

Thursday, February 1, 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** – Chair Souza called the meeting to order at 6:00 p.m.

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

ABSENT: None

**2. SALUTE TO THE FLAG**

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

**3. ELECTION OF OFFICERS**

Commissioner Anderson nominated Commissioner Davis for Planning Commission Chair for 2024, seconded by Commissioner Reape. Motion carried 7/0 by the following vote

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

Commissioner Anderson nominated Commissioner Johnson for Planning Commission Vice Chair for 2024, seconded by Commissioner Reape. Motion carried 7/0 by the following vote

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

Commissioner Davis was seated as Chair of the Planning Commission.

**B. APPROVAL OF MINUTES**

Chair Davis asked for a motion to approve the minutes of the Regular Meeting of January 4, 2024.

**MOTION:**

Commissioner Reape moved, seconded by Commissioner Souza to accept the minutes of the January 4, 2024 meeting. Motion carried 6/0 with one abstention by the following vote:

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

### **C. ANNOUNCEMENTS**

Planning Manager Adrienne Werner noted the 2024 Planning Commissioners Academy will be held March 6<sup>th</sup>-8<sup>th</sup> and three Commissioners are interested in attending. She asked if anyone else was interested in going explaining that there would not be a quorum if a fourth Commissioner wanted to attend.

Commissioner Davis stated he would not be able to attend the March 7<sup>th</sup> Planning Commission meeting.

Planning Manager Adrienne Werner explained that due to the lack of a quorum the March 7, 2024 meeting will be canceled. The Planning Commission can hold a Special Meeting on March 21, 2024 if it is the will of the Commissioners.

Due to the lack of a quorum for the March 7, 2024 regular meeting, the Planning Commission chose to call a Special Meeting for March 21, 2024. The March 7<sup>th</sup> meeting will be duly canceled and noticed.

Planning Manager Werner noted the minutes from the Engineering public hearing for Tentative Parcel Map 23-03 handed out at the dais. She explained that the Engineering Division holds public hearings for parcel maps and provides the report to the Planning Commission for informational purposes only. The parcel map was approved by the City Engineer and is contingent on the City Council approving the Rezone and Planned Development of the property. She also noted the green sheet at the dais of an email received after the agenda packet had been mailed from a resident with traffic concerns for public hearing Item G.1.

### **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 HEARINGS**

#### **\*CONSENT CALENDAR**

Chair Davis noted there were none.

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

Chair Davis noted there was one item:

- 1. PLANNED DEVELOPMENT 281, REZONE 2022-02, and VTSM 2022-02 (MONARCH PLACE):** Planning Manager Adrienne Werner presented the staff report. She explained the applicant has submitted an application requesting to subdivide a 2.7-acre parcel into 16 single family residential lots and divide two existing commercial lots into four lots and a remainder. A Planned Development is being requested for the residential subdivision to allow exceptions to the 5,000 square foot lot size and 5-foot interior side yard setbacks established in the low density residential (RL) zoning district. Residential lots will range in size from 3,785 square feet to 8,237 square feet and will have 4-foot interior side yard setbacks. A new cul de sac, constructed to City standards, will provide access from Roberts Road to the new subdivision.

She added that the request for the Planned Development includes the division of two commercial lots into 4 lots and 1 remainder. She noted as proposed, the existing commercial buildings on proposed parcels 3, 4, and 5, would not meet the side and rear yard building setbacks established in the Northwest Triangle Specific Plan heavy commercial (CH) zoning district. The applicant is also requesting a reduction in the side yard setback for the multi-tenant commercial building proposed on parcel 2. The request is to reduce the side yard setback from 20' to 4'. There is a TID easement that runs along the southern property line on parcel 2 that further constrains the placement of the commercial building. If the building maintained the 20' side yard setback the site would not be able to meet the parking requirements and circulation on the property would be impacted.

She described the request for setbacks below:

Parcel 2:	Side yard setback reduced from 20' to 4'.
Parcels 3 & 4:	Side yard setbacks reduced from 20' to 10'.
Parcel 5:	Front building (auto repair shop) side yard setbacks reduced from 20' to 11' on the north side of the building and from 20' to 16' on the south side of the building.
	Rear building - side yard setback reduced from 20' to 5' and the rear yard setback reduced from 20' to 5'.

She noted that future development on Parcel 1 is required to meet the development standards established in the Northwest Triangle Specific Plan.

