

City Council Special Meeting Agenda Joint Meeting of Turlock City Council and Planning Commission



January 26, 2016
5:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California



Mayor
Gary Soiseth

Interim City Manager
Michael I. Cooke
City Clerk
Kellie E. Weaver
City Attorney
Phaedra A. Norton

Council Members
William DeHart, Jr. **Steven Nascimento**
Matthew Jacob **Amy Bublak**
 Vice Mayor

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council 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 City Clerk's Office at (209) 668-5540. 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 City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. CALL TO ORDER

- A. City Council
- B. Planning Commission

2. WELCOME AND INTRODUCTIONS

3. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING

This is the time set aside for citizens to address the City Council concerning any item that has been described in the notice for the meeting, including Consent Calendar items, 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 Council addresses the matter.

4. PLANNING COMMISSION CHAIR/STAFF UPDATES:

- Enforcement of the Zoning Code and Sign Ordinance Update (Mark Gomez and Debbie Whitmore)
- Public Education on Planning-Related Issues, such as the Active Transportation Plan and High Density Residential Development (Mike Pitcock)
- Affordable Housing and Adequately Addressing Homelessness (Maryn Pitt)

5. COMMISSIONER FORUM

- A. Planning Commission Comments
- B. City Council Comments

6. ADJOURNMENT

- A. Planning Commission
- B. City Council

The foregoing meeting is hereby called by Mayor Gary Soiseth at the above mentioned date and time pursuant to California Government Code §54956.



GARY SOISETH, Mayor



GARY SOISETH
MAYOR

OFFICE OF THE MAYOR
GSOISETH@TURLOCK.CA.US

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156 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5540 | FAX 209-668-5668

September 1, 2015

Mrs. Soraya Fregosi, Chair
Planning Commission
City of Turlock
c/o 1855 Westminster
Turlock, CA 95382

Dear Chair Fregosi:

I would like to express my appreciation for the work that you and the Planning Commission members perform on behalf of the City of Turlock. The joint meeting raised my awareness of a number of issues and projects where the Planning Commission and City Council can work together to keep Turlock a community where families want to live and where businesses thrive. The General Plan adopted in 2012 is an excellent roadmap for the future, but it's incumbent on us to ensure that day-to-day decisions are being made to keep the City on course with that future vision.

I want to assure you that the City Council is committed to working with the Planning Commission to address all of the issues that you raised. Specifically, I would also like to accept the offer to meet again in roughly six months to consider the preliminary outline of the sign ordinance. Below is a summary of what staff and I heard at the meeting and the follow-up that we anticipate for each item:

ENFORCEMENT OF THE ZONING CODE: The Planning Commission expressed concern that adequate resources and attention be paid to enforcing the Zoning Ordinance. By way of example, the Planning Commission raised an issue regarding sign enforcement and the presence of "human signs" and flags throughout the City. Staff explained that while they are addressing the issue, there is more that can be done. Specifically with regard to "human signs," management has requested to wait until the sign ordinance is revised so that commercial advertising can be more clearly addressed. I agree. To accomplish this clarity, I will schedule a second joint meeting no later than January 2016 to review the work done thus far by the Planning Commission on the revised ordinance and the City Council will provide constructive feedback.

As an aside: the Sign Ordinance is listed in "The Mayor and City Council's Policy Goals and Implementation Plan," to be adopted no later than September 22, 2015. This is significant because it will ensure that strict timelines are met as we reach the point where the City can effectively enforce the ordinance.

PUBLIC EDUCATION ON PLANNING-RELATED ISSUES, THE ACTIVE TRANSPORTATION PLAN, AND HIGH DENSITY DEVELOPMENT: The Planning Commission expressed a desire for the City to increase its efforts in educating the public on new regulations and plans that impact Turlock residents' daily lives. On plans that are being adopted by the City—like the Active Transportation Plan—I believe the City can indeed do more to

promote the educational programs that are contained within the Plan, including preparing educational handouts, providing classes to target groups, and promoting walking and biking through public events. The City Council understands the need to provide ongoing education to the public and has made that a priority in “The Mayor and City Council’s Policy Goals and Implementation Plan.”

AFFORDABLE HOUSING AND ADEQUATELY ADDRESSING HOMELESSNESS:

The Planning Commission expressed a concern about the growing gap in housing affordability and also the growing homeless population in the City. In particular, with the upcoming Housing Element, the Planning Commission would like to see more emphasis on providing solutions to serve the broad spectrum of needs in the community. I agree.

The City Council understands the importance of providing programs that provide support to low and very-low income populations. The City Council also understands the need to address homelessness by providing support for emergency shelters, transitional housing, and supportive services. As the Housing Element comes forward to the City Council for approval, I will ask for your input and I will personally work with staff to identify the specific actions that are required by the City Council to ensure its effective implementation.

Again, I am very thankful that you agreed to hold a joint meeting with the Planning Commission and City Council. I look forward to working with the entire Planning Commission closely on these matters and encourage all Commissioners to bring to my attention any issues or concerns that they see in the community.

Turlock prides itself on its high development standards and I want to ensure you that I will not sacrifice our long-range goals and vision for short-term gains.

Sincerely,

Gary Soiseth
Mayor

GS/smt