

PLANNING COMMISSION MEETING AGENDA

AMENDMENT NO. 1



THURSDAY, September 5, 2024– 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

8/30/2024

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 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. Special Meeting of July 18, 2024

[View Item](#)

2. Regular Meeting of August 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 CONDITIONAL USE PERMIT 2024-05 (ACCESSORY STRUCTURE)**
- **G.2 CONDITIONAL USE PERMIT 2024-03 (DETACHED GARAGE)**
- **G.3 PLANNED DEVELOPMENT 283, REZONE 2024-01 & VTSM 2024-01 (337 WEST AVE SOUTH)**

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. CONDITIONAL USE PERMIT 2024-05 (ACCESSORY STRUCTURE):** The applicant is requesting approval to construct a residential accessory storage building approximately 1,404 square feet in size and 15 feet in height located at 1136 El Paseo, Stanislaus County APN: 051-017-020. The storage building is intended for storing collectible vehicles and personal items and will also serve as a pool house equipped with a full bathroom, refrigerator and sink. The building is not proposed as an accessory dwelling unit (ADU). The accessory structure is setback 28' from the corner side property line, 55' from the interior side yard property line, and 0' from the rear property line (next to the alley). The accessory structure will mirror the roof line and gable ends similar to the main house and will have a modern smooth stucco finish. (Foster) [View Item](#)

- a. Planning Commission determination that the project is Categorically Exempt from CEQA, based on Section 15303 [New Construction or Conversion of Small Structures].

- b. Planning Commission action on Conditional Use Permit 2024-05.

- 2. CONDITIONAL USE PERMIT 2024-03 (DETACHED GARAGE):** The applicant is requesting approval to construct a 1,625 square foot residential accessory storage building located at 2640 Kensington Court Stanislaus County APN 073-034-007. The storage building will be built on the southeast corner of the property, ten feet from the rear property line and ten from the side property line. The accessory structure will have a stucco façade similar to the main house as well as a 10' x 14' roll up garage door. (Bailey) [View Item](#)

- a. Planning Commission determination that the project is Categorically Exempt from CEQA, based on Section 15303 [New Construction or Conversion of Small Structures].

- b. Planning Commission action on Conditional Use Permit 2024-03.

UPDATED

3. PLANNED DEVELOPMENT 283, REZONE 2024-01 & VTSM 2024-01 (337 WEST AVE SOUTH): The applicant is proposing to subdivide the approximately 2.67-acre parcel, into 30 single-family residential lots. The subject property is located at 337 West Avenue South, Stanislaus County APN 050-003-042. The subject site is zoned Medium Density Residential (RM). The lots will range in size from 2,500 square feet to 4,352 square feet. The internal roadway will be a private road. A Planned Development is proposed to allow for deviations from the lot size standards and setbacks as well as the internal roadway being a private road not developed to City standards. Setbacks will be measured from the property line to that portion of the building or structure that is closest to the property line. The proposed setbacks for the development are as follows:

Single-story homes:

Front Yard 10'
Front Yard Garage 25'
Interior Side Yard 3'
Rear Livable area 10'
Rear Yard Garage 3'

Two-story homes:

Front Yard habitable space 25'
Front Yard Porch 15'
Front Yard Garage 18'
Interior Side Yard 3'
Rear Yard Habitable area 10

(Werner) [View Item](#)

- a. Planning Commission determination on the adoption of the proposed Mitigated Negative Declaration of environmental effect and Mitigation Monitoring and Reporting Program.
- b. Planning Commission recommendation to City Council on Planned Development 283 and Rezone 2024-01.
- c. Planning Commission action on VTSM 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.

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.**