

# PLANNING COMMISSION SPECIAL MEETING AGENDA



THURSDAY, March 21, 2024– 6:00 PM  
City of Turlock, Yosemite Community Room  
156 South Broadway  
Turlock, California

Commission Chair  
**Matthew Davis**

Commission Members

**Ray Souza**  
**Sukhminder Deol**  
**Patrick Johnson**  
Vice Chair

**Jim Reape**  
**Mark Reese**  
**Constance Anderson**

Planning Manager  
**Adrienne Werner**

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Turlock Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**EQUAL ACCESS POLICY:** If you have a disability which affects your access to public facilities or services, please contact the Planning Division at (209) 668-5640. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

**NOTICE:** Pursuant to California Government Code Section § 54954.3, any member of the public may directly address the Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item.

**AGENDA PACKETS:** Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://www.cityofturlock.org) and at the Planning Division office at 156 S. Broadway, Suite 120, Turlock, CA during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

## A. 1. CALL TO ORDER

### 2. SALUTE TO THE FLAG

## B. APPROVAL OF MINUTES

1. Regular Meeting of February 1, 2024

[View Item](#)

## C. ANNOUNCEMENTS

## D. PUBLIC PARTICIPATION

*This is the time set aside for members of the public to directly address the Planning Commission concerning any item that has been described in the notice for this meeting, including Consent Calendar items. You will be allowed five (5) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Commission addresses the matter.*

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

### 2. DISCLOSURE OF EX PARTE COMMUNICATIONS

*Planning Commission should disclose the following information for each item listed below:*

- 
- State, for the public record, the nature of the communication;
  - Identify with whom the ex parte communication was made; and
  - Provide a brief statement as to the substance of the communication.

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

*Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.*

- **G.1 ANNUAL REVIEW OF PUBLIC WORKS PROJECTS FOR CONFORMANCE WITH THE TURLOCK GENERAL PLAN FOR FISCAL YEAR 2024/2025**
- **G.2 2023 GENERAL PLAN IMPLEMENTATION REPORT**
- **G.3 GENERAL PLAN AMENDMENT NO. 2023-02, REZONE 2023-02, and MINOR DISCRETIONARY PERMIT NO. 2024-01**
- **G.4 CONDITIONAL USE PERMIT NO. 2024-01 (ASPIRANET)**

#### **F. CONSENT CALENDAR**

*Information concerning the consent items listed herein below has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.*

#### **G. PUBLIC HEARINGS**

*These items will be individually discussed and reviewed in detail.*

##### **1. ANNUAL REVIEW OF PUBLIC WORKS PROJECTS FOR CONFORMANCE WITH THE TURLOCK GENERAL PLAN FOR FISCAL YEAR 2024/2025:**

Pursuant to California Government Code Sections 65103(c) and 65401, an annual review of local public works projects of other agencies within the Turlock planning area is required in order to provide early coordination between public agencies and to ensure that the proposed projects conform to the Turlock General Plan. (Foster) [View Item](#)

- a. Planning Commission determination that the General Plan Conformity Findings is not a project as defined by the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 and determine the Annual Review of the Public Capital Improvement Projects are in conformance with the Turlock General Plan.
- b. Planning Commission to determine if the Annual Review of the Public Capital Improvement Projects are in conformance with the Turlock General Plan.

##### **2. 2023 GENERAL PLAN IMPLEMENTATION REPORT:** The California Government Code (Section §65400 (b)) requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body. (Quintero) [View Item](#)

- a. Planning Commission to determine if the acceptance of the 2023 General Plan Implementation Report is “Categorically Exempt” from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section §15060(c)(2) of the CEQA Guidelines.

- 
- b. Planning Commission to determine if the 2023 General Plan Implementation Report is in compliance with California Government Code Section §65400 (b) and accept the report.

**3. GENERAL PLAN AMENDMENT NO. 2023-02, REZONE 2023-02, and MINOR**

**DISCRETIONARY PERMIT NO. 2024-01:** To amend the General Plan land use designation from Community Commercial (CC) to Community Commercial and High Density Residential (CC/HDR) and Rezone the property from Community Commercial to Community Commercial and High Residential (CC/RH) to allow for the development of two parcels located at 1620 N. Tully Road, Stanislaus County APN 088-030-004 and 005 totaling approximately 2.52-acres for amenities for the Oak Park Apartment residents. Amenities will include 53 covered parking spaces, 17 single-car garage units, a dog park and outdoor picnic area and trash enclosure. The entrance to the area will be gated and will be limited to Oak Park residents only. (Quintero)

[View Item](#)

- a. Planning Commission determination if the project is “Categorically Exempt” from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section §15332 [In-Fill Developments].
- b. Planning Commission recommendation to City Council on General Plan Amendment 2023-02 and Rezone 2023-02.
- c. Planning Commission action on Minor Discretionary Permit 2024-01.

