



TURLOCK CITY PLANNING COMMISSION MEETING AGENDA

THURSDAY, October 1, 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 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 September 3, 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

The notice of public hearing for the following items was published on Saturday September 5, 2009.

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

1. Public Hearing to consider **CONDITIONAL USE PERMIT 2009-06 (Black Dot Wireless)** to authorize the installation and operation of a 70 foot tall cellular tower, (wireless communication facility), and associated equipment panels. The cell tower would be disguised as a pine tree, and located on a 600 square foot leased area at 830 E. Minnesota Avenue, more particularly described as Stanislaus County Assessor's Parcel Number 072-024-016. The proposed site is the current location of Sierra Vista School, which is zoned Residential – Low Density. A six-foot masonry wall would surround the wireless communication facility. Maintenance access to the facility would be gained from the parking lot to the south of the site. [View Item](#)
 - a) Planning Commission consideration of a "Mitigated Negative Declaration" for Conditional Use Permit No. 2009-06 (Black Dot Wireless)
 - b) Planning Commission action on Conditional Use Permit 2009-06 (Black Dot Wireless)

2. Public Hearing to consider **CONDITIONAL USE PERMIT 2009-07 (COMMERCIAL ARCHITECTURE)** to authorize the re-facing of an existing non-conforming, 50' tall freeway sign and a new 6' tall 6' wide monument sign to replace the existing non-conforming monument sign. The portion of the freeway sign advertising the "Barrel Store" will be removed, the "Restaurant and Lounge" sign will remain and the existing 7'8" tall, 26' wide top portion of the sign will be refaced with an "Arco/am pm" sign and a L.E.D illuminated price sign to advertise the price of E.C unleaded fuel. The subject property is located at 2219 Lander Avenue (Stanislaus County Assessor's Parcel Number 044-014-048). [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 2009-07 (Commercial Architecture)

H. OTHER MATTERS

None

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

1. **GENERAL PLAN AMENDMENT APPLICATION NO. 2009-03 AND REZONE NO. 2009-05 – FREITAS MINI STORAGE EXPANSION – 1033 and 1045 Montana Ave**
[View Item](#)

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 \$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.**