Planning Manager Werner explained that in December 2005 the Planning Commission approved VTSM 2005-16 and recommended the City Council approve the rezone from heavy commercial to PD 249. The City Council approved the rezone at their March 14, 2006 meeting. The Vesting Tentative Subdivision Map 05-16 was recorded with the Stanislaus County Clerk on September 5, 2006.

In June 2011, Parcel Map 11-05 was submitted to the Engineering Division to allow the mergers of the 16-residential parcels into one residential parcel, the creation of one heavy commercial parcel and one remainder. The parcel map was recorded on November 3, 2011. Upon recordation of Parcel Map 11-05, Planned Development 249 expired due to the reversion of the 16-residential lots to 1 lot.

In August 2022 the applicant submitted a subdivision map to the Engineering Division to subdivide the 2.70-acre parcel into 16-single family residential lots and also submitted a parcel map application to divide the two commercial lots into 4-lots and a remainder. She explained the proposed 16-lot subdivision is the same configuration as the map approved in 2006.

Planning Manager Werner explained that the General Plan doesn't allow driveways from expressways. Golden State Boulevard is designated as an expressway. The City Engineer was not going to allow a driveway from Golden State Boulevard to the new commercial parcels. After several discussions the applicant submitted a traffic analysis showing that a driveway from Golden State Boulevard would not negatively impact traffic flow. The applicant worked with the City Engineer and came to a resolution that met the applicant's needs and addressed staff's concerns. The applicant and City Engineer agreed that a deceleration lane from Golden State Boulevard to Roberts Road will be installed and right-in, right-out driveway will be allowed from Golden State Boulevard to Parcel 1.

Planning Manager Werner noted that in the staff report it states the 16-lot subdivision annexed in to the CFD #2 in 2006 and pointed out that a condition in the resolution seems to contradict this statement. She clarified it was already done, but the language was kept in case it was removed when the parcel map reverted from 16 residential lots to 1 so that the developer is aware of the requirement. She also noted the Engineering Division provision #25 is an error and will be corrected prior to recording the resolution.

Commissioner Reape asked if there will be parking along Golden State Boulevard.

Planning Manager Werner answered no there is no parking allowed along Golden State Boulevard. There is on-site parking to support the commercial businesses.

Commissioner Anderson asked if the elevations are just concepts for the multi-tenant commercial building.

Planning Manager Werner deferred to the applicant to answer.

### **Public Hearing**

Chair Davis opened the floor for public hearing.

Matthew Rogers with Benchmark Engineering confirmed the item before the Planning Commission had been approved in 2005 and there weren't any changes to the subdivision map. Mr. Rogers made himself available for any questions.

Commissioner Anderson asked about the commercial lot on parcel 1 since it appears there was a drive-through facility.

Mr. Rogers answered that the site plan for parcel 1 is conceptual only but they have planned for a drive-through if needed. He added that the elevations for the commercial buildings are pretty close to what will be constructed.

Milton Trieweiler spoke in favor of the project and commended staff and the developer for working together.

**MOTION:**

Commissioner Reape moved, seconded by Commissioner Souza determining that the project is "Categorically Exempt" from the provisions of CEQA Section 15332 [In-Fill Development] having determined that all of the findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution 2023-26 and recommend the City Council approve Planned Development 281 and Rezone 2022-02. Motion carried 7/0 by the following vote.

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

**MOTION:**

Commissioner Reape moved, seconded by Commissioner Souza to approve Vesting Tentative Subdivision Map No. 2022-02 having determined that the appropriate findings can be made subject to the conditions of approval listed in draft Planning Commission Resolution No. 2023-25. Motion carried 7/0 by the following vote.

Commissioner Reese	Chair Davis	Commissioner Anderson	Commissioner Reape	Commissioner Deol	Commissioner Johnson	Commissioner Souza
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 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.

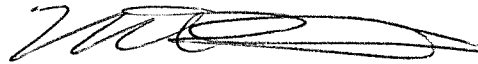
**L. STAFF UPDATES**

There were none.

**M. ADJOURNMENT**

Having no further business, Chair Davis asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 6:31pm.

**RESPECTFULLY SUBMITTED**



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Matthew Davis  
Planning Commission Chair



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Adrienne Werner  
Interim Development Services Director/Planning Manager  
Development Services