



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, NOVEMBER 4, 2010 – 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 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 October 7, 2010. [View Item](#)
2. Special Meeting of October 21, 2010. [View Item](#)

C. ANNOUNCEMENTS *(Debbie Whitmore)*

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

E. PUBLIC PARTICIPATION

This is the time set aside for members of the public to directly address the Commission on any item of interest to the public, before or during the Commissioner's consideration of the item, that is within the subject matter jurisdiction of the Commission. You will be allowed five (5) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Commission addresses the matter.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Commission may refer the matter to staff or request it be placed on a future agenda.

F. CONSENT CALENDAR

Information concerning the consent items listed hereinbelow has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.

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. **CONDITIONAL USE PERMIT NO. 2010-02 (DUST BOWL TAP ROOM)** The Dust Bowl Tap Room is proposed as a retail outlet for the Dust Bowl Brewing Co. which currently operates a micro-brewery in the industrial area of Turlock. The proposed business hours are Monday – Sunday 6:00 a.m. – 12:00 a.m. (Midnight). Menus for breakfast, lunch and dinner will be available providing light breakfast food and coffee, sandwiches, cheese, light appetizer trays, breads, desserts, etc. Background music and a large flat screen TV will be available for customer enjoyment as well as occasionally a single instrumentalist; (non-amplified guitar, piano, etc.) may play on occasion. The project is located at 200 W. Main Street, more specifically described as Stanislaus County Assessor's Parcel No. 061-016-021. The proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 [Existing Facilities] of the CEQA Guidelines. [View Item](#)
 - a) Planning Commission determination that the proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA).
 - b) Planning Commission action on Conditional Use Permit 2010-02 (Dust Bowl Tap Room).

2. **GENERAL PLAN AMENDMENT 2010-02, REZONE 2010-02 [PLANNED DEVELOPMENT 267]] (FAMILY ENTERTAINMENT CENTER)** The project consists of an approximately 52,000 square foot Family Entertainment Center to include 34 bowling lanes, a 4,000 square foot laser tag area, a game room with approximately 75 games and a prize redemption center, a sports bar with seating for approximately 200 guests including billiards, shuffle board, two outdoor bocce ball courts and outdoor dining. The facility will also have six banquet/party rooms that can host small birthday parties or larger events. The facility is proposing to operate Sunday – Thursday 9:00 a.m. to 2:00 a.m. and 24 hours a day Friday and Saturday. They are also asking for approval to hold special events such as sober grad nights and corporate events that could occasionally be held outside the typical hours of operation. Two approximately 5,000 square foot commercial pad buildings are also proposed. The subject property is located at 980 W. Monte Vista Ave / 3000 Crowell Road (Stanislaus County Assessor's Parcel No. 071-073-002). A Mitigated Negative Declaration has been prepared and posted

for review with the Stanislaus County Clerk. The Mitigated Negative Declaration states that the project will not have a significant effect upon the environment because of mitigation measures applied to the project.

- a) Planning Commission recommendation to the City Council concerning GENERAL PLAN AMENDMENT 2010-02 AND REZONE 2010-02 (PLANNED DEVELOPMENT 267) - FAMILY ENTERTAINMENT CENTER after consideration of a “Mitigated Negative Declaration” for the project. [View Item](#)
- b) Planning Commission recommendation to the City Council concerning the sign program to be incorporated into the conditions of approval for PLANNED DEVELOPMENT 267. [View Item](#)

H. OTHER MATTERS

1. RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE REGULATION OF DISCOUNT SUPERSTORES IN THE CITY OF TURLOCK

The Planning Commission will take public comment and provide direction to staff on the action the City Council should take concerning the ordinance regulating “Discount Superstores”. Staff will review the options that have been provided, as well as background data that led up to the City’s adoption of the original prohibition on “Discount Superstores”. The Planning Commission may also recommend that the City Council make no change in its current ordinance regulating “Discount Superstores”. [View Item](#)

- a) The Planning Commission will either make a recommendation to the City Council on options for regulating “Discount Superstores” or make a recommendation to make no change to the current City ordinance regulating “Discount Superstores”.

I. COMMISSIONER’S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER’S COMMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

L. STAFF UPDATES (*Debbie Whitmore*)

- **Smart Valley Places HUD Planning Grant** – the City is expected to receive approximately \$200,000 to support its General Plan and Downtown Plan Update projects as part of a Valleywide effort to address AB 32 and SB 375

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 \$305.00 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.**