

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, AUGUST 5, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Hackler, Hillberg, Brem, Bean, Fregosi, Dias
ALTERNATE COMMISSIONERS: Pedroza, Williams
COMMISSIONERS ABSENT: Salcedo
STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Nino Amirfar, Police Sergeant; Rose Stillo, Senior Planner; Dorinda Soiseth, Staff Services Technician,

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

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the June 3, 2010 Planning Commission meeting.

MOTION: Commissioner Hillberg moved, Commissioner Bean seconded that the Planning Commission approve the minutes from the June 3, 2010 meeting as submitted.

AYES: Hillberg, Brem, Bean, Fregosi, and Pedroza
NOES: None
ABSTAIN: Dias
ABSENT: Salcedo
NOT PARTICIPATING: Hackler (arrived at 7:08PM)
NON-VOTING: Williams

C. ANNOUNCEMENTS

Debbie Whitmore reminded the Commission of the upcoming joint meeting of the City Council and Planning Commission scheduled for August 23, 2010, and also noted that the "Big Box" ordinance is being reviewed.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

There were none.

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

* None

NONCONSENT ITEMS:

1. **CONDITIONAL USE PERMIT 2010-01 (BUCHANAN ENTERPRISES INC)** Development of a Master Sign Program for 3800 Geer Road (APN: 072-076-001), in order to promote sign cohesiveness and allow for additional sign area on the building. The proposed project is "EXEMPT" from the provisions of the California Environmental Quality Act (CEQA) under Section 15311 [On-Site Signs] of the CEQA Guidelines and the City of Turlock CEQA Implementing Procedures Part IV (b).

Rose Stillo presented the staff report and said the building was initially built to be used by medical offices which do not require a large amount of signage. The uses have now changed to more of a business office use which require more signage which is why a sign program is required. The proposed sign program does meet the design standards and sizes allowed.

Commissioner Fregosi asked if the location of proposed monument sign was out of the clear vision triangle. Rose responded that it was.

PUBLIC HEARING:

Chairman Brem opened the public hearing. No one spoke. Chairman Brem closed the public hearing.

MOTION: Commissioner Pedroza moved, Commissioner Fregosi seconded, that the Planning Commission approve Conditional Use Permit No. 2010-01 (Master Sign Program for 3800 Geer Road), 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. 2010-05.

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

H. OTHER MATTERS

1. **Workshop on Zoning Ordinance Amendment Process to address the requirements of Senate Bill 2 – Homeless Shelters and Transitional Housing.**

Debbie Whitmore provided an overview of the requirements of Senate Bill 2 (SB2) via a power

point presentation and noted that the issue today is zoning and development standards, not where to build a homeless shelter.

Her presentation included information on the legislative purpose, Turlock's shelter needs, SB2 requirements that at least one zone be identified to permit emergency shelters without a discretionary permit, potential standards of development and management standards that are required in this bill, and the option of multi-jurisdictional housing, transitional housing and supportive housing. She also provided an overview of the information that was collected from the February 18 community meeting.

Chairman Brem said this is an unfunded State mandate and commented on the process required to comply with SB2. He asked what would happen if a City did not comply.

Debbie Whitmore replied that a City's Housing Element would not be certified or in compliance, which would open the door to possible lawsuits. A Housing Element requires an area to be identified, not built, and there could be penalties assessed if not done.

Commissioner Pedroza noted there is a need for emergency shelters and they have not been built, which is the reason they are now mandated.

Commissioner Dias said this process will ensure a location is in place if a shelter is to be built.

Debbie asked the Commission for direction on how to move forward with this process.

Commissioner Fregosi suggested obtaining input from the homeless.

Commissioner Pedroza suggested obtaining input from the organizations who provide services to the homeless.

Commissioner Hackler commented that a shelter should be located where it would be easier and best to make it happen, but he does not favor a campus style shelter.

Chairman Brem asked that the City Council be included in this process from the beginning, and said there needs to be consensus from community on a shelter location.

The Commission discussed the SB2 compliance process at length and the need to ensure a result from the efforts. The consensus of the Commission is that there needs to be a joint meeting with Council to define what needs to be done, and how to do it.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Fregosi asked about the request to research options for outsourcing the Planning Division. Debbie Whitmore said the item is scheduled to be heard in October.

Chairman Brem commented about non-compliant signs around town.

Commissioner Pedroza commented on the National Night Out functions recently held in Turlock.

L. STAFF UPDATES

Debbie Whitmore provided the following updates:

- Turlock Downtown Plan Update – funds have been budgeted to proceed. The Turlock Downtown Structuring Committee is looking at how to facilitate development in downtown. The City Council will approve the scope of work and provide direction.
- SR 165 Corridor and Interchange Alternatives – the City Council has approved two alternative alignments which will allow for growth in the southeast area .
- Grant Applications for Sustainable Communities – Turlock has been invited along with other County agencies to participate in a grant application to HUD/EPA/TOT that will help fund mandated activities.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 8:48 p.m.

Respectfully Submitted,

MIKE BREM
Chair

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