

Thursday, January 4, 2024  
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** – Vice Chair Anderson called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Constance Anderson, Patrick Johnson, Mark Reese, Jim Reape, Sukhminder Deol, and Matthew Davis

ABSENT: Ray Souza

**2. SALUTE TO THE FLAG**

Vice Chair Anderson led those in attendance in the Pledge of Allegiance.

**B. APPROVAL OF MINUTES**

Vice Chair Anderson asked for a motion to approve the minutes of the Regular Meeting of December 7, 2023.

**MOTION:**

Commissioner Reape moved, seconded by Commissioner Davis to accept the minutes of the December 7, 2023 meeting. Motion carried 6/0 by the following vote:

Commissioner Reese	Commissioner Davis	Commissioner Anderson	Commissioner Reape	Commissioner Deol	Commissioner Johnson	Chair Souza
Yes	Yes	Yes	Yes	Yes	Yes	Absent

**C. ANNOUNCEMENTS**

Planning Manager Adrienne Werner noted a green sheet at the dais. She explained the green sheet was an email received from a member of the community, after the agenda had been mailed, for public hearing Item G.1, the proposed General Plan Amendment, Rezone, and VTSM located at 1598 East Avenue.

**D. PUBLIC PARTICIPATION**

Vice Chair Anderson opened the floor for public participation.

Hearing no one, Vice Chair Anderson closed the floor for public participation.

**E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

---

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Vice Chair Anderson asked the Planning Commission if there were any conflicts of interest or disclosures of ex parte communications.

There were none.

**F. PUBLIC HEARINGS**  
**\*CONSENT CALENDAR**

Vice Chair Anderson noted there was none.

**G. \*NON-CONSENT ITEMS:**

Vice Chair Anderson noted there was one item:

**1. GENERAL PLAN AMENDMENT 2022-01, REZONE 2022-01 AND VTSM 2022-01**

Planning Manager Adrienne Werner presented the staff report. She explained the applicant is proposing to amend the General Plan land use designation of the property located at 1598 East Avenue from Community Commercial (CC) to Low Density Residential and Rezone the property from Community Commercial to Residential Low Density 4.5 to allow for the subdivision of the parcel into 6 single-family residential lots. She explained the property is surrounded by properties designated for and developed with residential uses. Properties to the south of the site are located in a County Island. The property directly adjacent to the southern property line is developed with a single-family home. The property adjacent to the western property line is zoned Community Commercial and also developed with a single-family home.

Adrienne explained that the proposed residential lots range in size from 6,084 sq.ft. to 8,670 sq.ft. conforming to the standards established in the RL4.5 zoning district. She explained that as part of the public noticing requirements residents within a 500' radius of the project were notified. Staff received emails from the residents concerned with the project increasing traffic in the area. Adrienne explained that a commercial project, for instance a 4,000 sq.ft. retail project would be anticipated to generate an average of 248 daily vehicle trips versus the 57 average daily vehicle trips anticipated for the 6-lot subdivision.

Commissioner Deol asked if the curb, gutter and side walk work happening now is a City project.

Planning Manager Werner answered yes.

Commissioner Reape did not see a rendering of elevations for the properties and asked if development standards require parking.

Planning Manager Werner responded that the specific house plans have not been proposed; however, development will have to meet the design standards and parking requirements. Single-family homes are required to provide two off-street parking spaces which is typically provided by a two-car garage.

Commissioner Johnson asked if the RL 4.5 zoning would allow a manufactured home.

Planning Manager Werner answered yes. The manufactured homes would have to meet the residential design guidelines and be similar in architecture to other homes in area. A mobile home as defined by HUD regulations would not be allowed on a residential lot. They are only allowed in a mobile home park.

Vice Chair Anderson asked if there are plans for the home development.

Planning Manager Werner responded that the plans and elevations of the homes are not proposed now but would be reviewed on the building permit submittal by the Planning Division for compliance.

Commissioner Davis asked if curb and gutters would be installed all along the project.

Planning Manager Werner answered yes frontage improvements include curb and gutters are required along the East Avenue and South Berkeley frontages.

Commissioner Davis asked if a masonry wall is required to replace the existing fence between this property and the commercial property next door.

Planning Manager Werner responded that there is no requirement that a residential project install a masonry wall along a commercial property line. There is a requirement for a commercial project to install a masonry wall between a residential zoning district.

Vice Chair Anderson asked if the Commission would have to be vote tonight if adding a condition of approval for a fence requirement.

## **Public Hearing**

Vice Chair Anderson opened the floor for public hearing.

