

# MINUTES

## TURLOCK CITY PLANNING COMMISSION THURSDAY FEBRUARY 3, 2011 7:00 PM

YOSEMITE COMMUNITY ROOM  
TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Hackler, Hillberg, Brem, Bean, and Fregosi

**ALTERNATE COMMISSIONERS PRESENT:** Pedroza, Williams

**COMMISSIONERS ABSENT:** Dias, Salcedo

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

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**A. CALL TO ORDER** The meeting was called to order at 7:01 p.m.

**B. APPROVAL OF MINUTES**

Chairman Brem asked for corrections or a motion for approval of the minutes of the January 6, 2011 Planning Commission meeting.

**MOTION:** Commissioner Fregosi moved, Commissioner Pedroza seconded, to approve the minutes from the January 6, 2011 meeting as submitted. Motion carried unanimously with Commissioners Dias and Salcedo absent.

**C. ANNOUNCEMENTS**

There were none.

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

There were none.

**E. PUBLIC PARTICIPATION**

Jessie Gutierrez spoke and said he owns the La Carniceria Rancherita store at the corner of West Main and Soderquist Road and expressed concern about a Mi Pueblo Market proposed for 1300 W. Main Street.

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**CONSENT ITEMS\*:**

\*1. \*NONE

**NONCONSENT ITEMS:**

1. **AMENDMENT TO PLANNED DEVELOPMENT 264 (Commercial Shopping Center at 1200, 1300, and 1400 W. Main Street)** has been withdrawn by the applicant. Debbie Whitmore advised that this item will be processed at a staff level permit, but can be brought before the Planning Commission at the request of the applicant or other affected person or agency. Chairman Brem directed staff to bring this matter before the Planning Commission due to the concerns expressed by Mr. Gutierrez.

**H. OTHER MATTERS**

None.

**I. COMMISSIONER'S CONSIDERATION**

**1. ELECTION OF OFFICERS –**

**MOTION:** Commissioner Hillberg moved and Commissioner Fregosi seconded that Commissioner Brem be elected to serve as Chairman. Motion carried unanimously with Commissioner Brem abstaining and Commissioners Dias and Salcedo absent.

**MOTION:** Commissioner Hackler moved and Commissioner Fregosi seconded that Commissioner Bean be elected to serve as Vice Chair. Motion carried unanimously with Commissioner Bean abstaining and Commissioners Dias and Salcedo absent.

Mike Brem stated that it is an honor to serve as the Planning Commission chair.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONER'S COMMENTS**

Chairman Brem asked about the status of the sign ordinance violation enforcement. Debbie Whitmore advised that there is on-going enforcement of the "people and other signs".

Commissioner Hackler commented about a recently installed large hand-made sign located at the corner of Walnut and Taylor Roads. Debbie Whitmore said she will provide follow-up.

Commissioner Fregosi expressed concern that "people dancing with signs" can be a hazard as she personally witnessed someone that almost fell into the roadway.

Chairman Brem commented about a local painting contractor who posts advertising type signs on private properties where they are working. Debbie Whitmore advised that staff has not received any complaints.

**L. STAFF UPDATES**

Debbie Whitmore updated the Commission on the following items:

- **DOWNTOWN PLAN UPDATE:** The City Council has approved the scope of services for the downtown plan and work should begin soon. The City Council has also approved the business partnership program related to reducing development fees. Legal issues related to Proposition 26 are being researched in relation to the implementation of this program.

- **SB 2 WORKSHOP:** On February 8, starting at 5:30 PM, immediately preceding the City Council meeting. This meeting will initiate discussion on the possible location for a homeless shelter within the study area.
  - **GENERAL PLAN UPDATE WORKSHOP:** On March 1, starting at 6 PM, to discuss EIR alternatives, regional commercial research findings, and General Plan goals. The Notice of Preparation has gone out and the comment period is closed. Initial information on a potential Regional Commercial zoning designation should be available at this meeting.
  - **WESTSIDE INDUSTRIAL SPECIFIC PLAN (WISP):** The Planning Commission will consider a new marketing name for the WISP area at their March 3 meeting.
  - **TARGET** is moving forward with a building permit for tenant improvements to increase the floor area dedicated to grocery items. This proposed change will meet the requirements of the current zoning.
- M. ADJOURNMENT:** Having no further business Chairman Brem adjourned the meeting at 7:29 p.m.

Respectfully Submitted,

MIKE BREM  
Chair

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