

Thursday, October 17, 2019
6:00 p.m.
City of Turlock Yosemite Conference Room
156 S. Broadway, Turlock, California

MINUTES
Special Meeting
Turlock Planning Commission

A. 1. CALL TO ORDER – Vice Chairman Reape called the meeting to order at 6:04 p.m.

PRESENT: Commissioners Jim Reape, Constance Anderson, Elvis Dias, Anokeen Varani and Ray Souza

ABSENT: Commissioners Matthew Davis and Geoff Powers

B. APPROVAL OF MINUTES

1. Vice Chairman Reape asked for corrections or a motion to approve the minutes of the Joint City Council and Planning Commission meeting of July 23, 2019.

MOTION: Commissioner Souza moved, seconded by Commissioner Varani to accept the minutes as submitted. Motion was carried unanimously.

AYES: Commissioners Reape, Dias, Varani, Souza, and Anderson

NOES: None

ABSTAIN: None

ABSENT: Commissioners Davis and Powers

C. ANNOUNCEMENTS

Deputy Director Katie Quintero announced that City Council appointed Michael Cooke to be interim City Manager through the end of 2020.

D. PUBLIC PARTICIPATION

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

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

Vice Chairman Reape asked the Planning Commissioners if there were any conflicts of interest or disclosure of ex parte communications. There were none.

F. CONSENT CALENDAR

Vice Chairman Reape noted there were no public hearing consent items.

G. PUBLIC HEARINGS

***CONSENT ITEMS**

NONCONSENT ITEMS

This item was continued from the September 19, 2019 Planning Commission meeting:
CONDITIONAL USE PERMIT 2019-02 (CUP 19-02) – JESSICA’S HOUSE: Deputy Director Katie Quintero presented the staff report explaining the applicant is requesting to construct a 15,600 square foot building and one 400 square foot storage building for Jessica’s House on the vacant portion of the property located at 4105 Crowell Road.

Deputy Director Quintero provided a brief history noting that a conditional use permit was granted in 1999 to develop the property for Cornerstone Covenant Church. The project included a Fellowship Hall, a Worship building, and an education building. To date only the Fellowship hall has been constructed. The Fellowship Hall consists of a multipurpose room for worship services and classrooms for other church activities. Approximately 152 parking spaces were constructed for the Fellowship Hall. An additional 76 parking spaces will be added as part of this project. The parking spaces will be shared between the church and Jessica’s House. Jessica’s House will not operate on Sundays when Cornerstone Church has services, ensuring there is adequate parking for the church.

The site plan for the project shows Jessica’s House and the church on separate parcels. If a parcel map is applied for to divide the property into two parcels, a reciprocal parking and access agreement will be required to allow for shared parking. The site is currently accessed from Crowell Road and Christoffersen Parkway. The City Engineer has determined that the driveway on Christoffersen Parkway will require significant modifications for safety and to meet the City standards. If the applicant wants to continue to use this driveway the modifications will have to be made; otherwise, the driveway will need to be closed and the area landscaped.

Public Hearing: Vice Chairman Reape opened the public hearing.

Linda Stuhmor, representing Jessica’s House, gave a brief overview of Jessica’s House and their mission and made herself available to answer questions.

Commissioner Dias asked what type of barrier would be used to divide the project from the three-story condos to the west.

Linda Stuhmor answered a wood fence will separate the properties.

Vice Chairman Reape asked if the downtown office will remain open.

Linda Stuhmor answered no, that once the new house was complete they would move in and close the office downtown.

Hearing no one else, Vice Chairman Reape closed the public hearing.

The Planning Commissioners discussed the project expressing concerns with traffic safety and asked for information regarding the driveways.

Interim Director of Development Services Nathan Bray explained the staff is working with the applicants on the final approval of the driveways.

MOTION: Commissioner Anderson moved, seconded by Commissioner Souza to adopt the proposed Mitigated Negative Declaration of Environmental Effect, declaring that the

project will not have a significant effect on the environment, incorporating the mitigation measures identified in the Initial Study, and adopting the Mitigation Monitoring and Reporting Program and approve Conditional Use Permit 2019-02-Jessica's House. Motion was carried unanimously.

AYES: Commissioners Reape, Varani, Anderson, and Dias
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Davis and Powers

H. OTHER MATTERS

1. WORKSHOP ON CANNABIS:

Deputy Director Katie Quintero held a workshop for the Commissioners to discuss the permitting process and review draft conditions of approval for cannabis businesses.

The Commissioners asked if changes can be made to the conditions of approval for the CUP.

Deputy Director Quintero answered that the Commission can request items to be added to the conditions of approval for the CUP.

Vice Chairman Reape and Commissioner Anderson inquired the monitoring of cannabis businesses to ensure they are in compliance with their CUP and if they were not in compliance what is the review process.

Deputy Director Quintero stated there will be periodic inspections coordinated with the fire and police departments. If the business is found to be out of compliance their CUP can be revoked at any time and would not have to wait for an annual review.

Police Captain Steve Williams added the Police Department will do inspections annually.

Fire Marshal Mark Gomez explained that through the occupancy inspection process the Fire Department coordinates their inspections with the other departments so all issues can be addressed together. Occupancy inspections are scheduled for Thursdays and if there are any issues the business owners have 30-days to correct the problem.

Commissioner Varani asked for clarification regarding 9:00 p.m. deliveries.

Captain Williams answered that no deliveries can be made to the business after 9:00 p.m.

The Commissioners discussed signage for cannabis businesses and inquired if signs were part of the CUP process and if content could be regulated.

Deputy Director Quintero stated that signs for a cannabis business is not part of the CUP process. Any sign would have to comply with the sign ordinance. Sign content cannot be regulated

City Attorney Liah Burnley stated legally the City cannot regulate signs for cannabis businesses any differently than other businesses without changing the sign ordinance.

Commissioner Dias asked staff to research how other cities address signs for cannabis business in their ordinances.

Commissioner Anderson asked about time line for the background checks.

Captain Williams answered that a third-party company will be processing the background checks and it could take between 2-8 weeks to complete the process.

Deputy Director Quintero added that the background check must be completed before they move forward with the CUP.

Vice Chairman Reape opened the hearing. No one spoke. Vice Chairman Reape closed the hearing.

No action was taken on this item.

I. COMMISSIONERS CONSIDERATION

Vice Chairman Reape noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Vice Chairman Reape noted there were none.

K. COMMISSIONERS COMMENTS

Commissioner Souza commented about the learning process of the development agreements.

L. STAFF UPDATES

Vice Chairman Reape noted there were none.

M. ADJOURNMENT

Vice Chairman Reape asked for a motion to adjourn the meeting. Motion by Commissioner Anderson and carried unanimously. The meeting was adjourned at 7:41 p.m.

RESPECTFULLY SUBMITTED

Jim Reape
Vice Chairman

Katie Quintero
Deputy Director of Development Services