

# MINUTES

## TURLOCK CITY PLANNING COMMISSION THURSDAY, OCTOBER 7, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM  
TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Brem, Bean, Fregosi, Dias, Williams

**COMMISSIONERS ABSENT:** Hackler, Hillberg, Pedroza, Salcedo,

**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Dorinda Soiseth, Staff Services Technician

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**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 September 2, 2010 Planning Commission meeting. Commissioner Fregosi asked for a correction to Item K Commissioner Comments.

**MOTION:** Commissioner Dias moved, Commissioner Bean seconded that the Planning Commission approve the minutes from the September 2, 2010 meeting as corrected.

**AYES:** Brem, Bean, Fregosi, and Dias

**NOES:** None

**ABSTAIN:** Williams

**ABSENT:** Hackler, Hillberg, Pedroza, Salcedo

**NOT PARTICIPATING:** None

**NON-VOTING:** None

### **C. ANNOUNCEMENTS**

Debbie Whitmore provided the following announcements:

- A community workshop to discuss the "Big Box" ordinance is scheduled for October 21, 2010.
- There may be a need to schedule a Planning Commission meeting for December 16, 2010.
- As part of the General Plan Update process, staff will schedule an EIR Scoping meeting in January 2011; a joint workshop with the City Council will be scheduled in February 2011.

### **D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

There were none.

### **E. PUBLIC PARTICIPATION**

Alan Marchant, owner of Turlock Scavenger, commented on the proposed cargo container ordinance language and asked about the cost of a building permit for a cargo container.

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**CONSENT ITEMS\*:**

\* None

**NONCONSENT ITEMS:**

None

**H. OTHER MATTERS**

**1. Planning Commission Workshop on Cargo Container Ordinance:**

Debbie Whitmore presented the workshop and said she is still receiving comments on the proposed ordinance which will need to go through the CEQA review process. She said the ordinance addresses cargo container use as accessory structures.

There was discussion about building materials, the allowed length of the cargo container, permit fee costs and if existing cargo containers would be subject to the ordinance.

Debbie said she had received a call from Art Seegers who asked that a “grandfathering” provision be added to allow existing cargo containers to remain. Debbie advised that staff cannot exempt a zoning requirement.

Debbie advised that the next step will be a public hearing.

**I. COMMISSIONER’S CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONER’S COMMENTS**

Commissioner Fregosi commented that at recent City Council candidate forums she has heard statements that Turlock is not business friendly.

Mike Pitcock responded that by enforcing regulations the City may be viewed negatively.

Chairman Brem said that the only negative comment he received from his engineer was that Turlock “makes you go by the code” and said that holding people to what needs to be done is not wrong.

Chairman Brem complimented staff on the recently completed Canal Drive paving project.

**L. STAFF UPDATES**

Debbie Whitmore provided the following updates:

- The Downtown Plan Update is scheduled for the October 12 City Council meeting.
- The Business Stimulus Program will be reviewed by the City Council on October 26 and will include a fee relief program.
- The Morgan Ranch Master Plan is moving forward and the working groups have begun to meet.
- Sign workshop – the Chamber is working with staff to poll the business community about sign regulations.
- Contracting Out – on October 26 the City Council will consider reports on the feasibility of contracting out Building and Planning Division services.
- Debbie reported on the San Joaquin Regional Planning Agencies Fall Policy Conference that was recently held in Modesto.
- The Driving Range project on Taylor Road may be submitted to the County soon. The City of Turlock plans to submit formal comments via the City Council.
- Assembly Bill AB 62, which removed the statute of limitations on Housing Elements, was recently vetoed by Governor Schwarzenegger.

**M. ADJOURNMENT:** Having no further business Chairman Brem adjourned the meeting at 7:43 p.m.

Respectfully Submitted,

MIKE BREM  
Chair

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