

**A. CALL TO ORDER** – Vice Chairman Geoff Powers called the meeting to order at 6:00 pm.

PRESENT: Commissioners Geoff Powers, Jim Reape, Constance Anderson, Matthew Davis, and Anokeen Varani.

ABSENT: None

**B. APPROVAL OF MINUTES**

1. Accepting minutes of Planning Commission meeting of December 6, 2018.

**MOTION:** Commissioner Reape seconded by Commissioner Anderson to accept the minutes as submitted.

AYES: Commissioners Powers, Anderson, Davis, Reape and Varani

NOES: None

ABSTAIN: None

ABSENT: None

**C. ANNOUNCEMENTS**

None

**D. PUBLIC PARTICIPATION**

Vice Chairman Powers opened the floor for Public Participation.

Hearing no one, Vice Chairman Powers closed the floor for Public Participation

**E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

Vice Chairman Powers stated a conflict of interest with item G.1 Amendment to Planned Development 241 (Park Villas) and will be stepping down during the Public Hearings. Commissioner Powers appointed Commissioner Reape to conduct the meeting for item G.1.

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

- **G.1 AMENDMENT TO PLANNED DEVELOPMENT 241 (Park Villas) 2018-02**
- **G.2 GENERAL PLAN AMENDMENT 2018-01 (East Tuolumne Master Plan Storm Water)**

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

None

*Vice Chairman Powers left the room at 6:02*

*Commissioner Reape took over the meeting at 6:03*

## **NONCONSENT ITEMS**

*These items will be individually discussed and reviewed in detail.*

### **1. AMENDMENT TO PLANNED DEVELOPMENT 241 (Park Villas)**

Principal Planner Katie Quintero presented the staff report and explained the amendment to the Planned Development would allow the following changes:

- Increase the number of dwelling units from 149 to 175
- A revised site plan, including the elimination of the garages
- The project could develop as condominiums or as apartments
- Allow for maximum height increase from 40' to 42'.
- Relocate driveway on Tegner Road further north

Planner Quintero explained an addendum to the adopted mitigated negative declaration was prepared for the project showing there were no substantial changes to the project which would require a new analysis and recommended approval of the project.

**Public Hearing:** Commissioner Reape opened the public hearing and invited the applicant to speak.

Jeff Cortinas, engineer for the project stated this increase in units is still within high density residential zoning and made himself available for questions.

Commissioner Anderson asked how many parking spaces were assigned per apartment

Jeff Cortinas stated 1.5 spaces per unit were provided and 1 additional space per every 4 units to accommodate guest parking.

Commissioner Reape opened the item for comments from the public

Greg Adams, spoke against the project stating concerns with additional traffic in the area.

Milt Trieweler spoke in favor of the project stating there is a need for housing and this is a good infill project which builds up not out and uses less land. He asked how many electric vehicle charging stations would be required.

Katie Quintero stated per new building code, 3% of the parking has to have charging stations, so approximately nine stations.

Milt Trieweler asked applicant to consider planning for more charging stations. He also recommended a wall or fence be built on Tegner for noise and aesthetics for the neighbors.

Alfredo, a neighbor on Sandstone Street asked if parking would be allowed outside of complex.

Katie Quintero answered the project meets the Municipal Code on-site parking requirements for the use and street parking is open to the public.

Jeff Cortinas, applicant proposed making a left turn only exit from the project site onto Tegner Road to help with traffic.

Greg Adams asked about plans for speed bumps in the area.

Interim Director Nathan Bray stated there are no current plans for speed bumps or a traffic calming study in the area and advised him to contact the Engineering Division for information on the traffic calming program.

Commissioner Reape closed the public hearing

Commissioner Anderson stated she was concerned with the potential increase in parking and traffic and asked for clarification on the traffic study.

Nathan Bray explained the traffic modeling for the City was based on the General Plan Designations and the increase in the number of units was still consistent with the General Plan.

Commissioner Reape addressed traffic concerns down Sandstone stating it could impact neighbors in negative way and encouraged left only turn onto Tegner Road from the complex.

