there was one item:

PLN2021-0113 (GOLDEN STATE TRUCK PARKING, 2119 & 2237 S GOLDEN STATE BLVD., (Stanislaus County APNs 044-031-004 and 044-031-005): Senior Planner Adrienne Werner explained that Stanislaus County is requesting feedback for a CEQA referral to rezone two parcels for the development of a commercial truck parking facility located outside our City limits. This item is brought to the Planning Commission for comments regarding this project. Senior Planner Adrienne Werner stated we are recommending frontage improvements and landscaping per City standards.

Commissioner Diaz stated concern with the 55 mph speed limits at this location and asked if we will be able to see the project again before it is approved.

Director Katie Quintero stated Stanislaus County public works shows an accel and decel lane at this intersection and stated these comments are recommendations only but we should see this project again once the CEQA documents are completed.

Commissioner Reape suggested to put in a barrier in the median area.

Commissioner Anderson was concerned with the weight of the trucks parking on the asphalt.

K. COMMISSIONERS COMMENTS

Chair Davis asked the Planning Commission for any comments.

Commissioner Diaz commented that the Golden State Blvd road work is looking great and asked when Linwood and Fifth Street will be completed.

Director Katie Quintero stated there was a setback on the Fifth Street project due to the relocation of the utility poles. This has been completed and staff is coordinating with the contractor to complete the job.

Commissioner Souza congratulated Katie on her promotion. He also asked for an update on the empty building at Golden State Blvd and Olive Ave and the building that burnt on Center Street.

Director Katie Quintero thanked Commissioner Souza and stated the building on Golden State has an approved building permit that expires at end of year. The burnt building on Center Street had an approved permit but will have to come in with new plans.

L. STAFF UPDATES

Director Quintero had two updates:

1. City Council approved the roads consultant, Michael Baker to evaluate and implement a 5-year roads update plan.

2. The Housing Division was in the process of preparing their annual action plan and was taking public comments.

Commissioner Diaz asked if they still offered the first-time homebuyer's loans.

Director Quintero replied yes, the program is still available.

M. ADJOURNMENT

Having no further business, Chair Davis asked for a motion to adjourn the meeting. Motion by Commissioner Souza. Motion carried unanimously by a voice vote. The meeting was adjourned at 6:40 p.m.

RESPECTFULLY SUBMITTED

Matthew Davis
Planning Commission Chair

Katie Quintero
Development Services Director