

# PLANNING COMMISSION MEETING AGENDA



**THURSDAY, November 6, 2014 – 6:00 PM**  
**City of Turlock, Yosemite Community Room**  
**156 South Broadway**  
**Turlock, California**

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Commission Chair  
**Soraya Fregosi**

Commission Members

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

**Mike Brem**  
**Victor Pedroza**  
**Jeff Hillberg**  
Vice Chair

Director Development Services  
**Michael G. Pitcock**

Alternate Members

**Alice Pollard**

**Ashour Badal**

**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. Special Meeting of October 16, 2014

[View Item](#)

**C. ANNOUNCEMENTS**

- Recognition of outgoing Commissioner Mike Brem.

**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.*

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 2013-06 – DUST BOWL BREWING COMPANY** - The proposed project consists of the development of approximately 5.4 acres for the construction of the new Dust Bowl Brewery. The first phase will include the construction of an approximately 30,000 square foot primary brewery and operations building. The building will house the brewing, bottling, storage, shipping, business offices, retail visitor center known as the "Tasting Room", and a large open patio area. The facility is expected to operate 24 hours per day. The Tasting Room will be open daily from 9:00 a.m. to 10:00 p.m. Associated off-site and on-site improvements are also proposed including landscaping and parking. The project is located at 3000 Fulkerth Road and 1501 Dianne Drive, Stanislaus County Assessor's Parcel Nos. 089-019-025 & 089-019-024. A "**Mitigated Negative Declaration**" is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval. [View Item](#)
  - a) Planning Commission consideration of a Mitigated Negative Declaration for Conditional Use Permit 2013-06 – Dust Bowl Brewing Company, declaring that the project will not have a significant effect on the environment.
  - b) Planning Commission action on Conditional Use Permit 2013-06 – Dust Bowl Brewing Company.
  
2. **REZONE 2014-02 (PD 271), VESTING TENTATIVE SUBDIVISION MAP 2014-02 POTTER'S LANDING** - To rezone and subdivide a 1.57 acre parcel into 9 single family residential lots. The property is designated Low Density Residential in the Turlock General Plan and zoned RL. The proposed lots will range in size from 5,500 to 7,120 square feet. The applicant is requesting to rezone the property to a Planned Development to allow for deviations in the minimum lot dimensions, setbacks and

street width. The project is located at 205 E. Hawkeye Ave, Stanislaus County Assessor's Parcel No. 072-032-005. A "**Mitigated Negative Declaration**" is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval. [View Item](#)

- a) Planning Commission consideration of a Mitigated Negative Declaration for Rezone 2014-02 (PD 271), Vesting Tentative Subdivision Map 2014-02 – Potter's Landing, declaring that the project will not have a significant effect on the environment.
- b) Planning Commission action on Vesting Tentative Subdivision Map 2014-02 – Potter's Landing, and recommendation to the City Council on Rezone 2014-02 (PD 271).

**3. This item was continued from the October 16<sup>th</sup> meeting.**

**EAST TUOLUMNE MASTER PLAN AMENDMENT - General Plan Amendment 2014-01, Rezone 2014-01.** A private application has been made to update the East Tuolumne Master Plan to re-designate 3007 East Tuolumne Road, Stanislaus County APN 073-013-004 and 2707 East Tuolumne Road, Stanislaus County APN 073-013-003 from Very Low Density Residential (VLDR) to Low Density Residential. This re-designation will allow these two properties to develop at 3 to 4 units to the acre instead of .2-3.0 dwelling units to the acre. All other properties in the Master Plan will remain Very Low Density Residential. This re-designation will allow for an increase from an estimated 200 lots to approximately 278 lots at Master Plan build out. The Master Plan area is in the City limits. The proposed project is located at 2606, 2620, 2736 & 2772 N Quincy Rd, 2707, 3007, 2930, and 3130 E. Tuolumne Road, Turlock, CA (Stanislaus County APNs 073-13-03, 073-13-04, 073-13-09, 073-13-10, 073-13-15, 073-13-16, 073-16-06, 073-16-07). A "Mitigated Negative Declaration" is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval. [View Item](#)

- a) Planning Commission consideration of a Mitigated Negative Declaration for Amended East Tuolumne Master Plan, General Plan Amendment 2014-01 and Rezone 2014-01, declaring that the project will not have a significant effect on the environment.
- b) Planning Commission recommendation to the City Council on the Amended East Tuolumne Master Plan, General Plan Amendment 2014-01 and Rezone 2014-01.

**H. OTHER MATTERS**

None

**I. COMMISSIONER'S CONSIDERATION**

1. Adoption of the Planning Commission 2015 Calendar of Meeting Dates. [View Item](#)

**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**

None

**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.**