

PLANNING COMMISSION SPECIAL MEETING AGENDA



THURSDAY, JULY 18, 2013

6:00 PM

TURLOCK CITY HALL, YOSEMITE ROOM
156 S. Broadway, Turlock, California

Commission Chair
Mike Brem

Commission Members

Elvis Dias
Jeanine Bean
Nick Hackler

Jeff Hillberg
Alex Salcedo
Soraya Fregosi
Vice Chair

Deputy Director Development Services
Debra A. Whitmore

Alternate Members

Alice Pollard

Ashour Badal

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 June 6, 2013 [View Item](#)
2. Special Meeting of June 20, 2013 [View Item](#)

C. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING

This is the time set aside for citizens to address the Commission concerning any item that has been described in the notice for the meeting before or during consideration of that item. 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.

D. DECLARATIONS OF CONFLICTS OF INTEREST OR DISQUALIFICATIONS

E. PUBLIC HEARINGS

1. **SECOND AMENDMENT TO PLANNED DEVELOPMENT 254 (COTTAGE PARK)** The subject property is located in the Cottage Park Senior Community, at 2400 Cypress Point Drive (Stanislaus County Assessor's Parcel Nos. 088-025-018, 088-024-024 & 088-022-021). McRoy Wilbur Communities is requesting relief from the requirement to add a concrete walkway, park lights, picnic tables, park benches, horseshoe pits, shuffleboard courts and bocce ball courts to the private park. This project is Categorically Exempt from CEQA, per Section 15301 Existing Facilities. [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 the Amendment to Planned Development 254 (Cottage Park)

2. **CONDITIONAL USE PERMIT 2013-02 (VINTAGE LOUNGE)** To operate a cocktail lounge featuring live entertainment such as live music, comedy shows and dancing. Special, private events may also be held at which food may be prepared at another location and brought in. Light appetizers will be available and a dress code will be enforced. The lounge will operate Tuesday through Saturday from 4:00 p.m. until 2:00 a.m. and would only be open on Sundays or Mondays for special occasions. The subject property is located at 130 W. Main Street (Stanislaus County Assessor's Parcel Number 061-016-041). This project is Categorically Exempt from CEQA, per Section 15301 Existing Facilities. [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 2013-02 (Vintage Lounge)

F. COMMISSIONERS COMMENTS

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

G. STAFF UPDATES (Debbie Whitmore)

- **ACEforward Public Scoping Meeting** on July 24 from 5 to 8 PM at the Stanislaus County Library in Modesto

H. ADJOURNMENT

The foregoing meeting is hereby called pursuant to California Government Code §54956.