

Thursday, July 18, 2024
6:00 p.m.
City of Turlock Yosemite Room
156 S Broadway, Turlock, California

MINUTES
Special 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, Sukhminder Deol, Patrick Johnson, Jim Reape, and Matthew Davis

ABSENT: Commissioner Ray Souza

2. SALUTE TO THE FLAG

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

B. APPROVAL OF MINUTES

Chair Davis requested a motion to approve the minutes of the Regular Meeting held on June 6, 2024.

MOTION:

Commissioner Anderson moved, seconded by Commissioner Reese to accept the minutes of the June 6, 2024 Regular Meeting. Motion carried 5/2 by the following vote:

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

C. ANNOUNCEMENTS

Planning Manager Adrienne Werner said there were none.

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. REVIEW OF THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (FY 2024/25 – 2028/29) REPORT FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN

Associate Engineer, Janine Lee explained that the City annually reviews the Capital Improvement Program (CIP) projects for conformity with the General Plan. The Engineering Division prepared a report which lists the anticipated CIP projects during fiscal years 2024/2025 through 2028/2029. The projects identified in the 5-Year CIP also correspond to General Plan Policies. Janine explained 180 projects were listed for an estimated cost of 305 million dollars. The projects are submitted as wish lists by each department.

Commissioner Reese asked how the projects were prioritized.

Associate Engineer Lee explained that each department head conveys the capital projects information to the Engineering Department who then works with the Finance Director on the funding and timing of the projects.

Planning Manager Adrienne Werner stated that each department also works with City Council as part of the yearly budgeting process.

Commissioner Johnson inquired whether the data is accessible online and if it is sorted by priority. Additionally, he asked whether projects are completed in the same year if the funds are available.

Associate Engineer Lee stated this report will be heard at the City Council in August and if it is approved, it will be searchable on our website. She explained that the CIP is like a department wish list identifying what the department capital needs are. The data is sorted by the longest time it has been on the list not by order of importance and can be carried over to the next fiscal year if it is not funded and completed.

Public Hearing

Chair Davis opened the floor for public hearing.

Milt Trierweiler asked if the cost showing for the project at 600 Columbia Street was the total amount of the project

Associate Engineer Lee said no, the cost shown on this worksheet is the amount remaining in this fiscal year.

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

MOTION:

Commissioner Reape moved, seconded by Commissioner Reese determining that the 2024/25-2028/29 Five-Year capital Improvement program is Categoricaly Exempt from the provisions of CEQA pursuant to Section 15378 and is in conformance with the Turlock General Plan as in Draft Resolution No. 2024-15. Motion carried 6/1 by the following vote:

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

- VARIANCE 2024-01 (SELF-STORAGE FACILITY):** Assistant Planner Kate Bailey explained that the applicant is requesting a variance from the required 20-foot side and rear setbacks established in the Heavy Commercial (HC) zoning district of the Northwest Triangle Specific Plan located at 2820 Countryside Drive. She explained that this specific request will reduce the required 20-foot setback to zero along the sides and rear of the property for the development of a self-storage Facility.

Assistant Planner Bailey explained that the self-storage facility is a permitted use in this zoning and the requested variance would not constitute any special privilege. She continued, stating that the impact would be minimal and due to the shape of the property, it would be difficult for any business to construct on the property without being granted a variance. She also mentioned that she received one phone call opposing the project after the staff report was published.

Commissioner Johnson asked where the new storage building was proposed

Assistant Planner Bailey showed an overview of the site and pointed out the location of the storage buildings behind Home Depot.

Public Hearing

Chair Davis opened the floor for public hearing.

Jack Suski, the applicant, stated this location is ideal for self-storage because it will not increase the traffic, only about 5-10 cars a day and will help improve the areas appearance. He also mentioned that they plan to use the same security guards that Target and Home Depot use now.

Commissioner Deol asked how many total units would be built.

Applicant Suski stated there will be 302 units.

Lori Denego, a property owner adjacent to this project, expressed concern that the construction of the self-storage facility adjacent to her home would reduce her homes value.

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

MOTION:

Commissioner Reape moved, seconded by Commissioner Johnson determining that Variance No. 2024-01 to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and grant Variance Application No. 2024-01 having determined the appropriate findings can be made subject to the conditions of approval contained in Draft Planning Commission Resolution No. 2024-14. Motion carried 6/1 by the following vote:

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

H. OTHER MATTERS:

TURLOCK HOUSING ELEMENT STUDY SESSION: Senior Planner Katie Quintero introduced the consultant Andrew Hill with Dyett & Bhatia who was hired to help update the City of Turlock Housing Element. Andrew explained that the updated Housing Element is one section of the General Plan and it is required by law to be updated every eight years. Under state law, the City needs to show that there is adequate zoning in place to permit the required number of housing units by affordability. A survey was sent out to 30,000 residents of which 1,500 residents responded.

Andrew Hill provided a brief update on some of the areas studied to showed how the City can meet the state requirements:

- Pipeline projects - these are projects that have been approved or permitted during the projection period. The total number found was 1,091.
- Morgan Ranch Master Plan is a vacant area that is zoned for Medium and High-Density housing totaling 1,325.
- The Downtown area could support mixed-use housing adding an additional 1,087 homes.
- ADU's were forecasted at 8 per year
- Additional Vacant land parcels for a total of 1,361.

Andrew suggested other ways to meet the State's Regional Housing Needs Allocation (RHNA) numbers:

- SB 9 housing., which splits properties into two or more lots and allowing single family homes and ADU's to be built on them.
- Adopting a congregational overlay district to allow housing to be developed on religious properties.

Andrew Hill asked for feedback from the Planning Commission to see if these areas were appropriate and if there are any other areas or sites they wanted to add.

Commissioner Anderson asked what was meant by underutilized property and environmental constraints.

Andrew Hill stated an underutilized property would be a large lot with a small structure on it where it was not developed to its fullest potential. Environment constraints would be properties, for

instance, that were in high fire hazard area or properties that had some type of contamination and would need to be cleaned up before it could be developed.

Commissioner Anderson asked about the South Lander area and why it was not included as an area for residential development.

Andrew Hill answered that South Lander is not as ideal of an area to develop residential projects due to the mix of commercial and industrial zoning and uses. He also added that South Lander was not needed at this time to meet the RHNA and not including it now would allow the City to revisit the area if it was needed for the next cycle.

Commissioner Reese asked for more information about SB9 development.

Andrew Hill answered that under SB9, the property owner could divide their property into two separate lots and build additional homes on the lots. They would be able to build a total of 4 homes, i.e., single family homes, duplexes and/or ADUs across the two lots.

Public Hearing

Milt Trierweiler, resident, suggested that the area in South Lander should be added to the current list of areas to include for residential development. He also inquired whether SB6 allows development on properties zoned for commercial and industrial use.

Andrew Hill stated that SB6 allows housing development on commercial land but requires that 20% of the homes built must be classified as low- to mod- income.

Closed Public Participation

Commissioner Anderson stated she liked the opportunity that SB9 allows.

Chair Davis stated he was not interested in adopting SB6 but was intrigued by what it allowed.

Commissioner Reese asked how we can encourage developers to build affordable homes.

Andrew Hill said offering developers incentives to build affordable homes would help.

I. COMMISSIONER'S CONSIDERATION

Chair Davis noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chair Davis noted there were two.

- 1. PLN2023-0124 – Aspiranet at 2513, 2517, and 2519 Youngstown Road, between South Golden State Boulevard and State Route 99 in the Turlock area (Stanislaus County APN: 044-032-007):** Planning Manager Werner explained that a response addressing concerns from our Police Department was sent to the County. The Planning Commission had no additional comments for staff on this matter.

2. **PLN2018-0022 – Nunes Road Travel Plaza at 4924 Nunes Road, between North Golden State Boulevard and East Keyes Road, east of State Route 99, in the Community of Keyes (Stanislaus County APN: 045-050-010):** Planning Manager Werner stated this application was resubmitted and comments were sent requesting more details on connecting to the sewer lines. The Planning Commission had no additional comments for staff on this matter.

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 Reape asked staff about the cannabis program.

Senior Planner Quintero stated the cannabis program development agreements 5-year pilot program will need to be updated and will be reviewed by the Planning Commission in September and October.

Commissioner Anderson asked if only amendments to the development agreements would be permitted.

Senior Planner Quintero confirmed that amendments could be addressed and recommended to the City Council.

Commissioner Davis requested to have the City Attorney be present at these meetings.

Commissioner Reape asked for a clear set of questions to be included in the update for approval.

Commissioner Anderson inquired about the preapproved plans for ADU's.

Senior Planner Quintero answered the preapproved plans are available on the Building Division's section on our City of Turlock website.

L. STAFF UPDATES

Planning Manager Werner stated there were none.

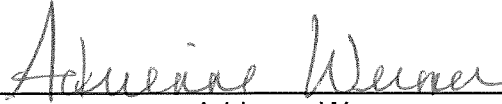
M. ADJOURNMENT

Having no further business, Chair Davis asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 7:52 p.m.

RESPECTFULLY SUBMITTED



Matthew Davis
Planning Commission Chair



Adrienne Werner
Planning Manager
Development Services