

**A. 1. CALL TO ORDER**– Vice Chairman Hackler called the meeting to order at 6:02 p.m.

PRESENT: Commissioners Nick Hackler, Elvis Dias, Constance Anderson, Jim Reape, Kristin Bettencourt, Geoff Powers and Chairman Victor Pedroza

ABSENT: None

*Commissioner Pedroza was seated at the dais at 6:04 p.m.*

**B. PUBLIC PARTICIPATION**

Vice Chairman Hackler opened the floor for public participation. No one spoke. Vice Chairman Hackler closed the public participation.

**C. 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 Chair, as they appear on the agenda below.*

- **D1 – AMENDMENT TO PLANNED DEVELOPMENT 272 (THE VISTA-STUDENT HOUSING PROJECT)**

**D. PUBLIC HEARINGS**

1. *This item was continued from the May 5, 2017 Planning Commission meeting*  
**AMENDMENT TO PLANNED DEVELOPMENT 272 (THE VISTA-STUDENT HOUSING PROJECT)**

Deputy Director Development Services Debbie Whitmore explained the amendment to Planned Development 272 (The Vista Student Housing Project) located at 900 W. Monte Vista Ave, 3000 Crowell Road, and 1010 W. Monte Vista Ave. (Stanislaus County APNs 071-006-021; 071-073-007 and 009) allows for an additional 60 beds within the previously approved 180-unit student housing complex. This Planned Development amendment will not change the previously approved site plan or building layouts, only bring the total bed count up from 600 to 660.

Ms. Debbie Whitmore noted the green sheet provided was an email expressing concern with student traffic and parking. She explained the original approved project had 590 parking spaces with a ratio of 1 space per bed. The 10% increase in beds will result in reducing the ratio to 0.09 spaces per bed. The City of Turlock have no standards for parking and parking study done on other

---

apartment complexes near the university shows to be equivalent to the parking ratio in the proposed project.

David Moon, owner and applicant explained addition of beds is to offer more affordable housing to students. Currently all housing on campus are full with double and triple occupancy. Parking will be at no charge to tenants to deter parking in neighborhoods.

Commissioner Anderson inquired how parking is broken out at Vista for visitors' vs. students.

Mr. Moon stated not determined yet but may have parking pass for visitor or space for each bed.

**Public Hearing:** Vice Chairman Hackler opened the floor for public hearing.

John Snoke spoke against the addition of 60 bed explaining the college's current parking issues. Addressed concerns with changes made with this project.

Ilene Cross concerned with students parking off campus and crossing on Monte Vista Avenue. Concerned about long term issues if buildings are sold individually.

Deputy Director Development Services Debbie Whitmore explained the conditions of approval stay with property and buildings cannot be sold separately.

Robert Puffer inquired reason for reduction in parking spaces.

Ms. Debbie Whitmore explained parking survey showed ratio above needed spaces.

Vice Chairman Hackler closed the floor for public hearing.

Commissioners Hackler and Bettencourt expressed support of project.

- a) **MOTION** by Commissioner Pedroza, seconded by Commissioner Reape determined that no subsequent environmental impact report or negative declaration is required to approve the proposed amendment to Planned Development 272, having made the findings contained in Draft Planning Commission Resolution 2017-10. Motion carried unanimously
  
- b) **MOTION** by Commissioner Pedroza, seconded by Commissioner Reape to approve the proposed amendments to the Conditions of Approval for PD 272 (The Vista Student Housing), having determined the appropriate findings can be made, and subject to the conditions contained in Draft Planning Commission Resolution 2017-10. Motion carried unanimously

## **E. ADJOURNMENT**

Vice Chairman Hackler asked for a motion to adjourn the meeting at 6:57 p.m. Motion by Commissioner Powers seconded by Commissioner Pedroza.

RESPECTFULLY SUBMITTED

---

Nick Hackler  
Commission Vice Chair

---

Debra A. Whitmore  
Deputy Director of Development Services