

**A. CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:02 p.m.

PRESENT: Commissioners Jeanine Bean, Elvis Dias, Victor Pedroza, and Soraya Fregosi.

ABSENT: Nick Hackler, Geoff Powers, and Eric Gonsalves

**B. APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission meeting of April 7, 2016

Motion by Commissioner Fregosi, seconded by Commissioner Bean to accept the minutes as submitted. Motion carried. Victor unable to vote due to absence.

**C. ANNOUNCEMENTS:**

Deputy Director Debra Whitmore announced that the certification of the 2014-2013 Housing Element has been approved by California Department of Housing and Community Development. She also notified the Planning Commissioners that a joint meeting between the City Council and Planning Commission will be held on June 28, 2016 in the Yosemite Conference Room to discuss the Downtown Parking Study. She also directed the Commissioners attention to the green sheets for item G.2 (Turlock Christian Elementary School).

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

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

- **G.1 CONDITIONAL USE PERMIT NO. 2016-04 – TURLOCK CROSSROADS MASTER PLAN PROGRAM (Stanislaus County APNs 087-028-006, 087-028-009, 087-028-010, 087-028-011, 087-028-012).**
- **G.2 MDP 2016-03 TURLOCK CHRISTIAN ELEMENTARY SCHOOL – 2323 COLORADO AVENUE (Stanislaus County APN 072-033-003).**

**E. PUBLIC PARTICIPATION**

None

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

None

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**NONCONSENT ITEMS:**

- 1. CONDITIONAL USE PERMIT NO. 2016-04 – TURLOCK CROSSROADS MASTER PLAN PROGRAM:** Associate Planner Adrienne Werner presented to the commission to authorize a master sign program for the Turlock Crossroads commercial/retail development. The master sign program includes tenant wall signs, pad tenant monument signs, and one (1) 85-foot tall multi-tenant freeway oriented pylon sign. It is modeled after the Monte Vista Crossings sign program and will comply with the Turlock Municipal Code and Sign Design Guidelines. Staff recommended approval of these signs. There was no public comment on the proposal.

**MOTION:** Motion by Commissioner Dias, seconded by Commissioner Bean that the Planning Commission grant Conditional Use Permit No. 2016-04, having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Resolution No. 2016-16. Motion carried unanimously.

- 2. MDP 2016-03 TURLOCK CHRISTIAN ELEMENTARY SCHOOL – 2323 COLORADO AVENUE:** Deputy Director Debbie Whitmore presented that the applicant is proposing to convert an existing approximately 35,156 square foot professional office complex, including 3,850 square feet of residential and 1,000 of storage area, to an elementary school for approximately 200 kindergarten through sixth grade students. A new approximately 18,800 square foot playground consisting of paving and/or asphalt is to be installed on the south side of the building along Colorado Avenue. The student play areas and campus will be fully enclosed by a wrought-iron style fence.

Ms. Whitmore explained that this project was a staff level permit but, due to letters from neighbors concerning the traffic and other potential impacts of the project, a public hearing was set for the Planning Commission. She noted that the school is making accommodations by changing the start time of the school to address the traffic concerns. The zoning for this property for Commercial Office which is appropriate for the proposed use and, if approved, the existing planned development and other entitlements would be removed.

Mr. Pitcock said the last traffic study for that area showed it LOS rating of B. He didn't see the school causing an increase in traffic that would violate the City's General Plan standard. In addition, he noted that, with the school being in this location, a lower speed limit of 25 miles per hour would be posted and enforced when children are present.

Karen Winters, superintendent for Turlock Christian thanked everyone for this opportunity. She has been a school administrator for many years and has never seen a school like the one they are designing. Its green environment is different and hopes the whole community will embrace it.

Barrett Lipomi, the architect stated they are converting 35 year-old building and are very concerned about the environment. They will not go beyond the original footprint.

Several residences in the area expressed their concern about the traffic issues they are having now.

Commissioners Diaz, Pedroza and Fregosi were all very concerned about the traffic in that area now and worried about how much more the school would cause. However, based on the information presented in the staff report and at the meeting, they indicated that there concerns had been adequately addressed.

**MOTION:** Motion by Commissioner Bean, seconded by Commissioner Fregosi that the Planning Commission approve MDP 2016-03 (Turlock Christian Elementary School) having determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(n) (Existing Facilities) and/or Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, and having found the appropriate findings can be made, subject to the conditions of approval contained in Draft Planning Commission Resolution No. 2016-17. Motion carried unanimously.

**H. OTHER MATTERS**

None

**I. COMMISSIONERS CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONERS COMMENTS:**

Commissioner Pedroza advised that the visibility at D Street and 5<sup>th</sup> Street is bad. Mr. Pitcock said he will check with to see if there is the stop sign is gone or moved.

Commissioner Fregosi inquired about the valet parking. Mr. Pitcock stated this was a one year pilot program running on Thursday-Saturday nights.

Commissioner Pedroza stated he attended the library project meeting and is very excited about it. They are now looking at construction and a location for the new library.

**L. STAFF UPDATES**

**a. DOWNTOWN PARKING STUDY:** Senior Planner Katie Quintero updated the Commission on the status of the Downtown Parking Study. She advised that there has been two public meetings to collect data and feedback. There will be a joint Planning Commission and City Council meeting on Tuesday, June 28<sup>th</sup> to hear the

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suggestions from the study. They are hoping to have this adopted by the end of summer.

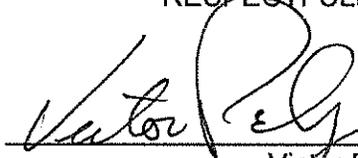
- b. WEST MAIN STREET TRAFFIC IMPROVEMENT PROJECT:** Development Services Director/City Engineer Mike Pitcock updated the Commissioners on the analysis and potential recommendations for improving West Main east of Highway 99 to Lander. He stated they have had two meetings with no consistency as to a solution. He is planning to have one more public meeting which has not been scheduled yet, before reporting back to the City Council.

Milt Trieweiler-Spoke about the Sycamore trees on West Main Street stating the trees are 75-100 years old and the City needs to keep them.

- c. STANISLAUS COUNTY GENERAL PLAN, AIRPORT LAND USE PLAN, and ENVIRONMENTAL IMPACT REPORT:** Staff has received a CEQA referral from Stanislaus County requesting comment on this project. Ms. Whitmore advised the Commissioners to review the plans online. The staff will present their comments at the next regular Commission meeting.

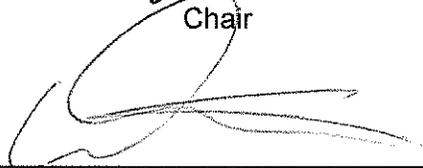
- M. ADJOURNMENT:** Motioned by Commissioner Pedroza, seconded by Commissioner Bean, to adjourn the meeting at 8:12p.m.

RESPECTFULLY SUBMITTED



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Victor Pedroza  
Chair



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Debra A. Whitmore  
Deputy Director of Development Services