

PLANNING COMMISSION MEETING AGENDA



THURSDAY, March 3, 2016 – 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California



Commission Chair
Victor Pedroza

Commission Members

Elvis Dias
Geoff Powers
Jeanine Bean

Eric Gonsalves
Soraya Fregosi
Nick Hackler
Vice Chair

Deputy Director of Development Services
Debra A. Whitmore

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. Regular Meeting of February 4, 2016

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C. ANNOUNCEMENTS

D. 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:

- **G.1 CONDITIONAL USE PERMIT 2016-03 – TURLOCK UNIFIED SCHOOL DISTRICT’S CHILD NUTRITION EDUCATION CENTER (1901 AUTO MALL DRIVE)**
- **G.2 AMENDMENT TO CONDITIONAL USE PERMIT 2000-16 – (1400 EAST AVENUE, TURLOCK CENTRAL CONGREGATION OF JEHOVAH’S WITNESS)**
- **G.3 MINOR DISCRETIONARY PERMIT 2016-01 (DAVID YOUNG – YOUNG VETERINARY RESEARCH SERVICES) – 3000 SPENGLER WAY**

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.

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 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.

None

G. PUBLIC HEARINGS

***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.*

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. **CONDITIONAL USE PERMIT 2016-03 – TURLOCK UNIFIED SCHOOL DISTRICT’S CHILD NUTRITION EDUCATION CENTER (1901 AUTO MALL DRIVE):** The applicant is requesting approval to remodel an existing approximately 15,963 square foot building to house the District’s catering operations on an approximately 2.74 acre property. The building was formerly used as an automobile dealership. The facility will include a central kitchen, demonstration kitchen, offices, warehouse and public meeting facilities. The catering operations will accommodate small meetings for District trainings as well as public events, civic club meetings and other special events. The goal is to prepare and distribute freshly prepared meals using local products to all students within the Turlock Unified School District. Fruits and vegetable will be packaged and delivered using state-of-the art packing equipment. New and varied menus will be presented to various groups to demonstrate the latest healthy menus and foods available. The site will also be used for student and staff education while incorporating products grown at school gardens into school district meals and student education.

A large demonstration kitchen and meeting room will be made accessible to District and City staff as well as community members. In conjunction with local and regional companies, the District will use this facility in a variety of ways, one of which is to allow vendors an opportunity to demonstrate the effectiveness of their equipment to businesses interested in purchasing their products. Vendors with mobile demonstration trailers will be offered the opportunity to showcase their equipment at coordinated events throughout the year using the extra open parking are on the west and north sides of the site. The District anticipates that the demonstration kitchen will be used from other school district, colleges, universities, restaurants, and hospitals for the opportunity see firsthand the latest food preparation equipment available on the market.

The facility will typically operate 5:00 a.m. to 5:00 p.m., 5 days a week; however, the facility may operate until 6:00 p.m. on weekdays and from 8:00 a.m. to 7:00 p.m. on weekends for community events and public functions (such as demonstrations). Approximately 31 employees work on site during the normal weekday shift. Approximately 15 to 25 visitors or customers may be on site for special events, trainings and demonstrations. The site has approximately 186 existing parking spaces. Approximately 12 truck deliveries are expected each day.

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- a) Planning Commission determination that Conditional Use Permit 2016-03 – Turlock Unified School District’s Child Nutrition Education Center (1901 Auto Mall Drive is Categorically Exempt pursuant to Section 15301 (Existing Facilities), and Section 15332 (In-fill Development Projects)
 - b) Planning Commission action on Conditional Use Permit 2016-03 – Turlock Unified School District’s Child Nutrition Education Center.
2. **AMENDMENT TO CONDITIONAL USE PERMIT 2000-16 – (1400 EAST AVENUE, TURLOCK CENTRAL CONGREGATION OF JEHOVAH’S WITNESS):** The applicant is requesting an amendment to an approved Conditional Use Permit to revise the original phasing schedule and to change the design of one of the worship hall buildings. The original Conditional Use Permit divided the project into three

phases. The first phase, consisting of the construction of one 4,280 square foot worship hall and all on-site improvements such as landscaping, paving and parking has been completed. Phase II and III authorized the construction of an additional 4,280 square foot worship hall and a 1,352 square foot caretaker's residence. The revised phasing plan will grant a five year extension for the construction schedule.

The applicant is requesting a different architectural design and layout for the originally approved 4,280 square foot worship hall, including a slightly larger square footage of 4,374, than what was approved in the original CUP. The use of the second worship hall has not changed from the original approval which authorized a worship center, office space and classrooms. No changes are proposed to the design or layout of the 1,352 square foot caretaker's residence.

Also as part of this application, additional signage is being proposed on two elevations of the new worship hall which will exceed the previously approved 32 square feet of allowed sign area. The project site is located at 1400 East Avenue, more accurately described as Stanislaus County APN 043-026-020 [View Item](#)

- a) Planning Commission determination that Conditional Use Permit 2000-16 –1400 East Avenue, is "Exempt" from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.
- b) Planning Commission action on Conditional Use Permit 2000-16 –1400 East Avenue.

- 3. MINOR DISCRETIONARY PERMIT 2016-01 (DAVID YOUNG – YOUNG VETERINARY RESEARCH SERVICES) – 3000 SPENGLER WAY:** The applicant is proposing to construct a 21,775 square feet research facility which includes 4,191 square feet of office area and 17,584 square feet of animal handling/storage. The veterinary research service works with the animal health industry to develop new veterinary drugs. All animals are housed indoors in an insulated and conditioned environment to minimize and contain odors and noise. Approximately 250 dogs will be housed in 4'x8' runs and 110 cats will be housed in steel cages. On-site improvements including parking, paving, and landscaping will be installed as part of the project. The facility will operate with a maximum of 16 employees from 7:00 AM to 4:00 PM, seven days a week.

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- a) Planning Commission determination that Minor Discretionary Permit 2016-01 – Young Veterinary Research Services, is "Exempt" from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.
- b) Planning Commission action on Minor Discretionary Permit 2016-01 – Young Veterinary Research Services.

- 4. GENERAL PLAN AMENDMENT 2016-02 (REVISED 2014-2023 HOUSING ELEMENT and SB 244 DISADVANTAGED COMMUNITIES):** The City of Turlock is proposing to revise its 2014-2023 Housing Element in response to comments received by the State Housing and Community Development Department. The City is also proposing to amend its General Plan to identify the presence of island, fringe, or legacy, and disadvantaged unincorporated communities (DUCs) located within its sphere of influence in accordance with SB 244 (Wolk) enrolled on February 10, 2011. The bill requires that the City identify the public service deficiencies and update the information, goals and program of action related to these communities.

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- a) Planning Commission determination that the 2014-2023 Housing Element is exempt from the provisions of CEQA pursuant to Section 15262 (Feasibility and Planning Studies) and/or Sections 15162 (Subsequent EIRs and Negative Declarations)
- b) Planning Commission recommendation to the City Council on General Plan Amendment 2016-02 (revised 2014-2023 Housing Element and SB 244 Disadvantaged Communities).

H. OTHER MATTERS

None

I. COMMISSIONER’S CONSIDERATION

None

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.

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

- 1) **Update on City of Turlock Million Acts of Kindness Initiative:** Staff will provide a brief update on the action taken by the City Council to promote a kinder, stronger, and more welcoming community.

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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 95380-5454.

--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 \$355.00 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.**