

# PLANNING COMMISSION MEETING AGENDA



**THURSDAY, SEPTEMBER 5, 2013 – 6:00 PM**  
**City of Turlock, Yosemite Community Room**  
**156 South Broadway**  
**Turlock, California**

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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](http://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. Special Meeting of August 15, 2013 [View Item](#)

## C. ANNOUNCEMENTS *(Debbie Whitmore)*

1. **Public Safety Building Dedication Ceremony:** September 27 starting at 4:30 PM

## D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

## E. PUBLIC PARTICIPATION

*This is the time set aside for members of the public to directly address the Commission on any item of interest to the public, before or during the Commissioner's consideration of the item, that is within the subject matter jurisdiction of the Commission. 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.*

## F. CONSENT CALENDAR

*Information concerning the consent items listed hereinbelow has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.*

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

### **NONCONSENT ITEMS**

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

None

## H. OTHER MATTERS

## I. COMMISSIONER'S CONSIDERATION

### **WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK ZONING**

**REGULATIONS:** The workshop will cover several key areas of the Zoning Regulations that the City is considering amending in response to public requests or to bring the regulations into compliance with the recently adopted General Plan. Staff will provide an overview of the topics that will be covered in the comprehensive zoning ordinance amendment. More detailed presentation will be made on the topics of electrified fences, accessory structures, drive through facilities, and the Downtown Turlock zoning overlay regulations. Staff will present options for discussion only by the Planning Commission. No action will be taken by the Planning Commission. Once specific amendments are formulated, staff will circulate the proposed amendments for public review in accordance with City regulations and the California Environmental Quality Act. The proposed amendments will then be presented at future public hearing of the Planning Commission.

### **WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK SIGN**

**REGULATIONS:** The Planning Commission will continue its discussion on Turlock's Sign Regulations with specific emphasis on temporary signs and sign spinners. Staff will also be presenting a potential approach to revise the current regulations using the sign regulations for the City of Rancho Cucamonga as a model. Staff will present options for discussion only by the Planning Commission. No action will be taken by the Planning Commission. Once specific amendments are formulated, staff will circulate the proposed amendments for public review in accordance with City regulations and the California

Environmental Quality Act. The proposed amendments will then be presented at a future public hearing of the Planning Commission.

#### **J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

#### **K. 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.*

#### **L. STAFF UPDATES (Debbie Whitmore)**

1. **Mayor's Economic Development Task Force:** Staff will provide an overview of the function of this new community task force.
2. **Update on the Avena Bella Affordable Housing Project:** Staff will provide a brief update on the progress of this project.
3. **Update on ACEforward:** Staff will provide an update on the proposed extension of ACE services into Stanislaus County.

#### **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.**