



## TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

**THURSDAY, JULY 2, 2009 – 7:00 PM**  
**City of Turlock, Yosemite Community Room**  
**156 South Broadway**  
**Turlock, California**

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Turlock Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**EQUAL ACCESS POLICY:** If you have a disability which affects your access to public facilities or services, please contact the Planning Division at (209) 668-5640. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item.

**AGENDA PACKETS:** Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://www.cityofturlock.org) and at the Planning Division office at 156 S. Broadway, Suite 120, Turlock, CA during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

### A. CALL TO ORDER

### B. APPROVAL OF MINUTES

1. Regular Meeting of June 4, 2009 [View Item](#)
2. Special Meeting of June 18, 2009 [View Item](#)

### C. ANNOUNCEMENTS (*Debbie Whitmore*)

### D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

### E. PUBLIC PARTICIPATION

*This time is set-aside for the public to address the Planning Commission on current issues. If requested by letter one week prior to a Planning Commission meeting, any subject of interest or concern may be placed on the Planning Commission agenda for consideration by the Planning Commission.*

### F. CONSENT CALENDAR

None

### G. PUBLIC HEARINGS (\*Consent Items)

#### **\*CONSENT ITEMS**

*These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing City policy and the City General Plan and are, therefore, **recommended for routine approval**. Prior to actual Planning Commission consideration, the Chairman will open the public hearing and ask if anyone present wishes to discuss any of the items. If*

*you want a particular agenda item removed from "Consent", please speak up and advise the Chairman. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.*

None

### **NONCONSENT ITEMS**

*These items will be individually discussed and reviewed in detail.*

1. ***This item was continued from the June 4, 2009 Planning Commission meeting, and staff is requesting this item be continued again to the August 6, 2009 meeting.***  
**CONDITIONAL USE PERMIT NO. 2009-01 (SIGN DESIGNS – HAROLD BROWN)**  
To authorize a double sided (43.3 square feet per side), twenty (20) foot tall monument sign for Turlock Memorial Park & Funeral Home. The subject parcel is located within the "Public-Semi Public" zoning district which has no set sign criteria, however the proposed height of this sign is significantly taller than the recommended monument sign height as set forth by the City of Turlock Design Guidelines. The project is located at 575 N. Soderquist Rd., more particularly described as Stanislaus County APN 061-001-009, the applicants are seeking authorization for the sign to be located on the West Main frontage of this parcel. [View Item](#)
  - a) Planning Commission action on the request to continue Conditional Use Permit No. 2009-01 to the August 6, 2009 Turlock Planning Commission meeting to allow staff and the applicant time to complete their analysis and finalize prospective designs.

*The notice of public hearing for the following item was published on Saturday June 6, 2009.*

2. **GENERAL PLAN AMENDMENT 2009-02, REZONE 2009-02, PLANNED DEVELOPMENT 265 (THE GROVE - CAMPUS CREST DEVELOPMENT LLC)** To authorize the construction of a 192-unit residential complex consisting of ten three-story buildings, a clubhouse, a pool, a pavilion, a volleyball court, a fire pit, a barbeque area, a basketball court, and open parking totaling 538 parking spaces. The complex is designed to accommodate up to 504 students. The proposed project is located at 900 & 950 W. Monte Vista Avenue. [View Item](#)
  - a) Planning Commission consideration of a Mitigated Negative Declaration of Environmental Effect, having determined that the City of Turlock, as lead agency for the proposed project, has prepared an Initial Study to make the findings contained in Draft Planning Commission Resolutions 2009-22 and 2009-23
  - b) Planning Commission recommendation to the City Council concerning REZONE 2009-02 and GENERAL PLAN AMENDMENT 2009-02 having determined that the appropriate findings can be made, subject to the conditions contained in Draft Planning Commission Resolutions 2009-22 and 2009-23.

### **H. OTHER MATTERS**

None

**I. COMMISSIONER’S CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONERS’ COMMENTS**

**L. STAFF UPDATES** (*Debbie Whitmore*)

**M. ADJOURNMENT**

AT THE ABOVE TIME AND PLACE ALL INTERESTED PARTIES WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ANYONE MAY PRESENT HIS OR HER VIEWS ON THESE MATTERS IN PERSON, BY WRITING, OR BY REPRESENTATIVE. IF YOU CHALLENGE ANY OF THE ABOVE MATTERS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUE YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS AGENDA, OR WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OF THE CITY OF TURLOCK AT, OR PRIOR TO, THE PUBLIC HEARING. ANY MATERIALS SUBMITTED TO THE PLANNING COMMISSION FOR CONSIDERATION (PHOTOGRAPHS, SLIDES, PETITIONS, LETTERS, ETC.) BECOME THE PROPERTY OF THE CITY OF TURLOCK AND WILL BE RETAINED AS PART OF THE PUBLIC RECORD AND ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF TURLOCK PLANNING DIVISION, CITY HALL, 156 SOUTH BROADWAY, TURLOCK. INFORMATION MAY ALSO BE OBTAINED BY CALLING THE CITY OF TURLOCK PLANNING DIVISION AT (209) 668-5640. WRITTEN CORRESPONDENCE MAY BE MAILED TO THE CITY OF TURLOCK PLANNING DIVISION, 156 SOUTH BROADWAY, SUITE 120, TURLOCK, CA 95380-5454.

**--APPEAL--**

Anyone who is dissatisfied with the action(s) of the Planning Commission may file an appeal within **TEN (10) DAYS** following the decision of the Planning Commission. The appeal must be written and filed with the Turlock City Clerk. Appeal Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$125.00 filing fee for the Appeal Application. If an Appeal Application is filed, a Public Hearing will be scheduled by the City Council to consider the appeal.

**--CONTINUANCE--  
-- APPLICANT REQUESTS--  
EFFECTIVE NOVEMBER 27, 1989**

An applicant may request the continuance of a pending application or scheduled matter set for consideration by the Planning Commission by filing a request for a continuance not less than three (3) hours prior to the scheduled consideration of the application pursuant to City Council Resolution No. 89-248. The request must be written and filed with the City of Turlock Planning Division. Continuance Request Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$280.00 Filing Fee Deposit for the Continuance Request Application. **The granting of a request for a continuance of a pending application is discretionary on the part of the City of Turlock. The applicant’s compliance with the regulations does not imply, guarantee, or otherwise supersede the City of Turlock’s authority to deny the request.**