

Thursday, June 6, 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 Davis called the meeting to order at 6:00 p.m.

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

ABSENT: Commissioner Jim Reape

2. SALUTE TO THE FLAG

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

B. APPROVAL OF MINUTES

Chair Davis asked for a motion to approve the minutes of the Regular Meeting of May 2, 2024.

MOTION:

Commissioner Anderson moved, seconded by Commissioner Reese to accept the minutes of the May 2, 2024 Regular Meeting. Motion carried 5/0 by the following vote:

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

C. ANNOUNCEMENTS

Planning Manager Adrienne Werner announced that the July Planning Commission meeting will be held on July 18th and will be a special meeting due to the 4th of July holiday. She said that during this meeting, the consultant overseeing the Housing Element will conduct a study session. She further explained that a 30-day public review period is set to commence on July 31, 2024, concluding on August 31, 2024. The Planning Commission will review the Draft Housing Element on September 5, 2024, followed by the Turlock City Council on September 10th. The draft Housing Element is slated for submission to HCD on September 17, 2024. Planning Manager Werner noted that the Housing Element is currently out of compliance with the State and a letter has been sent to HCD detailing the present status along with a proposed timeline for submission.

Commissioner Anderson asked if the July 18th meeting will be a joint meeting with City Council.

Planning Manager Werner answered it will not be a joint meeting, but a special Planning Commission meeting due to the holiday.

D. PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation.

Milton Trieweiler spoke about climate change and preserving prime farmland.

Hearing no one else, 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. CONDITIONAL USE PERMIT 2024-04 (1148 N. GOLDEN STATE BLVD): Planning Manager Adrienne Werner explained that the applicant has submitted an application to develop a portion of an existing lot for a food truck park at 1148 N. Golden State Boulevard. A portion of the 1.45-acre property is developed with an auto sales business that will continue to operate. The applicant has planned for 6 food trucks, two 10'x10' covered eating areas, parking, and a new trash enclosure. Access to the food truck is provided by the existing driveway entrances from Golden State Boulevard. Frontage improvements including curb, gutter, and sidewalk have already been installed. Planning Manager Werner explained that under the Mobile Food Vendor section of the Municipal Code staff could only permit two food trucks and a conditional use permit is required to exceed this limitation. There is currently one mobile food truck permitted to operate onsite, and a second food truck has submitted an application that is still going through the review process. She explained that the food trucks and canopy structures are required to maintain the 15-foot setback and food trucks will not be allowed to park in the drive aisles or right-of-way. Planning Manager Werner said that the area identified as undeveloped land is not part of this approval and cannot be used in any way until permitted by the Planning Division and the required improvements are installed.

Commissioner Anderson asked about the fencing and materials that would be used to divide the auto sales business from the mobile food vendors. She asked if all driveway entrances will remain open.

Planning Manager Werner answered there will be fencing as well as a gate to allow foot traffic from the auto sales business to the mobile food park for people to enter and exit. She added that the City does not have requirements for specific fencing materials.

Commissioner Reese asked if there was an ordinance with regards to the amount of parking required for a food truck and the hours of operation.

Planning Manager Werner answered that there is not a specific number of parking spaces required for mobile food trucks since their use is supposed to be mobile and not permanent structures are to be constructed.

She said there is no ordinance for the hours of operation but explained that the Stanislaus County Environmental Health Department requires that the food truck be within 200 feet of a restroom. If the business is not open and the restrooms are not available, the food truck cannot be in operation.

Commissioner Souza asked about the two permanent building and two canopies.

Planning Manager Werner said there is one of the buildings is for the auto sales business and the applicant is requesting to make the canopies for the food trucks permanent. She said no building permit would be required for the canopies due to their size being less than 120 square feet, unless there is electrical or plumbing proposed.

Public Hearing

Chair Davis opened the floor for public hearing.

Daniel Sotoadeh, a representative of the applicant thanked staff for their time to review the project. He explained that there will be rules in place that the vendors would have to agree to follow including parking time limits to discourage loitering and business operation hours.

Commissioner Anderson asked what the hours of operation would be.

Daniel said the auto dealership is open from 8:00 am to 8:00 pm and said the food trucks would leave by 8pm. He added that the customer parking will have a 30-minute time limit and there is one restroom on the outside of the building that would be available for the mobile food truck operators.

Commissioner Deol asked if the hours of operation for the food trucks could be the same as the auto dealership.

Daniel answered yes.

Planning Manager Werner added that mobile food vendor permits issued from the Planning Division are required for the food vendors.

Sandra Lujan, a restaurant business owner spoke in support of the project and was interested in starting a mobile food truck to operate at this location.

Commissioner Anderson asked about the added traffic and if there were any concerns.

Planning Manager Werner responded that the City Engineer did not have any concerns.

Commissioner Reese asked if street parking is available.

Planning manager Werner said there is not a red curb so parking would be allowed.

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

MOTION:

Commissioner Anderson moved, seconded by Commissioner Souza determining that the project is Categorically Exempt from the provisions of CEQA pursuant to Section 15332 [Infill Development Projects] and granted Conditional Use Permit 2024-04 having determined that the appropriate findings can be made, subject to the conditions of approval contained in Draft Resolution No. 2024-13. Motion carried 6/0 by the following vote.

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

Commissioner Souza asked about the status of the old Jura’s Pizza building at 146 N. Golden State Boulevard that is up for sale.

Planning Manager Werner answered that inquires have been received, but no applications for a project have been submitted.

Commissioner Souza asked about the Firehouse pole sign.

Planning Manager Werner said the issue is still with the City Attorney and that he is looking more into the ordinance

L. STAFF UPDATES

Planning Manager Werner stated there were none.

M. ADJOURNMENT

Having no further business, Chair Davis asked for a motion to adjourn the meeting. Motion by Commissioner Anderson. Motion carried unanimously by a voice vote. The meeting was adjourned at 6:36 p.m.

RESPECTFULLY SUBMITTED



Matthew Davis
Planning Commission Chair



Adrienne Werner
Planning Manager
Development Services