

PLANNING COMMISSION MEETING AGENDA



THURSDAY, November 2, 2023– 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California

Commission Chair
Ray Souza

Commission Members
Matthew Davis
Sukhminder Deol
Constance Anderson
Vice Chair
Jim Reape
Mark Reese
Patrick Johnson

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. Regular Meeting of August 3, 2023

[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 AMENDMENT TO CONDITIONAL USE PERMIT NO. 2013-06 (DUST BOWL BREWING COMPANY)**
- **G.2 AMENDMENT TO CONDITIONAL USE PERMIT NO. 2016-06 (TEN PIN FUN CENTER)**
- **G.3 AMENDMENT TO CONDITIONAL USE PERMIT NO. 2006-04 (SIKH TEMPLE)**

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. AMENDMENT TO CONDITIONAL USE PERMIT NO. 2013-06 (DUST BOWL BREWING COMPANY)** To amend the existing Conditional Use Permit to allow the distilling of spirits, wine, and cider within the footprint of the existing brew house building. No expansion of the existing brewery building, parking or outdoor areas is proposed. (Werner) [View Item](#)
 - a. Planning Commission to determine if the project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section §15301 [Existing Facilities].
 - b. Planning Commission action on Amendment to Conditional Use Permit No. 2013-06 (Dust Bowl Brewing Company).
- 2. AMENDMENT TO CONDITIONAL USE PERMIT NO. 2016-06 (TEN PIN FUN CENTER):** The applicant is requesting to amend the existing Conditional Use Permit to allow entertainment opportunities such as karaoke, live bands, DJs, single entertainers such as magicians, comedians and similar performers and performances throughout the various rooms and venues inside the Ten Pin Fun Center located at 3700 Countryside Drive, Stanislaus County APN 087-028-016. (Werner) [View Item](#)
 - a. Planning Commission to determine if the project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section §15301 [Existing Facilities].
 - b. Planning Commission action on Amendment to Conditional Use Permit No 2016-06 (Ten Pin Fun Center).
- 3. AMENDMENT TO CONDITIONAL USE PERMIT NO. 2006-04 (SIKH TEMPLE):** The applicant is requesting to amend the previously approved Conditional Use Permit to allow for the construction of a new two story approximately 18,654 square foot building. The applicant was

granted a 2012 approval to construct a 21,000 square foot, two-story dining/kitchen building. The first floor of the new proposed building is approximately 15,252 square feet and consists of the porch, lobby, dining hall, kitchen and an outdoor patio area at the rear of the building. A portion of the second floor is open to the first floor with approximately 3,402 square feet used for a conference room, offices, restrooms, storage, and outdoor patio roof area. The subject property is located at 1391 Fifth Street, Stanislaus County APN 043-017-026. (Werner) [View Item](#)

a. Planning Commission to determine if the project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section §15301 [Existing facilities].

b. Planning Commission action on Amendment to Conditional Use Permit No. 2006-04 (Sikh Temple).

H. OTHER MATTERS

1. **CALIFORNIA FARMLAND TRUST:** California Farmland Trust (CFT) intends to apply for easement acquisition grant funding under the Sustainable Agricultural Lands Conservation Program (SALC) which is a component of the Strategic Growth Council's Affordable Housing and Sustainable Communities Program. The easement acquisition grant funding would be used to purchase an agricultural conservation easement on ± 316.37 acres identified as Stanislaus County assessor's parcel numbers: 044-012-001, and 044-012-002. The Planning Commission will not take any action on this item, but may offer comments to the staff. [View Item](#)

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.

1. **PLN2023-0031 - Secured Space South Storage at 5024, 5028, and 5030 Rohde Road (Stanislaus County APN: 041-059-001 and 041-059-002):** This is a request to amend the Community Plan designation and zoning designation of a five-acre parcel from Medium Density Residential and General Agriculture (A-2-10) to Planned Development (P-D) to allow for the operation of an existing mini-storage facility. The Planning Commission will not take any action on this item, but may offer comments to the staff. [View Item](#)
2. **PLN2023-026 – Singh Trucking at 6816 North Washington Road, between West Taylor Road and East Barnhart Road, in the Keyes area (Stanislaus County APN: 045-053-012):** The applicant is requesting to permit an existing truck operation on a 15.9± acre parcel, in the General Agriculture (A-2-40) zoning district. The truck parking operation will take place within an existing 1.27± acre paved area and will include up to 12 truck-tractors and 24 trailers, all owned by the applicant. The Planning Commission will not take any action on this item, but may offer comments to the staff. [View Item](#)

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.