

- A. **CALL TO ORDER** – Vice Chairman Hackler officiated the meeting and called to order at 6:00 p.m.

PRESENT: Commissioners Jeanine Bean, Elvis Dias, Soraya Fregosi, Eric Gonsalves, Nick Hackler, Geoff Powers.

ABSENT: Chairman Victor Pedroza

B. **APPROVAL OF MINUTES**

1. Approval of the minutes from regular Planning Commission meeting of March 3, 2016.

**Motion** by Commissioner Fregosi, seconded by Commissioner Bean, to accept the minutes as submitted. Motion carried with Commissioner Gonsalves abstained.

C. **ANNOUNCEMENTS**

D. 1. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

2. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

NONE

E. **PUBLIC PARTICIPATION**

NONE

F. **CONSENT CALENDAR**

1. **2015 GENERAL PLAN IMPLEMENTATION REPORT:** The California Government Code (Section 65400 (b)) requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body

**Motion** by Commissioner Bean, seconded by Commissioner Fregosi, to determine that the 2015 General Plan Implementation Report is in compliance with the California Government Code, having determined that this action is exempt from the provisions of CEQA.

**Motion** carried unanimously.

2. **REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN:** To determine that the Five Year Program, spanning the years 2016/2017 through 2020/2021, for Capital Improvement Projects, (CIP) is consistent with the Turlock General Plan's goals and policies.

**Motion** by Commissioner Bean, seconded by Commissioner Fregosi, to determine that the proposed project is "Exempt" from the provisions of the California Environmental Quality Act (CEQA) and that the 2016-2021, Five-Year Capital Improvement Program, is in conformance with the Turlock General Plan.

**Motion** carried unanimously.

3. **2015/2016 REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTANCY WITH THE TURLOCK GENERAL PLAN:** Pursuant to California Government Code Section 65401, an annual review of public works projects is required in order to provide early coordination between public agencies and to ensure that the proposed projects conform to the Turlock General Plan.

**Motion** by Commissioner Bean, seconded by Commissioner Fregosi, to determine that the proposed 2015/2016 Public Works projects are in conformance with the Turlock General Plan having determined that this action is "exempt" from the provisions of CEQA.

**Motion** carried unanimously.

## G. PUBLIC HEARINGS

### \*CONSENT ITEMS

1. *The staff has requested that this item be continued to a future date.* CONTINUANCE OF THE AMENDMENT TO CONDITIONAL USE PERMIT 2000-16 – (1400 EAST AVENUE, TURLOCK CENTRAL CONGREGATION OF JEHOVAH'S WITNESS)

**Motion** by Commissioner Fregosi, seconded by Commissioner Bean, continuing the Amendment to Conditional Use Permit 2000-16 (Turlock Central Congregation of Jehovah's Witnesses) off calendar to allow the Applicant more time to work with staff to revise the building elevations.

**Motion** carried unanimously.

2. **CONDITIONAL USE PERMIT 2003-18 – TIME EXTENSION (3155 NIAGRA STREET – SAM DAVID):** The applicant is requesting a one year time extension to the established development schedule for Planned Development 152 to authorize the development of the remaining 17 units (three fourplexes, one triplex, and one duplex of a previously approved and partially developed 40-unit apartment complex.

**Motion** by Commissioner Fregosi, seconded by Commissioner Bean determining that Conditional Use Permit 2003-18-Time Extension (3155 Niagra Street – Sam David) is Categorically Exempt pursuant to Section 15332 (Infill Development Projects) and approving the amendment to Conditional Use Permit 2003-18-Time Extension (3155 Niagra Street – Sam David)

**Motion** carried unanimously.

### NONCONSENT ITEMS

1. **AMENDMENT TO CONDITIONAL USE PERMIT 97-09 (2918 W. TUOLUMNE AND 2001 AUTO MALL DRIVE - NEW LIFE CHRISTIAN CENTER):**  
Deputy Director of Development Services Debbie Whitmore explained that the original entitlement was approved in 1997 but has now expired. They are now requesting a new type of building. The New Life Christian Center has requested approval to construct a new approximately 54-foot tall, 39,039 square foot worship

center and 13,500 youth center on an approximately 12.55 acre site, and a recreational field for baseball and soccer on an adjacent approximately 3.19 acre site. Useful life of this new building is 25-30 years but can be replaced and requires the same type of maintenance as a regular building. Debbie explained that it met the design guidelines but it was not boxlike structure and presented visual interest. She then showed a video clip of the proposed building.

