

A. 1. CALL TO ORDER – Chair Constance Anderson called the meeting to order at 6:02 p.m.

Chair Anderson explained that the Commission and staff were participating in the meeting via zoom video.

2. ROLL CALL:

Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Varani	Commissioner Dias	Commissioner Deol	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

PRESENT: Commissioners Ray Souza, Matthew Davis, Jim Reape, Elvis Dias, Sukhminder Deol, Anokeen Varani, and Chair Constance Anderson

ABSENT: None

3. SALUTE TO THE FLAG

B. APPROVAL OF MINUTES

1. Chair Anderson asked for corrections or a motion to approve the minutes of the Regular Meeting of March 4, 2021.

MOTION:

Commissioner Souza moved, seconded by Commissioner Reape to accept the minutes as submitted. Motion carried 7/0 by the following vote:

Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Varani	Commissioner Dias	Commissioner Deol	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

C. ANNOUNCEMENTS

Deputy Director of Development Services Katie Quintero informed the Planning Commissioners that this meeting will need to recess at 6:05 due for technical reasons and reconvene at 6:20.

Chair Anderson called for a recess at 6:05 p.m.

Chair Anderson reconvened the meeting at 6:22 p.m.

D. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

Milt Trieweler, resident, spoke about the importance of preserving agricultural land around the City of Turlock.

Hearing no one else, Chair Anderson closed the floor for public participation.

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS:

Chair Anderson asked the Planning Commission if there were any conflicts of interest or disclosures of ex parte communications.

Commissioner Sukhminder Deol declared a conflict of interest with G.1 Rezone 2020-01, Planned Development 279 and VTSM 2020-02 Florsheim Homes.

F. CONSENT CALENDAR

Chair Anderson stated there was nothing on the Consent Calendar.

G. PUBLIC HEARINGS

***CONSENT ITEMS**

Commissioner Deol was muted and video was turned off from the meeting at 6:30 p.m.

1. REZONE 2020-01, PLANNED DEVELOPMENT 279 and VTSM 2020-02 FLORSHEIM

HOMES: Deputy Director Quintero presented the staff report stating the applicant is proposing to subdivide three parcels totaling 15.68 acres, into 178 single-family residential lots ranging in size from 2,160 to 3,594 square feet in a gated community located at 1137, 1201 and 1233 Fifth Street. She explained that the General Plan discourages gated communities so the Planned Development is proposed to allow for a gated entrance into the development as well as deviations from the lot size standards and setbacks. All internal roadways will be private roads with walking paths instead of sidewalks.

Commissioner Dias asked if the City had any limitations on how much the HOA fees could be. Deputy Director Quintero stated the common areas and private roads will be maintained by the HOA and the cost of the maintenance is distributed in the HOA fees. The City does not have any regulations on how much the HOA fees can be.

Commissioner Sousa asked if the pathways in the development will be paved. Deputy Director Quintero stated it will be a combination of paved walkways and landscaped areas.

Commissioner Sousa asked what type of fence will be along Fifth Street. Deputy Director Quintero said it will be a six-foot-tall masonry wall.

Commissioner Sousa asked how many visitor parking spaces the site will have. Deputy Director Quintero stated there will be 97 spaces for visitors.

Commissioner Reape asked if sidewalk and gutters were part of the improvements on Fifth Street.

Deputy Director Quintero answered yes, sidewalks and gutters will be installed along the Fifth Street frontage along the front of the project.

Commissioner Reape asked if there was a mechanism in place to install the sidewalk on the vacant parcel next to the project site to avoid having a gap in sidewalk on Fifth Street.

Interim Director Nathan Bray said the City does have a mechanism for improving the sidewalks. He explained there are funds set aside for installing sidewalk in areas missing sidewalk and the Planning Commission could give staff direction to identify areas of concern, such as this area on Fifth Street.

Commissioner Dias asked how these 178 units meets the demand for housing in Turlock.

Deputy Director Quintero stated this project will help increase the number of housing units permitted in Turlock but that it was not likely the project would meet the low income category because it is based on the actual sale and rental price.

Public Comment

Chair Anderson opened the floor for public comment

Scott Dorius, representing the applicant, stated Florsheim Homes is an experienced builder and has worked with the City for over 30 years. He stated this is a creative plan with a higher density product, with no sidewalks and a gated community. The land abutting this project is an existing subdivision so the gated community is a perfect combination with the General Plan and expert builders.

Randy Bling, applicant with Florsheim Homes made himself available for questions.

Milt Trieweller, spoke in favor of the project stating this will be a great addition to the City.

Robert Puffer, asked if the piece of land next to this development is large enough to develop on its own.

Deputy Director Quintero stated yes, the adjacent property was large enough to develop independently.

Chair Anderson closed the public comment

Chair Anderson stated she liked this infill project and the way it partnered the three parcels.

MOTION:

- a. Commissioner Dias moved, seconded by Commissioner Souza to grant the adoption of the Mitigated Negative Declaration of Environmental Effect and Mitigation Monitoring and Reporting Program having made the findings in draft Planning Commission Resolutions 2021-03 & 2021-04 and

- b. Recommends that the City Council approve Rezone 2020-01 and Planned Development 279 having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Resolution No. 2021-03 and
- c. Approved Vesting Tentative Subdivision Map No. 2020-02, having determined that the appropriate findings have been made, subject to the conditions of approval listed in draft Resolution No. 2021-04.

Motion carried 6/1 by the following vote:

Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Varani	Commissioner Dias	Commissioner Deol	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Abstained	Yes

Commissioner Deol was unmuted at 7:06 p.m.

H. OTHER MATTERS:

Chair Anderson noted there were none.

I. COMMISSIONER'S CONSIDERATION

Chair Anderson noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chair Anderson noted there were none.

K. COMMISSIONERS COMMENTS

Chair Anderson asked the Planning Commission for any comments.

Commissioner Reape asked Director Bray when the Golden State road project will begin.

Director Bray stated the curb ramps and sidewalk will begin in May and paving was expected to start after the fair in mid July.

Commissioner Dias asked about the shell building on the corner of Olive Ave and Golden State Blvd.

Deputy Director Quintero stated the project has gone through plan check and the building permit was just issued.

Commissioner Deol asked when the sidewalk will be paved on Fifth Street in front of the Sikh Temple.

Director Bray stated he will check with the project manager and let Commissioner Deol know the timeframe.

Chair Anderson stated she attended the Planning Commission Conference and received some great information. She thanked the City for the opportunity to attend.

L. STAFF UPDATES

Deputy Director Quintero said she met with STANCOG and received information on the projected growth that will start the frame work for the upcoming Housing Element update. This information will help with updating the housing element.

M. ADJOURNMENT

Chair Anderson asked for a motion to adjourn the meeting. Motion by Commissioner Reape and motion carried unanimously. The meeting was adjourned at 7:15 p.m.

RESPECTFULLY SUBMITTED

Constance Anderson
Chair

Katie Quintero
Deputy Director of Development Services