

Thursday, August 3, 2017  
6:00 p.m.  
City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California

MINUTES  
Regular Meeting  
Turlock Planning Commission

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A. 1. **CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Nick Hackler, Geoff Powers, Constance Anderson, Jim Reape, Kristin Bettencourt, and Chairman Victor Pedroza

ABSENT: Commissioner Elvis Dias

2. **SALUTE TO THE FLAG**

B. **APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission meeting of July 20, 2017. Commissioner Anderson noted Commissioner Power's name was misspelled.

Motion by Commissioner Anderson seconded by Commissioner Reape to accept the minutes with change. Motion carried unanimously with Commissioner Hackler abstaining and Commissioner Dias absent.

C. **ANNOUNCEMENTS**

Deputy Director Debbie Whitmore reminded Commissioners of the joint meeting on Tuesday, August 8<sup>th</sup>, with the City Council.

D. **PUBLIC PARTICIPATION**

Chairman Pedroza opened the floor for Public Participation. No one spoke. Chairman Pedroza closed the floor for Public Participation

E. 1. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

2. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

*Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.*

None

F. **CONSENT CALENDAR**

None

G. **PUBLIC HEARINGS**

**\*CONSENT ITEMS**

**NONCONSENT ITEMS**

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*These items will be individually discussed and reviewed in detail.*

1. **The staff has requested that this item be continued to the September 7, 2017 Planning Commission Meeting. CONTINUANCE OF TIME EXTENSION FOR PLANNED DEVELOPMENT 190 AMENDMENT (PD 190 AMENDMENT) - LANDER CROSSINGS.** The continuance is requested to allow the applicant the required time to post the on sight public noticing sign.

- a) **Motion:** Motion by Commissioner Hackler seconded by Commissioner Powers to continue the Time Extension for Planned Development 190 to the September 7, 2017 Planning Commission Meeting. Motion carried unanimously with Commissioner Dias absent.

## H. OTHER MATTERS

### 1. WORKSHOP ON THE DRAFT SIGN ORDINANCE:

Deputy Director Debbie Whitmore held a workshop for the draft sign ordinance amendment. The discussion included regulations of signs on private properties including time limits allowed, vehicle sales lots banners and pennants, noncommercial speech on signs, temporary and nonconforming signs, abandoned signs, and the comprehensive sign program in the new ordinance. Debbie Whitmore concluded the first draft for the ordinance changes will be presented at the September 7<sup>th</sup> Planning Commission meeting.

### 2. WORKSHOP ON PROPOSED ZONING ORDINANCE AMENDMENT FOR SECOND DWELLING UNITS AND ACCESSORY DWELLING UNITS:

Senior Planner, Katie Quintero, discussed the need for clearer definitions distinguishing a second dwelling from an accessory dwelling unit. She discussed keeping the current provisions for a second unit as is, but modifying the definition of kitchen to more clearly describe the features of a second unit. She also discussed the possibility of creating a permitting process whereby homeowners who want these features, but want to use the building only as a game room/pool house, could do so upon approval of an administrative permit and the recordation of a deed restriction on the property limiting the use of the building to nonresidential purposes. Several floor plans were shown as examples. Commissioners and staff discussed these items in detail.

## I. COMMISSIONERS CONSIDERATION

None

## J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

## K. COMMISSIONERS COMMENTS

Commissioner Powers inquired whether the school speed limit sign on Johnson and Arbor was going to be removed since the school is no longer there.

Commissioner Bettencourt asked if the City would consider adding parking across Johnson Street by the Turlock High School to accommodate an increase in the number of students.

Commissioner Hackler reported a tree covering the red light signal in the westbound lanes on West Main at Hwy 99.

Commissioner Pedroza inquired about the progress of the Turlock Assisted Living facility.

**L. STAFF UPDATES**

None

**M. ADJOURNMENT**

Chairman Pedroza asked for a motion to adjourn the meeting at 7:45 p.m. Motion by Commissioner Reape seconded by Commissioner Hackler. Meeting was adjourned.

**RESPECTFULLY SUBMITTED**

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Victor Pedroza  
Chair

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Debra A. Whitmore  
Deputy Director of Development Services