

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, JUNE 3, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Hillberg, Brem, Bean, Fregosi

ALTERNATE COMMISSIONERS PRESENT: Pedroza, Williams

COMMISSIONERS ABSENT: Dias, Hackler, Salcedo

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, 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 7:02 p.m.

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the May 6, 2010 Planning Commission meeting.

MOTION: Commissioner Fregosi moved, Commissioner Pedroza seconded that the Planning Commission approve the minutes from the May 6, 2010 meeting as submitted.

AYES: Hillberg, Brem, Bean and Fregosi, Pedroza, Williams

NOES: None

ABSTAIN: None

ABSENT: Dias, Hackler, Salcedo

NOT PARTICIPATING: None

NON-VOTING: None

C. ANNOUNCEMENTS

Debbie Whitmore announced the upcoming joint meeting of the City Council and Planning Commission and said they are looking for a date between August 9 and August 20.

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:

None

H. OTHER MATTERS

1. WORKSHOP ON AMENDMENT TO ZONING ORDINANCE REGARDING CARGO CONTAINERS.

Debbie Whitmore provided a review of past discussions on the cargo container ordinance amendment, and also reviewed the proposed planning processes for temporary and permanent uses of a cargo containers. She outlined the proposed development standards applicable to temporary and permanent uses in all districts, and the proposed specific standards that would apply to each district.

Chairman Brem asked if it was necessary to require a cargo container located in an industrial district, that could not be seen from the street, to be painted to match the other buildings on the site. Debbie responded that the ordinance could be written to accommodate this situation.

Debbie then provided a review of the process that would allow exceptions to the standards.

There was discussion of how the new ordinance would impact existing cargo containers.

Chairman Brem said that cargo containers need to be treated as buildings/structures.

The Planning Commission did not take any action.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Chairman Brem and Commissioner Fregosi commented on the format and location of the joint City Council and Planning Commission meetings.

Chairman Brem commented on the amount of illegal signs being used around town.

L. STAFF UPDATES

Debbie Whitmore updated the Commission on the following items:

- The status of the Draft Housing Element.- The City has received a second comment letter from HCD.
- The status of the report on Senate Bill 2.
- The status of the Morgan Ranch Master Plan.
- Actions and discussions with the Development Collaborative. – There will be a review of the City’s “Big Box” ordinance, and the possible establishment of a Regional/Commercial Zoning Designation.
- Staff has been directed to prepare a Request for Proposal to contract out Planning Services.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 8:08 p.m.

Respectfully Submitted,

MIKE BREM
Chair

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