

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, JANUARY 5, 2012 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi, Dias

ALTERNATE COMMISSIONERS: Pedroza, Williams

COMMISSIONERS ABSENT: None

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Adrienne Werner, Planning Technician; Katie Melson, Assistant Planner; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 7:05 p.m.

City Clerk Kellie Weaver administered the Oath of Office to Jeff Hillberg, re-appointed Planning Commissioner.

B. APPROVAL OF MINUTES

1. Chairman Brem asked for corrections or a motion for approval of the minutes of the November 3, 2011 regular meeting. Motion by Commissioner Fregosi, seconded by Commissioner Hillberg, to approve the minutes as submitted. Motion carried unanimously with Commissioner Bean abstaining.
2. Chairman Brem asked for corrections or a motion for approval of the minutes of the November 8, 2011 Special meeting. Motion by Commissioner Hackler, seconded by Commissioner Fregosi to approve the minutes as submitted. Motion carried unanimously.

C. ANNOUNCEMENTS

Debbie provided information on the upcoming Smart Valley Places Community Leadership Institute. The program is part of a HUD grant that was awarded to eight counties in the San Joaquin Valley.

Debbie advised the Commission that they will be electing their officers in February.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

Commissioner Salcedo advised that he had a conflict with item G1 – Amendment to Conditional Use Permit 1999-11 (Hall Equities).

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

To avoid the appearance of a conflict of interest, Commissioner Salcedo leaves the room.

CONSENT ITEMS*

***1. AMENDMENT TO CONDITIONAL USE PERMIT 1999-11 (HALL EQUITIES)** - The applicant is requesting to amend the existing master sign program for Monte Vista Crossings to include the 19 acre parcel (Stanislaus County APN 088-002-064) south of the existing Kohl's. The subject property is located at 2701 Countryside Drive, more particularly described as Stanislaus County Assessor's Parcel No. 088-002-064.

MOTION: Commissioner Fregosi moved, Commissioner Bean seconded, that the Planning Commission find the amendment to Conditional Use Permit No. 1000-11 (Monte Vista Crossings) to be categorically exempt from the provisions of CEQA, and approve the amendment to Conditional Use Permit 1999-11, having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Planning Commission Resolution No. 2012-01. Motion carried unanimously with Commissioner Salcedo abstaining.

AYES: Hackler, Hillberg, Brem, Bean, Fregosi and Dias
NOES: None
ABSTAIN: None
ABSENT: None
NOT PARTICIPATING: Salcedo
NON-VOTING: Pedroza, Williams

Commissioner Salcedo is re-seated.

***2. CONDITIONAL USE PERMIT 2011-03 (CHURCH OF CHRIST)** - To authorize an internally illuminated, 6 foot overall height monument sign. The subject property is located at 801 N. Tully Road, more particularly described as Stanislaus County Assessor's Parcel No. 089-008-004.

MOTION: Commissioner Hackler moved, Commissioner Hillberg seconded, that the Planning Commission approve Conditional Use Permit No. 2011-03 (Church of Christ Monument Sign), having determined that the project is categorically exempt from the provisions of CEQA and that all of the appropriate findings can be made, subject to the conditions of approval contained in Draft Planning Commission Resolution No. 2012-03. Motion carried unanimously.

AYES: Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi and Dias
NOES: None

ABSTAIN: None
ABSENT: None
NOT PARTICIPATING: None
NON-VOTING: Pedroza, Williams

NONCONSENT ITEMS:

3. GENERAL PLAN AMENDMENT 2009-03 (HEARING DRAFT 2007-14 HOUSING ELEMENT)

Debbie Whitmore presented the staff report and said that the City is required by the State of California (§ 65580 – 65589.8 of the California Government Code) to prepare a Housing Element as one of the required seven mandatory elements contained in its General Plan. She advised that the City has completed the Senate Bill 2 (SB2) process per the request of HUD, and has met the required criteria. She noted that the Housing Element has been certified with only minor text changes.

Commissioner Fregosi commented on the housing needs for the very low income population and asked if this issue had been addressed.

Debbie said the issue is being addressed in the current General Plan update to establish policies for low income housing. .

PUBLIC HEARING:

Chairman Brem opened the public hearing.

Bob Endsley spoke about the effects of population growth to global economies and the cost of development. He said many people are retiring and downsizing and cities need to plan accordingly.

Chairman Brem closed the public hearing.

Commissioner Fregosi asked if the Housing Element could be used as an enforcement tool to help meet the needs of the very low income population.

Debbie responded that the Housing Element is a comprehensive program with targets set and programs outlined to meet various housing needs.

The Commission discussed the loss of RDA funds and the impacts of this funding loss to community housing programs.

Chairman Brem closed the public hearing.

MOTION: Commissioner Fregosi moved, Commissioner Dias seconded, that the Planning Commission recommends the City Council approve General Plan Amendment 2009-03 (Hearing Draft 2007-14 Housing Element) having determined that the appropriate findings can be made as contained in Draft Resolution No. 2012-02. Motion carried unanimously.

AYES: Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi and Dias
NOES: None
ABSTAIN: None
ABSENT: None
NOT PARTICIPATING: None
NON-VOTING: Pedroza, Williams

H. OTHER MATTERS

1. SIGN ORDINANCE WORKSHOP

Debbie Whitmore facilitated the workshop. She said the goal is to provide a new sign ordinance structure that will be more clear and direct. The Chamber has asked that the City look at the sign regulations for Rancho Cucamonga, and Debbie provided a copy of these regulations to the Commissioners for their review. She said that sign programs are specific to the size and location of a business, and the speed of traffic in a neighborhood. Debbie provided information on how sign programs are structured and implemented.

Adrienne Werner reviewed the structure of an existing sign program for the Commissioners. She noted that Turlock has 45 existing sign programs, and each program has criteria that reflect the sign design guidelines. She provided information on the use of individual pan-channel letters in a sign; the administration portion of a sign program; the types of signs that may be prohibited; temporary signs; definitions that outline sign area for different tenants; signage area standards; freestanding signs, wall signs and tenant signs.

There was discussion about the feedback from the Chamber of Commerce concerning the existing sign ordinance and the changes they would like to see.

Commissioner Fregosi commented that downtown businesses may be more impacted by sign regulations than other areas of Turlock.

There was discussion about the need for consistency in master sign programs and standards that can be adopted.

Debbie noted that the goal is to establish an even playing field for all businesses as relates to signs.

Commissioner Hackler asked that a representative from the Chamber be invited to the next workshop.

I. COMMISSIONER'S CONSIDERATION

1. Adoption of the Planning Commission 2012 Calendar of Meeting Dates.

MOTION: Commissioner Bean moved, Commissioner Hillberg seconded, that the Planning Commission adopt the 2012 calendar of meeting dates as presented. Motion carried unanimously.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Dias commented about construction at the corner of Tuolumne and Countryside. Mike Pitcock noted that a sewer lift station is being built at this location.

L. STAFF UPDATES

Debbie Whitmore updated the Commission on the following items:

1. State Planning Grants: The City will be applying for grants that will help to implement General Plan policies for neo-traditional style of housing development, and for Water Efficient Landscaping Design that can be implemented throughout the City using a city-wide landscape maintenance manual for upkeep.
2. Morgan Ranch Master Plan Update: A community meeting will be scheduled to provide the public with the draft structure of the master plan including design and layouts.
3. Turlock Beautification Project: There are five funded projects including the median installation on Golden State Blvd.

- M. ADJOURNMENT:** Having no further business Chairman Brem adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

MIKE BREM
Chair

DEBRA A. WHITMORE
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission