

Thursday, October 3, 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, Ray Souza, Constance Anderson, Jim Reape, Sukhminder Deol, Patrick Johnson, and Matthew Davis

ABSENT: None

2. SALUTE TO THE FLAG

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

B. APPROVAL OF MINUTES

Chair Davis said there were none.

C. ANNOUNCEMENTS

Planning Manager Adrienne Werner announced that the minutes from the last three meetings will be brought to the November meeting for approval.

She also noted there were no items submitted by the December deadline so the December 5th Planning Commission meeting is cancelled.

She announced that the draft Housing Element is out for 30-day public review and will be coming back to the Commission at the November 7th meeting to hear any additional comments and make a recommendation to City Council to submit to HCD for their 90-day review period.

D. PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation.

Robert Puffer asked about the apartment complex project at Monte Vista Avenue and Walnut Road and the lack of activity.

Planning Manager Werner responded that the planning entitlements have been issued and building permits have gone through the plan check process and are ready to be issued. The developer has received the necessary approvals from the City. At this time the project is on the developer's timeline.

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 one.

1. WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE:

Planning Manager Werner said instead of reading the entire motion, the Commissioners will just read the title that is bolded.

G. *NON-CONSENT ITEMS:

Chair Davis noted there was one item:

1. TIME EXTENSION FOR CONDITIONAL USE PERMIT 2023-02 (Staybridge Suites):

Assistant Planner Joanne Foster presented the staff report and explained the applicant is requesting a one-year time extension for the previously approved project for the construction of an 88-room, 4-story hotel on a 2.58-acre parcel located at 2931 Sun Valley Court. She noted there are no changes from the original approval. The original project requested an exception to the 35-foot height limit established in the Northwest Triangle Specific Plan for the heavy commercial (CH) zoning district. The 78,450 square foot hotel measures approximately 50-feet from grade to the parapet and approximately 53'6" in height for the architectural tower element at the port cochere. A total of 94 onsite-parking spaces and four motorcycle parking spaces are proposed. Access to the project site is provide through the existing 32' access and utility easements on the east and west sides of the parcel. Additional onsite improvements include paving, parking lot striping, onsite lighting, an outdoor multiuse lawn and seating area and landscaping; off-site improvements including curb, gutter, and sidewalk have already been installed.

The Commissioners asked about the status of the building permits and the project timeline.

Assistant Planner Foster said the time extension is valid for one year from the date of approval. She said building permits have not been applied for yet.

Planning Manager Werner added that the applicant can request another time extension, but if a significant amount of time has passed from the original approval a new application of the project may be required.

Public Hearing

Chair Davis opened the floor for public hearing.

Robert Puffer asked about the reason for the delay and if any fees are charged to request a time extension.

Assistant Planner Foster said the reason was not given and explained there there is an application fee to request an extension.

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

MOTION:

Commissioner Reape moved, seconded by Commissioner Anderson determining that that Conditional Use Permit No. 2023-02 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 and grant a one-year time extension for Conditional Use Permit 2023-02 having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2024-24. Motion carried 7/0 by the following vote.

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

H. OTHER MATTERS:

Chair Davis noted there was one.

- 1. UPDATE ON DRAFT HOUSING ELEMENT:** Planning Manager Werner introduced Andrew Hill with Dyett and Bhatia, the consultant working on updating the Housing Element. She said the Draft Housing Element has been released and is posted on the City website. Copies were provided to the Commissioners at the dais.

Mr. Hill explained he would be introducing the element and hear any comments or questions that the Commission or the public may have. He said following the close of the 30-day review period the draft Housing Element will be brought back to the Planning Commission in November for a formal recommendation to the City Council to submit the draft to Housing and Community Development (HCD) to start their 90-day review. The actual adoption of the Housing Element would not be until Spring 2025 after the State has completed their review and any requested revisions have been incorporated.

Mr. Hill provided a recap of the legal requirements of the Housing Element and the process to form the element that must be updated every 8 years. He reviewed the draft and the appendices.

Commissioner Anderson asked where in the draft the small lot ordinance can be found.

Mr. Hill answered 1-D on page 43.

Commissioner Reese asked if a developer wanted to build a senior or special needs community would there be any incentives.

Mr. Hill referred to program 4A in the draft.

Commissioner Anderson asked if there are any state or federal programs to provide funding to help cities provide incentives.

Mr. Hill answered yes there are federal and state funds that are administered through the County that could potentially support the programs.

Planning Manager Werner said there is funding through HUD, CDBG funds, and HOME ARP funds. There is a consultant working on getting the program running for the funds that are available through the Consortia.

Planning Manager Werner said the Housing Element will be brought back to the November meeting and asked that any questions or comments be sent to her in writing so that they can be addressed at that time. The Planning Commission will then make a recommendation to Council to submit to HCD. It is schedule to be taken to the November 12th City Council meeting.

Commissioner Anderson asked if the final draft of the Housing Element will look similar to the draft.

Mr. Hill said they will provide red-line version of the draft to clearly identify changes that have been made due to HCD's comments. Mr. Hill added that HCD has agreed to meet with staff during the comment period to provide feedback.

Commissioner Reape asked if the public would be able to go to the City website to view current housing assistance programs.

Planning Manager Werner answered that if citizens are looking for information on first time homebuyer programs or rehabilitation programs that information would be found on the Housing Program Services page.

Mr. Hill added that Appendix E of the Public Review Draft is a review of the previous Housing Element that can be compared to the current draft.

I. COMMISSIONER'S CONSIDERATION

Chair Davis noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chair Davis noted there was one.

- 1. USE PERMIT APPLICATION NO. PLN2023-0047 (BEST RV CENTER 5100 and 5300 TAYLOR COURT and 4318 W. WARNER ROAD, APNs: 045-050-005, 009, 013; 045-053-040, 041, 042, 043, 044, and 045-062-001):** Planning Manager Werner said the project is a request to amend the Development Plans of Planned Developments (P-D) (351) and (253), to allow for construction of a two story 129,608 square-foot recreational vehicle (RV) sales and service building, a detached 16,086 square-foot canopy for RV sales staging, a 1,374 square-foot storage shed, and to allow for the sale of both motorized and non-motorized RVs. The Planning Commission will not take any action on this item but may offer comments to the staff.

Commissioner Anderson questioned if Best RV Center does not always follow rules.

Director Werner said they do have a history with the County of expanding without the first obtaining the appropriate permits.

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

Planning Manager Werner had 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 7:01 pm.

RESPECTFULLY SUBMITTED



Matthew Davis
Planning Commission Chair



Adrienne Werner
Director of
Development Services