

**A. CALL TO ORDER** – Chairwoman Fregosi called the meeting to order at 6:03 p.m.

PRESENT: Commissioners Jeanine Bean, Elvis Dias, Nick Hackler, Jeff Hillberg,  
Victor Pedroza, and Chairwoman Fregosi.

ABSENT: Eric Gonsalves

**B. APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission Meeting of November 5, 2015.

Motion by Commissioner Hillberg, seconded by Commissioner Hackler, to accept the minutes as submitted. Motion carried with Commissioners Elvis Dias and Victor Pedroza not participating.

**C. ANNOUNCEMENTS:** None

**D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS:** None

**E. PUBLIC PARTICIPATION**

Brad Christianson spoke regarding the noise disturbance of Larsa Hall.

**F. CONSENT CALENDAR:** None

**G. PUBLIC HEARINGS:** None

**H. OTHER MATTERS**

1. Workshop on the Zoning Ordinance Update

Utility Undergrounding

Deputy Director of Development Services/Planning Manager Debbie Whitmore presented the draft recommendations on the various changes to the zoning ordinance including utility undergrounding, the California Public Utilities Commission programs and compared various City ordinances highlighting different specifications and criteria.

Commission discussion included definitions of service, types of distribution lines, undergrounding installation requirements, exceptions and waivers, and the various fees and project costs.

Commissioner Chair Fregosi further indicated the consensus of the Commission is to incorporate similar specifications and criteria's after the Town of Yucca Valley.

### Sign Standards

Ms. Whitmore presented draft recommendations on the various changes to the zoning ordinance including various types of sign regulations, permitting requirements, master sign programs, development standards vs. design guidelines and reviewed potential revisions to address sign standards, sizing, locations, and historical, cultural, iconic and or architectural type signage. Ms. Whitmore further addressed the option of establishing a signage district west of the freeway for industrial and recreational facilities.

Commission discussion included business owners and vendor feedback on the current sign ordinance, signage compliance and enforcement efforts, and the need to enhance the ordinance to allow the ability to enforce the ordinance through the Administrative Citation process. Mark Gomez, with City Neighborhood Services, discussed the City's current enforcement program and presented statistics demonstrating that the City has removed more than 2,900 snipe signs in 2015.

Ms. Whitmore reviewed the next steps will include a public workshop scheduled for January 7, 2016 to seek input from the business community followed with a Joint City Council Planning Commission meeting scheduled for January 26, 2016. Ms. Whitmore reported the Planning Commission and staff will then begin work on defining the standards for a more detailed sign ordinance.

#### **I. COMMISSIONERS' CONSIDERATION:**

**This item was postponed to a future meeting.**

1. Request to appoint a member of the Planning Commission to the "The Search is On" Library Committee.

#### **J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS: None**

#### **K. COMMISSIONERS COMMENTS**

Commissioner Hillberg announced this was his last Planning Commission meeting, as he was resigning from his position. He thanked his fellow commissioner members and staff.

Commissioner Chair Fregosi reported a traffic concern at the corner of Broadway and Canal near the Fairgrounds when turning left.

Commissioner Pedroza reported a traffic concern at 5<sup>th</sup> and D Street intersection and Crane and Merritt intersection.

Commissioner Chair Fregosi thanked the Planning staff for their professionalism and thorough work and wished a Merry Christmas to all.

#### **L. STAFF UPDATES**

1. Update on County Planning Commission action on Use Permit 2002-21 (Mar Addai Church, Larsa Event Center)

Deputy Director of Development Services/Planning Manager Debbie Whitmore provided an update on the County Planning Commission action on Use Permit 2002-21 (Mar Addai Church, Larsa Event Center) including a staff report on noise base level, hours of operation for evening events, noise level monitoring equipment, and an increase in security services.

Commission discussion included original intent of the facility, code enforcement and attendance level at the Stanislaus County Planning meetings.

- M. ADJOURNMENT:** Motion by Commissioner Hillberg, seconded by Commissioner Pedroza, to adjourn the meeting at 7:26 p.m.

RESPECTFULLY SUBMITTED

  
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Soraya Fregosi  
Chair

  
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Debra A. Whitmore  
Deputy Director of Development Services