Jim Shaw the architect of this project stated they are refining the original CUP permit from 1997 and updated all fire and standards needed. He stated this building exceeds the required type 2 standard needed and the single ply roofing is guaranteed for 25 years. Jim explained the membrane is 12 inches thick stretched over a steel frame structure. He stated the classrooms will be sheet rocked and they will working with a sound engineer regarding the sound inside and out of the building. There will be bike stalls as well as landscaping and that will be noted on the building permit.

David Larson, the lead pastor of New Life, thanked everyone and explained that this is a growing community and their church launched over 40 years ago. Over 2000 people attend 4 services and they are in need more space to seat our current people and space is needed to allow them to continue to grow. This building is cost effective and want to impact Turlock as people drive by and want to stop in. They are a passionate part of the Turlock community.

#### **PUBLIC HEARING:**

Peggy Hoyle inquired about the energy efficiency of the building. Jim Shaw explained it complies with the California green energy code. David Larson stated that other buildings like this had their energy dropped 50% due to their high ceilings in similar buildings. Planning Commissioners discussed the look of the building and stated they like it but inquired about it meeting the building codes. Mike Pitcock stated it does meet the codes but will have to meet all new requirements on the building permits.

**Motion** by Commissioner Hackler, seconded by Commissioner Bean to adopt a Mitigated Negative Declaration of Environmental Effect, declaring that the project will not have a significant effect on the environment having incorporated the mitigation measures identified in the Initial Study and to adopt the Mitigation Monitoring Program prepared for this project, having made the findings contained in Draft Planning Commission Resolution 2016-14.

**Motion** carried unanimously.

**Motion** by Commissioner Hackler, seconded by Commissioner Bean to approve the amendment to Conditional Use Permit 97-09 (New Life Christian Center), having determined that the appropriate findings can be made, subject to the conditions contained in Draft Planning Commission Resolution No. 2016-14.

**Motion** carried unanimously.

**H. OTHER MATTERS**

1. **ACTIVE TRANSPORTATION PROGRAM (ATP)** Wayne York presented information regarding the Active Transportation Program (Cycle 3) funding. He requested feedback from the Commission and public on areas where bike lanes were needed in the City of Turlock. He received several suggestions from the general public.

Vice Chairman Hackler requested a short break at 7:31. Meeting resumed at 7:38.

2. **WORKSHOP ON ELECTRONIC MESSAGE BOARDS:** Deputy Director of Development Services Debbie Whitmore presented a comparison of regulations adopted by various jurisdictions that allow electronic message boards for commercial advertising purposes.

The Planning Commissioners discussed issues of regulating and controlling the content of the message along with the complexity of adding this to the sign ordinance. They decided not to address this issue as part of the sign ordinance at this time.

3. **WORKSHOP ON LANDSCAPING ORDINANCE:** Katie Quintero presented, as part of the Zoning Ordinance update, Turlock Municipal Code Section 9-2-109 "Landscape and Irrigation" and TMC Section 9-2-124 "Parking Lot landscaping." She updated the Commission on the State of California "MWEL0" and MS4 ordinance and the impact it has on all new landscaping. Katie stated that we can either use the States ordinance or local agencies can adopt their own.

**I. COMMISSIONERS CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONERS COMMENTS**

None

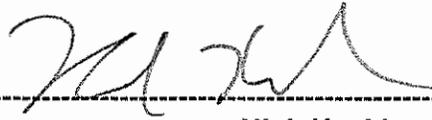
**L. STAFF UPDATES:**

1. **STREET TREE ORDINANCE AND STANDARDS REVIEW COMMITTEE:** Debbie Whitmore explained that a subcommittee for the City Council is currently reviewing the standards for the installation and maintenance of street trees.

**M. ADJOURNMENT**

**Motion** by Commissioner Fregosi seconded by Commissioner Bean, to adjourn the meeting at 9:21 p.m. **Motion** carried unanimously.

**RESPECTFULLY SUBMITTED**



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**Nick Hackler  
Vice Chair**



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**Debra A. Whitmore  
Deputy Director of Development Services**