**4. CONDITIONAL USE PERMIT NO. 2024-01 (ASPIRANET):** The applicant has submitted an application to construct a 2,223 square foot residence to be used as a short term residential therapeutic program (STRTP) for up to 6 youths and a 3,674 square foot learning center that will serve approximately 72 youths, annually, at 521 W. Linwood Avenue. The project will be licensed through the California Department of Social Services (CDSS) and staffed 24 hours per day 7 days a week. The learning center will operate from 9:00 am to 6:00 pm and will offer, counseling, life skill-building classes, outpatient behavioral health services and other supportive services provided to the youth and families involved in the program. The existing residence and garage will be demolished. Onsite improvements include a new driveway with a gate and new fencing, 9 parking spaces, parking lot lighting, landscaping, onsite fire hydrant, a water feature behind the learning center, and the relocation of a portion of the retention basin from the rear of the property to the front of the property along Linwood Avenue. Frontage improvements including curb, gutter, and sidewalk are already installed. (Werner)

[View Item](#)

- a. Planning Commission determination if the project is “Categorically Exempt” from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section §15332 [In-Fill Developments].
- b. Planning Commission action on Conditional Use Permit 2024-01

**H. OTHER MATTERS**

**I. COMMISSIONER’S CONSIDERATION**

## J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

*This section allows staff to update the Commission on proposed projects in the unincorporated area within or surrounding the City of Turlock. These items are presented for information only. No action will be taken on these items. Members of the public interested in these projects should contact the County Planning and Community Development Department at (209) 525-6330 to obtain information or provide comments.*

- 1. General Plan Amendment and Rezone Application No. PLN2023-0124 – Aspiranet at 2513, 2517 and 2519 Youngstown Road, Stanislaus County APN 044-032-007:** The applicant is requesting to amend the Stanislaus County General Plan and zoning designation of a 10.56+ acre parcel from Agriculture and Planned Development 305 (PD 305) to Planned Development to allow for the expansion of the Excell Center residential treatment facility. The Planning Commission will not take any action on this item, but may offer comments to the staff. [View Item](#)

## 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.*

## L. STAFF UPDATES

## M. ADJOURNMENT

AT THE ABOVE TIME AND PLACE ALL INTERESTED PARTIES WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ANYONE MAY PRESENT HIS OR HER VIEWS ON THESE MATTERS IN PERSON, BY WRITING, OR BY REPRESENTATIVE. CHALLENGES IN COURT TO ANY OF THE ITEMS LISTED ABOVE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TURLOCK PLANNING COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING. ANY MATERIALS SUBMITTED TO THE PLANNING COMMISSION FOR CONSIDERATION (PHOTOGRAPHS, SLIDES, PETITIONS, LETTERS, ETC.) BECOME THE PROPERTY OF THE CITY OF TURLOCK AND WILL BE RETAINED AS PART OF THE PUBLIC RECORD AND ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF TURLOCK PLANNING DIVISION, CITY HALL, 156 SOUTH BROADWAY, TURLOCK. INFORMATION MAY ALSO BE OBTAINED BY CALLING THE CITY OF TURLOCK PLANNING DIVISION AT (209) 668-5640. WRITTEN CORRESPONDENCE MAY BE MAILED TO THE CITY OF TURLOCK PLANNING DIVISION, 156 SOUTH BROADWAY, SUITE 120, TURLOCK, CA 95380-5456.

### --APPEAL--

Anyone who is dissatisfied with the action(s) of the Planning Commission may file an appeal within **TEN (10) DAYS** following the decision of the Planning Commission. The appeal must be written and filed with the Turlock City Clerk. Appeal Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$550.00 filing fee for the Appeal Application. If an Appeal Application is filed, a Public Hearing will be scheduled by the City Council to consider the appeal.

### -- CONTINUANCE-- -- APPLICANT REQUESTS-- -- EFFECTIVE NOVEMBER 27, 1989--

An applicant may request the continuance of a pending application or scheduled matter set for consideration by the Planning Commission by filing a request for a continuance not less than three (3) hours prior to the scheduled consideration of the application pursuant to City Council Resolution No. 89-248. The request must be written and filed with the City of Turlock Planning Division. Continuance Request Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$390.00 Filing Fee Deposit for the Continuance Request Application. **The granting of a request for a continuance of a pending application is discretionary on the part of the City of Turlock. The applicant's compliance with the regulations does not imply, guarantee, or otherwise supersede the City of Turlock's authority to deny the request.**