

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF TURLOCK

Public hearing will be held on **TUESDAY, FEBRUARY 28, 2017, AT 6:00 P.M.**, in the **Yosemite Community Room (Council Chambers) of Turlock City Hall, 156 S. Broadway, Turlock, CA, to consider** a recommendation from the Planning Commission to adopt Ordinance Amendment 2016-02 (Omnibus Amendment to the Turlock Municipal Code related to Land Use and Zoning Regulations). Ordinance Amendment 2016-02 includes amendments and modifications to Title 9 (Zoning Regulations) and Chapter 5-16 (Christmas Tree Sales Lots) of the Turlock Municipal Code and would affect various land use development standards and permitting processes. Major changes include revisions and additions to regulations regarding the land use permitting process and timeline for Christmas tree sales lots, attached patio cover and air conditioner setbacks, noise standards, landscaping and irrigation, wireless communication facilities, use classifications and permitting requirements, property development standards, underground utilities, setbacks for recycling and solid waste disposal facilities, group homes and group quarters permitting requirements, and electronic noticing. Other revisions and additions are intended to make the ordinance easier to implement, easier to understand, establish more specific standards and findings, and/or bring the City's ordinance into compliance with State and federal law. Revisions are proposed to the following titles, chapters, articles, sections and subsections:

Title 5, Chapter 16 (Christmas Tree Sales Lots)

Title 9, Chapter 1, Article 2, Section 02 (Definitions)

Chapter Index for Title 9, Chapter 2 (Regulations Regarding All Districts)

Title 9, Chapter 2, Article 1, Section 05 (Building Projections into Yards)

Title 9, Chapter 2, Article 1, Section 08, Subsection (a) (Exemptions to Height Limits in Any R District)

Title 9, Chapter 2, Article 1, Section 09 (Landscaping and Irrigation)

Title 9, Chapter 2, Article 1, Section 13, Subsection (h) (Amendments to Planned Developments)

Title 9, Chapter 2, Article 1, Section 14 (Permitted Locations of Mobile Homes, Recreation Vehicles and Campers)

Title 9, Chapter 2, Article 1, Section 15, Subsection (c) (Recycling and Solid Waste Disposal Regulations – New Development Regulations)

Title 9, Chapter 2, Article 1, Section 20 (Underground Utilities)

Title 9, Chapter 2, Article 2, Section 03 (Off-Street Parking Required: Availability and Maintenance)

Title 9, Chapter 2, Article 2, Section 07, Subsections (d), (e), and (f) (Parking in the R Districts)

Title 9, Chapter 2, Article 2, Section 11, Subsection (c) (Bicycle Parking – Design Requirements)

Title 9, Chapter 2, Article 2, Section 14, Subsection (f) (Parking Lot Design Standards)

Title 9, Chapter 2, Article 2, Section 16 (Parking Lot Landscaping)

Article Title for Title 9, Chapter 2, Article 3 (Noise Standards)

Adding Chapter Title for Title 5, Chapter 28 (Noise Standards)

Title 9, Chapter 2, Article 3 (Noise Standards)

Title 9, Chapter 2, Article 6, Section 01, Subsection (a) (Wireless Communication Facilities – Purpose)