Commissioner Davis asked if the exit on Tegner Road would be a mandatory exit.

Katie Quintero stated it would not be mandatory, there are 2 other exits out of the complex.

Jeff Cortinas stated a raised curbing and signage at the exit would help limit the exit onto Tegner to a left turn only

**MOTION:** Commissioner Anderson moved, seconded by Commissioner Davis determining no subsequent environmental impact report or negative declaration is required to approve the proposed amendment to Planned Development 241 with the added condition of restricting the exit out of the complex onto Tegner Road to a left turn only exit with signage and curbing.

AYES: Commissioners Anderson, Davis, Reape, and Varani

NOES: None

ABSTAIN: None

RECUSED: Vice Chairman Powers

ABSENT: None

*Vice Chairman Powers was reseated at 6:50 and continued as chair for the rest of the meeting.*

## **2. GENERAL PLAN AMENDMENT 2018-01 (East Tuolumne Master Plan Storm Water)**

Principal Planner Katie Quintero presented her staff report and explained the project would amend the storm water component of the East Tuolumne Master Plan to allow for the option for the areas to develop using full on-site retention for storm water through basins or with detention basins connected to the City's storm water system as well as add language to clarify the City Engineer has discretion to make modifications to the infrastructure plans in the modifications meet the intent of the Master Plan.

Planner Quintero explained a detention basin stores the storm water until it can be released into the City system and a retention basin collects the storm water and it percolates into the ground, the size of the basin does not change.

Commissioner Reape asked if retention basins similar to dry wells.

Nathan Bray stated dry wells are deeper with a possibility to discharge contaminates.

Commissioner Anderson asked what the visual difference was in the 2 basins.

Katie Quintero stated the size and improvements are the same. The water may stay in retention basins a little longer but has to be designed to drain within 72 hours.

Nathan Bray commented that the detention basins have more infrastructure to collect and pump the water out.

Ron Katakis applicant, stated a percolation study was done, the ground is sandy and retention basins will help with drought and regulations needed in the future.

**Public Hearing:** Vice Chairman Powers opened the public hearings.

Scott Atherson, owns land south of development asked how equitable the costs for the basins are and if the basins can be moved.

Katie Quintero stated the relocation would depend on how property is divided. Cost can be shared and worked out during the subdivision process.

Ron Katakis stated the basin will be installed where the ground naturally flows to a low spot.

Vice Chairman Powers closed the Public Hearings

Commissioner Anderson asked if there are retention basin in the City.

Nathan Bray stated yes, Blue Diamond, US Cold Storage and Valley Milk all have retention systems. He explained the State MS4 requirements dictates how the City handles storm water requiring the .85% to be retained on-site.

**MOTION:** Commissioner Reape moved, seconded by Commissioner Anderson determined no subsequent or supplemental negative declaration is required to approve

the proposed General Plan Amendment 2018-01 (East Tuolumne Master Plan Storm Water).

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

**H. OTHER MATTERS**

None

**I. COMMISSIONERS CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONERS COMMENTS**

Commissioner Anderson inquired about Ten Pin Bowling alley.

Nathan Bray said they are working on the interior with some amount of work left to be done. They are looking at revising landscaping plans and interior structures which may prolong the opening.

Commissioner Anderson asked about the uneven sidewalk signs in the neighborhoods and what the process is.

Nathan Bray stated Parks and Engineering part of the process, they are identifying the locations needing to be fixed. Homeowners can contact the Parks or Engineering for information.

Nathan Bray advised Tuolumne Road will reopen in early March contingent on the weather.

**L. STAFF UPDATES**

Principal Planner Katie Quintero stated the February Planning Commission Meeting is cancelled.

**M. ADJOURNMENT**

Vice Chairman Powers asked for a motion to adjourn the meeting. Motion by Commissioner Reape and carried unanimously. The meeting was adjourned at 7:18 p.m.

**RESPECTFULLY SUBMITTED**

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Geoff Powers  
Vice Chairman

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Katie Quintero  
Principal Planner