

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, DECEMBER 3, 2009 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Hackler, Hillberg, Brem, Bean, Fregosi, Dias

ALTERNATE COMMISSIONERS: Pedroza, Salcedo

COMMISSIONERS ABSENT: None

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Phaedra Norton, City Attorney; Police Officer Nicole Rempfer; Rose Stillo, Senior Planner; Katie Melson, Assistant Planner; Dorinda Soiseth, Staff Services Technician,

A. CALL TO ORDER The meeting was called to order at 7:02 p.m.

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the November 5, 2009 Planning Commission meeting.

MOTION: Commissioner Hillberg moved, Commissioner Pedroza seconded that the Planning Commission approve the minutes from the November 5, 2009 meeting as submitted.

AYES: Pedroza, Hackler, Hillberg, Bean, Fregosi, Dias and Brem

NOES: None

ABSTAIN: None

ABSENT: None

NOT PARTICIPATING: None

NON-VOTING: Salcedo

C. ANNOUNCEMENTS

Debbie Whitmore announced the letter from Robert and Vanessa Monn concerning the All Saints Newman Catholic Community Church project.

D. CONFLICT OF INTEREST DECLARATION

None

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

*None

NONCONSENT ITEMS:

1. **GENERAL PLAN AMENDMENT 2009-03 (DRAFT 2007-14 HOUSING ELEMENT)** Staff requested this item be continued to the January 7, 2010 meeting.

MOTION: Commissioner Fregosi moved, Commissioner Bean seconded that the Planning Commission continue the public hearing on General Plan Amendment 2009-03 (Draft 2007-14 Housing Element) to the January 7, 2010 Planning Commission meeting.

AYES: Pedroza, Hackler, Hillberg, Bean, Fregosi, Dias and Brem
NOES: None
ABSTAIN: None
ABSENT: None
NOT PARTICIPATING: None
NON-VOTING: Salcedo

2. **REZONE 2009-03, PLANNED DEVELOPMENT 266 (ALL SAINTS NEWMAN CATHOLIC COMMUNITY CHURCH)** To authorize the construction of a new approximately 7,600 square foot multi-purpose building for worship services, a 700 square foot office addition and a 1,000 square foot youth room addition to the existing multi-purpose building. The Planned Development zoning will also allow for the master planning of the site, to include a 17,000 square foot 1,000 seat church building with associated on-site improvements such as landscaping and parking. The subject property is located at 4040 McKenna Drive (Stanislaus County Assessor's Parcel Number 71-03-03).

STAFF REPORT:

Katie Melson presented the staff report and said that this Planned Development will allow the church to do the construction over a ten year period, and advised that to ensure compliance with the Planned Development and conformance with any new standards, any building permit applications for structures or improvements received after two years from the date of approval will require additional Planning review. In addition, any building permit applications received two to five years after the Planned Development is approved, would be reviewed through a Minor Administrative Approval. For year 5 to 10 years after the approval of the Planned Development a Minor Discretionary Permit will be required. After 10 years, the Planned Development zoning will expire and any unconstructed portions of the development plan will be subject to a new planning entitlement.

Katie advised that staff did receive a letter from a homeowner on McKenna who was concerned about the traffic and parking impacts the church expansion would have on McKenna. She noted that a right-in right-out only driveway will be added on Christofferson with the first phase of construction.

Katie said that the applicant is proposing an additional sign at the corner of McKenna and Wendy Way which staff is conditioning be a maximum height of 4 feet and a maximum width of 6 feet.

Mark Shahrok, the applicant and a member of the All Saints Church, spoke in favor of the project.

PUBLIC HEARING:

Chairman Brem opened the public hearing.

Vanessa Monn spoke and expressed concerns about increased traffic and inadequate parking because of the proposed expansion.

Commissioner Pedroza commented that the initial study for the project indicated no significant impact related to traffic. Katie Melson said this finding was based on the ITE trip generation schedule.

There was discussion of what traffic impacts would have been if this property had been developed as residential versus a church.

Marie Slate spoke and expressed concern that the new church will be too close to the existing houses.

Commissioner Dias asked if a wall around the project was required. Katie advised that they were conditioned to plant mature trees around perimeter, but not a masonry wall.

Chairman Brem closed the public hearing.

The Commission discussed adding a condition requiring a masonry wall on east side of the property and requiring two rows of trees on the west side of the project along McKenna. The consensus was not to require the wall but include the trees.

MOTION: Commissioner Fregosi moved, Commissioner Hackler seconded, that the Planning Commission adopt a Mitigated Negative Declaration of Environmental Effect, having determined that the City of Turlock, as lead agency for the proposed project has prepared an Initial Study to make the findings contained in Draft Planning Commission Resolution 2009-34.

AYES: Pedroza, Hackler, Hillberg, Bean, Fregosi, Dias and Brem
NOES: None
ABSTAIN: None
ABSENT: None
NOT PARTICIPATING: None
NON-VOTING: Salcedo

MOTION: Commissioner Fregosi moved, Commissioner Pedroza seconded, that the Planning Commission recommend the City Council approve Rezone 2009-03 Planned Development 266, having determined that the appropriate findings can be made, subject to the conditions contained in Draft Planning Commission Resolution 2009-34 as amended by including a condition requiring the addition of two rows of trees on the frontage of McKenna Drive.

AYES: Pedroza, Hackler, Hillberg, Bean, Fregosi, Dias and Brem
NOES: None
ABSTAIN: None
ABSENT: None
NOT PARTICIPATING: None
NON-VOTING: Salcedo

G. OTHER MATTERS

PRELIMINARY GENERAL PLAN ALTERNATIVES

Consultant Leslie Gould presented information on population projections, employment destinations, traffic flow, job growth, and future housing needs for Turlock. She presented the concept of compact residential neighborhoods and provided slides of various residential developments in other California communities. Leslie outlined four potential alternatives for development in Turlock.

The Commission discussed the alternatives provided and made suggestion for other alternatives. No action was taken by the Commission.

Chairman Brem asked for comments from the public in attendance.

David Fransen asked about the possibility of adding an alternative that “planned for less” and did not include growth.

Chris Kiriakou asked about statistics presented at a prior meeting concerning Turlock’s housing goals for low income households and commented on the need for development to meet the very low and low income needs.

Leslie Gould then presented various park system concepts to the Commission.

I. COMMISSIONER’S CONSIDERATION

1. Adoption of 2010 Planning Commission calendar

MOTION: Commissioner Fregosi moved, Commissioner Bean seconded, that the Planning Commission adopt the 2010 calendar as presented. Motion carried unanimously.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER’S COMMENTS

None

L. STAFF UPDATES

Debbie Whitmore provided the following updates:

- The End of Year Planning Division Projects Report
- Adoption of the Large Family Day Care Ordinance
- The new State Water Model Efficiency Landscape Ordinance will go into effect on January 1.

Phaedra Norton asked the Commission to sign the “Acknowledgment of Receipt of Materials Regarding Common Law and Financial Conflict of Interest Doctrines” and to read the information her office provided as recommended by the Civil Grand Jury.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 10:10 p.m.

Respectfully Submitted,

MIKE BREM
Chair

DEBRA A. WHITMORE
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission