

# PLANNING COMMISSION SPECIAL MEETING AGENDA



THURSDAY, NOVEMBER 21, 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](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. 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.*

**C. DECLARATIONS OF CONFLICTS OF INTEREST OR DISQUALIFICATIONS**

**D. WORKSHOP ON THE FUTURE OF TURLOCK'S DOWNTOWN:**

The workshop will focus on the future development and design of Turlock's downtown. This interactive workshop will feature presentations by the Local Government Commission (a nonprofit organization that assists local governments that are working to create healthy, walkable, and resource-efficient communities) and Stefan Pellegrini with Opticos Design. Residents and business owners can expect to learn more about the Downtown Design Guidelines and Zoning Regulations Update; envision how new development might look like in the downtown; provide feedback and ask questions; and share their own ideas for ensuring downtown remains a vital center of civic life in the City of Turlock. The comments received during the workshop will assist in the preparation of updated Zoning Regulations and Design Guidelines for Downtown Turlock. The Commission will not be taking any action. [View Flier](#)

**E. ADJOURNMENT**