

# PLANNING COMMISSION MEETING AGENDA



**THURSDAY, SEPTEMBER 6, 2012 – 7:00 PM**  
**City of Turlock, Yosemite Community Room**  
**156 South Broadway**  
**Turlock, California**

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Commission Chair  
**Mike Brem**

Commission Members

**Elvis Dias**  
**Jeanine Bean**  
**Nick Hackler**

**Jeff Hillberg**  
**Alex Salcedo**  
**Soraya Fregosi**  
Vice Chair

Deputy Director Development Services  
**Debra A. Whitmore**

Alternate Members

**Victor Pedroza**

**Aben Williams**

**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](http://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. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

1. Regular Meeting of August 2, 2012

[View Item](#)

**C. ANNOUNCEMENTS** (*Debbie Whitmore*)

**D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

**E. PUBLIC PARTICIPATION**

*This is the time set aside for members of the public to directly address the Commission on any item of interest to the public, before or during the Commissioner's consideration of the item, that is within the subject matter jurisdiction of the Commission. 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. No action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Commission may refer the matter to staff or request it be placed on a future agenda.*

**F. CONSENT CALENDAR**

*Information concerning the consent items listed hereinbelow 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.*

**1. 2012/2013 REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN.** To review the 2012/2013 list of public works projects for consistency with the Turlock General Plan, pursuant to Government Code §65401. The annual review facilitates the coordination of public works projects undertaken by the City of Turlock and other public agencies with facilities located within the City's boundaries. (Rose Stillo) [View Item](#)

- a) Planning Commission determination that the project is “exempt” from the provisions of the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) [General Rule] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (c).
- b) Planning Commission action on the 2012/2013 Review of Public Works Projects for Consistency with the Turlock General Plan.

**G. PUBLIC HEARINGS (\*Consent Items)****\*CONSENT ITEMS**

*These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing City policy and the City General Plan and are, therefore, **recommended for routine approval**. Prior to actual Planning Commission consideration, the Chairman will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from “Consent”, please speak up and advise the Chairman. That item will then be withdrawn from “Consent” and reviewed in detail as scheduled. The remaining “Consent” items for which there are no voice objections will be handled by a single action of the Commission.*

**\*1. AMENDMENT TO CONDITIONAL USE PERMIT 2009-07 (UNITED SIGN SYSTEMS – ARCO AM/PM)** - Request to authorize the re-facing of an existing non-conforming, 50' tall freeway sign. The portion of the freeway sign advertising the “Barrel Store” will be removed, the “Restaurant and Lounge” sign will remain and the existing 7'8” tall, 26' wide top portion of the sign will be refaced with an “Arco/AM/PM” sign and a L.E.D illuminated price sign to advertise the price of E.C unleaded fuel. The project is located at 2219 Lander Ave, more particularly described as Stanislaus County Assessor's Parcel No. 044-017-048. The proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311(a) [Accessory Structures] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (b). [View Item](#)

- a) Planning Commission determination that the proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA)
- b) Planning Commission action on the amendment to Conditional Use Permit 2009-07 (United Sign Systems)

**NONCONSENT ITEMS**

*These items will be individually discussed and reviewed in detail.*

**2. City Of Turlock General Plan Amendment 2012-03, Rezone 2012-03 (Turlock General Plan Update):** The City of Turlock is updating its General Plan, the policy document that guides future growth and development in the City. The State of California requires every city and county to have a comprehensive general plan, identifying current and future needs and establishing policy direction for the areas of land use, housing, transportation, open space, conservation, safety, and noise. Turlock's General Plan also covers issues of infrastructure, growth management, urban design, public facilities and services, and economic development. The purpose of this project is to update the existing General Plan to accommodate and guide growth and development through 2030. An Environmental Impact Report, Statement of Overriding Considerations, and a Mitigation Monitoring Program will be considered that addresses the environmental effects of the proposed project. [View Item](#)

- a) Resolution: Recommending Certification of the Final Environmental Impact Report for the New General Plan for the City of Turlock, adopting Findings of Fact, and adopting Statement of Overriding Considerations as required by the California Environmental Quality Act
- b) Resolution: Recommending Adoption of the Turlock General Plan
- c) Resolution: Recommending Adoption of Citywide Rezone 2012-03 (General Plan Update)
- d) Resolution: Recommending inclusion of Two Properties Owned by Supherb Farms into the New General Plan and Citywide Rezone 2012-13
- e) Resolution: Recommending inclusion of Two Properties owned by the Turlock Cemetery Association into the New General Plan and Citywide Rezone 2012-03

**H. OTHER MATTERS - NONE**

**I. COMMISSIONER'S CONSIDERATION - NONE**

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS - 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.*

**L. STAFF UPDATES (Debbie Whitmore)**

## 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. IF YOU CHALLENGE ANY OF THE ABOVE MATTERS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUE YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS AGENDA, OR WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OF THE CITY OF TURLOCK 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 95380-5454.

### --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 \$125.00 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 \$305.00 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.**