Coralie Donkers and Jon Pleitez own the commercial property next door. They spoke of their concerns with rezoning the parcel to residential and having multiple neighbors that would create additional noise and traffic issues and how their dog training business could be affected by neighbors versus a commercial project.

Commissioner Reese asked if the project were to be approved would they prefer a masonry wall or a wood fence.

Ms. Donkers replied that a masonry wall would be more desirable because it would provide more security for their dogs and any dogs residents may have but a wood fence would be more visually pleasing.

Janie Vessel said she was in favor of the rezoning to residential but has concerns with traffic and would like to see sidewalks for pedestrians.

Milton Trieweiler spoke in favor of the project and about the need of affordable housing.

Melody Bughi, an adjacent property owner in the county island, asked if the fence along her property line will be replaced with a new fence or masonry wall and if the irrigation easement that runs along the property will have to be moved. She asked if the curb and gutter would stop at the County line and had concerns of water run-off to her property.

Planning Manager Werner answered a residential development is not required to install a masonry wall and the existing fence could be kept in place. Frontage improvements are required along the project frontage but would not be installed along her property frontage. Ms. Werner added that the Municipal Services Division will address any potential issues with water run-off during the review of the improvement plans.

Commissioner Johnson asked to clarify if one irrigation line will be abandoned and one relocated.

Planning Manager Werner responded the developer has to work with TID to address the irrigation line and easement.

Coralie Donkers spoke about water run-off from sidewalk improvements. She again expressed concern with having residential neighbors that could potentially complain about her dog training business.

Marjorie Petersen also asked who was responsible for the irrigation line and if it has to be reconstructed. She expressed concern that traffic from residents entering and exiting from their garages causing problems on Berkeley. She felt 5 houses would be better than 6 houses.

Rachel Baxter, the developer, addressed the concerns raised by the neighbors. She re-stated staff's comments about a commercial project generating more traffic than the 6 residential lots would generate. She stated that they will be building wood fencing along the adjacent parcel that is zoned community commercial. Ms. Baxter explained that they are working with TID to address irrigation line.

Coralie Donkers asked when the fence would be installed.

Rachel Baxter said once the project is approved by the City Council then they would be looking to address the fencing.

Planning Manager Werner responded to the questions from the public. She explained that the majority of the surrounding properties are already zoned residential and the property to the west is zoned community commercial. The adjacent commercial property currently has a legal nonconforming residence and is allowed to have a home-based business. Should that property owner want to develop the property for commercial uses the business would be required to have a masonry wall constructed at that time. Regarding noise from the residences, all properties and uses must comply with the Noise Ordinance. Frontage improvement including curb, gutter and sidewalk are required along East Avenue and N. Berkeley Avenue. The developer would need to



Planning Manager Werner explained to the members of the public that the project has been recommended for approval to City Council and will be placed on the City Council's agenda.

Vice Chair Anderson asked if there is a process for citizens when there are concerns with traffic issues.

Planning Manager Werner recommended attending City Council meetings to speak of their concerns during the public participation.

**H. OTHER MATTERS:**

Vice Chair Anderson noted there were none.

**I. COMMISSIONER'S CONSIDERATION**

Vice Chair Anderson noted there was one.

**1. Adoption of the 2024 Planning Commission meeting calendar.**

**MOTION:**

Commissioner Davis moved, seconded by Commissioner Reape to adopt the meeting dates for 2024 as presented. Motion carried 6/0 by the following vote:

Commissioner Reese	Commissioner Davis	Vice chair Anderson	Commissioner Reape	Commissioner Deol	Commissioner Johnson	Chair Souza
Yes	Yes	Yes	Yes	Yes	Yes	Absent

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

Vice Chair Anderson noted there were none.

**K. COMMISSIONERS COMMENTS**

*Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.*

There were none.

Vice Chair Anderson asked if any member of the cannabis ad-hoc committee could provide an update.

Commissioner Reape said a report that goes to City Council with recommendations is in process.

**L. STAFF UPDATES**

Planning Manager Werner announced the election of officers will be held at the February 1<sup>st</sup> Planning Commission meeting.

**M. ADJOURNMENT**

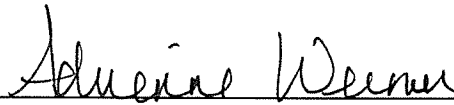
Having no further business, Vice Chair Anderson asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 7:16pm.

**RESPECTFULLY SUBMITTED**



---

Constance Anderson  
Planning Commission Vice Chair



---

Adrienne Werner  
Interim Development Services Director/Planning Manager  
Development Services