Title 9, Chapter 2, Article 6 Section 04 (Wireless Communication Facilities – Permits Required)
Title 9, Chapter 2, Article 6 Section 05 (Wireless Communication Facilities – Application Requirements)
Title 9, Chapter 2, Article 6, Section 07 (Wireless Communication Facilities – Setbacks)
Repealing Title 9, Chapter 2, Article 6, Section 08 (Wireless Communication Facilities – Residential (R) Districts)
Title 9, Chapter 2, Article 6, Section 09 (Wireless Communication Facilities – Visual Compatibility and Screening)
Title 9, Chapter 2, Article 6, Section 10 (Wireless Communication Facilities – Discontinuance of Use)
Title 9, Chapter 3, Article 1, Section 02 (Agricultural District – Use Classifications)
Title 9, Chapter 3, Article 2, Section 02 (Residential Districts – Use Classifications)
Title 9, Chapter 3, Article 2, Section 03 (Residential Districts – Property Development Regulations)
Title 9, Chapter 3, Article 3, Section 02 (Commercial Districts – Use Classifications)
Title 9, Chapter 3, Article 4, Section 02 (Industrial Districts – Use Classifications)
Title 9, Chapter 3, Article 5, Section 02 (Public and Semipublic District – Use Classifications)
Title 9, Chapter 3, Article 5, Section 03 (Public and Semipublic District – Development Regulations)
Title 9, Chapter 4, Article 1, Section 03 (Downtown Overlay Regulations – Use Classifications)
Title 9, Chapter 5, Article 1, Section 01 (Applications: Form; Title 9, Chapter 5, Article 1, Section 20 (Hearings: Notices: Posting and Mailing)
Title 9, Chapter 5, Article 1, Section 25 (Commission Hearings: Transmittal of Resolutions)
Title 9, Chapter 5, Article 3, Section 01 (Minor Administrative Approval (MAA): Purpose and Intent)
Title 9, Chapter 5, Article 3, Section 04 (Minor Administrative Approval: Review: Approval)
Title 9, Chapter 5, Article 3, Section 09 (Minor Discretionary Permit: Application: Completeness)
Title 9, Chapter 5, Article 3, Section 11, Subsection (a) (Minor Discretionary Permit: Notice)
Title 9, Chapter 5, Article 3, Section 12 (Minor Discretionary Permit: Approval: Findings: Conditions)
Title 9, Chapter 5, Article 3, Section 16 (Outdoor Dining Defined)
Title 9, Chapter 5, Article 3, Section 17 (Outdoor Dining Permit Required)
Title 9, Chapter 5, Article 3, Section 18 (Authority to Issue Outdoor Dining Permits)
Title 9, Chapter 5, Article 3, Section 19 (Application for Outdoor Dining Permit)
Title 9, Chapter 5, Article 3, Section 20 (Issuance of Outdoor Dining Permit)
Title 9, Chapter 5, Article 3, Section 21 (Conditions and Restrictions Pertaining to Outdoor Dining)
Title 9, Chapter 5, Article 3, Section 22 (Insurance)
Title 9, Chapter 5, Article 3, Section 23 (Alcoholic Beverage Restrictions)
Title 9, Chapter 5, Article 3, Section 24 (Outdoor Dining Permit Not Deed or Easement)
Title 9, Chapter 5, Article 3, Section 25 (Suspension or Revocation of Outdoor Dining Permit)
Title 9, Chapter 5, Article 3, Section 26 (Protest Issuance of Permit)
Title 9, Chapter 5, Article 3, Section 29 (Removal of Tables and Chairs)
Title 9, Chapter 5, Article 5, Section 01 (Introductory Paragraph of Temporary Uses)
Title 9, Chapter 5, Article 5, Section 01, Subsection (b) (Duration of Temporary Uses)

A workshop will be held prior to the regular meeting, at 5:00 P.M. on February 28, 2017, to provide a more detailed presentation on the proposed amendments. The workshop will be held at the same location.

A copy of the revised regulations will be available online to download at:

<http://www.cityofturlock.org/buildinginturlock/planninglandusepermitting/planningprojects/activeprojects.asp>

Copies may also be obtained by contacting the Planning Division at (209) 668-5640.

Proposed Environmental Determination: The proposed amendments are “Exempt” from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) [General Rule, No Environmental Impact] of the CEQA Guidelines.

Challenges in court to any of the items identified in this public notice may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Turlock City Council at, or prior to, the public hearing.

Pursuant to California Constitution Article III, Section 6, establishing English as the official language for the State of California, notice is hereby given that all proceedings before the Turlock City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

/s/Jennifer Land,
City Clerk, City of Turlock

Publish: 00/00/00