

A. 1. CALL TO ORDER – Chairman Dias called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Elvis Dias, Geoff Powers, Kristin Bettencourt, Jim Reape, Constance Anderson, Matthew Davis, and Anokeen Varani.

ABSENT: None

2. OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONER

City Clerk, Jennifer Land, swore in the newly appointed Planning Commissioner Anokeen Varani. The new commissioner was seated at the dais at 6:03 p.m.

B. APPROVAL OF MINUTES

1. Accepting minutes of Planning Commission meeting of August 2, 2018.

MOTION: Commissioner Reape seconded by Commissioner Anderson to accept the minutes as submitted.

AYES: Commissioners Dias, Bettencourt, Anderson, Davis and Reape

NOES: None

ABSTAIN: Commissioner Powers and Varani

ABSENT: None

C. ANNOUNCEMENTS

Principal Planner Katie Quintero noted the two handouts at the dais were minutes taken at the public hearing for Parcel Map 18-02 and 18-03. Planner Quintero explained that the Engineering Division conducts the public hearing for parcel maps and the minutes are provided to the Planning Commission for information purposes.

D. PUBLIC PARTICIPATION

Chairman Dias opened the floor for Public Participation. Hearing no one, Chairman Dias closed the floor for Public Participation

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

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 Chairman, as they appear on the agenda below.

- **G.1 MINOR DISCRETIONARY PERMIT 2018-01 – ALL SAINTS UNIVERSITY PARISH**

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. MINOR DISCRETIONARY PERMIT 2018-01 – ALL SAINTS UNIVERSITY PARISH:

Principal Planner Katie Quintero explained this project is a minor discretionary permit to allow for the construction of a 5,925 square foot expansion to the existing 9,070 square foot church. The expansion will consist of adding five meeting/classrooms, a new chapel, and a crying room. The church has 116 existing parking spaces and will add 112 new parking spaces for a total of 228 parking stalls. On-site improvements will include the installation of additional parking, paving, landscaping, and street trees. An additional monument sign is proposed along the eastern entrance alongside Christoffersen Parkway. The project is located at 4040 McKenna Drive, Stanislaus County APN 071-064-066.

Minor Discretionary permits are staff level approvals unless per Turlock Municipal Code Section 9-5-311(c): “a hearing is requested by the applicant or other *affected person or agency*, or if any responses are received in opposition to the request, the Development Services Director shall forward the application to the Planning Commission for formal public hearing and consideration.” The Planning Division received a request to elevate this project to a public hearing because of concerns with traffic impacts on McKenna Dr. The neighbor requested improvements and a driveway along Wendy Way to alleviate the traffic on McKenna. The City Engineer looked at the access to the site and concluded the second driveway along McKenna would be allowed and a driveway along Wendy Way would not be recommended due to the design of the existing streets. In the 1992 General Plan, Mc Kenna Drive was identified as a 2-lane collector and constructed to the 60-foot collector standard. Wendy Way and Madison Lane were identified as local roads and were constructed to the 54-foot local road standard. With these standards McKenna is 43’ wide curb to curb and the other local roads in the area are 36’ wide curb to curb, therefore, Mc Kenna is better able and is intended to handle the traffic flows.

The Planned Development approved in 2010 allowed for a right-in right-out only driveway along Christoffersen Parkway. With the adoption of the 2012 General Plan more stringent standards were put in place to prohibit the installation of driveways along expressways. The applicant worked with the City Engineer on a new design for the driveway and have changed the driveway on Christoffersen Parkway to an exit only driveway with an acceleration lane. This exit onto Christoffersen Parkway is intended to alleviate some of the existing traffic along Mc Kenna by giving a new exit route directly onto Christoffersen Parkway.

Concerns were also heard from the neighborhood about the lack of improvements along Wendy Way. In the Planned Development it was conditioned that the improvements along Wendy Way had to be completed with the issuance of the first

building permit. For the proposed expansion, this condition has been carried into this minor discretionary permit and the church will be required to install the improvements to Wendy Way.

An additional 112 parking spaces will be added with the proposed project. The addition of 5,925 square feet of meeting rooms would only require the installation of an additional 30 parking spaces based on the Municipal Code requirement of one parking space for every 200 square feet of classroom space. Therefore, the project is providing adequate parking for the additional area. Planner Quintero explained staff recommended approval of the project.

Commissioner Dias invited the applicant to speak.

Jim Shaw, architect for the project, stated they have been working for 4-5 years on this project. Originally they proposed entry and exit on Christoffersen but worked with staff to make an exit only. The church will not build out on the remaining vacant land at this time.

Mark Shahrok, on committee for this project, stated they changed the plans from 1 driveway to 3 driveways to alleviate traffic.

Public Hearing: Chairman Dias opened the public hearings.

Miguel Galvez, neighbor on McKenna Dr. is in support of the project stated with the traffic going on to a collector street will alleviate traffic congestion.

Jeff Persons, in favor of this project stated he helped build the church and they planned to keep the church small and with the additional parking spaces, on-street parking will be alleviated.

Dave Hanham, not in favor of project, explained he lives on McKenna Dr and explained it is the only street into the subdivision, is a heavily traveled street, with cars speeding. He showed pictures to the Commissioners of on-street parking issues. He asked for a 4-way stop on Wendy Way like Springer Dr. and Madison Ln.

Robert Puffer inquired what the future structure on the property is going to be and if there will be enough parking after it is built. Planner Quintero stated that portion of land is not part of this approval and would have to go back thru the approval process and the parking would be reevaluated.

Miguel Galvez asked if the City Engineer made any comments on Wendy Way's ability to handle traffic. City Engineer Nathan Bray stated Wendy Way is only 36 feet curb to curb unlike McKenna Dr.

Chairman Dias closed the public hearings

Commissioner Anderson asked if they are still putting the monument sign by the Christoffersen exit. Mark Shahrok stated they will eliminate the monument sign since the change to an exit only.

Planner Quintero stated they can amend the resolution to eliminate the monument sign along Christoffersen.

Commissioner Reape appreciated the additional parking and thanked the church. He asked if the driveway on Christoffersen is designed in a way to prohibit entry from Christoffersen. City Engineer Bray stated there is no deceleration on this street and it will not be a 2 lane drive out.

Commissioner Dias, in favor of the addition and improvements to parking.

MOTION: Commissioner Reape moved, seconded by Commissioner Powers determining the proposed project is “Categorically Exempt” from the provisions of CEQA pursuant to Section §15332 [Infill Development] of the CEQA Guidelines having determined the appropriate findings have been made and approve Minor Discretionary Permit 2018-01 and the conditions contained in draft Planning Commission Resolution No. 2018-17.

AYES:	Commissioners Dias, Anderson, Reape, Powers, Davis, Bettencourt, and Varani
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	None

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Anderson advised TID will be working on Lateral 4 along E. Canal Drive.

L. STAFF UPDATES

Principal Planner Katie Quintero announced assistant planner Scott Quyle has taken a job elsewhere and there is an open recruitment for the assistant Planner position. Commissioner Anderson thanked Katie for doing a great job.

M. ADJOURNMENT

Chairman Dias asked for a motion to adjourn the meeting. Motion by Commissioner Reape and carried unanimously. The meeting was adjourned at 7:00 p.m.

RESPECTFULLY SUBMITTED

Elvis Dias
Commission Chair

Katie Quintero
Principal Planner