

**TURLOCK CITY PLANNING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, APRIL 21, 2011
6:00 PM**

**FIRST BAPTIST CHURCH
290 West Olive Avenue, Turlock, CA**

COMMISSIONERS PRESENT: Bean, Hackler, Hillberg, and Salcedo.

ALTERNATE COMMISSIONERS (Non Voting): Pedroza and Williams

COMMISSIONERS ABSENT: Brem, Dias and Fregosi

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Captain Rob Jackson, Turlock Police; Rose Stillo, Senior Planner; Katie Melson, Assistant Planner, Adrienne Werner, Planning Technician; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 6:03 p.m.

B. PUBLIC PARTICIPATION
Vice Chair Bean advised that public comments would be limited to the item listed on the agenda and that opportunity to speak would be provided after the staff report.

C. POTENTIAL BOUNDARY AND STANDARDS FOR HOMELESS SHELTERS UNDER SB 2 PERMITTING PROCESS

Debbie Whitmore provided an overview of Senate Bill 2 and noted that this bill does not require the City to construct a homeless shelter, but requires a place where one can be developed with minimal permitting requirements and no public hearing. She reviewed the definition of a shelter, standards of development and management standards that need to be followed; base zoning districts for shelters and the process currently required to construct a shelter in the various zoning districts; homeless shelter practices of other communities; and comments received from the February 2010 Community Meeting at Westside Ministries. She identified an area where a shelter could potentially be located and the criteria for such development, and also a map of potential available properties. She reviewed the standards that are common to all districts, the security plan requirements and the study area criteria and capacity analysis.

Vice Chair Bean asked for public comments.

Danny Mann asked if there was a cap to the number of beds that would be allowed through this process. Debbie Whitmore responded that the maximum number of beds would be 200, and if more than that a Conditional Use Permit would be required.

Jeff Woods, of Turlock Gospel Mission (TGM), asked if HCD had reviewed the number of beds being proposed. Debbie advised that there will be a review process that will provide an opportunity for HCD to comment.

Mr. Woods asked about the 300 foot spacing requirements for shelters, to which Debbie responded that the spacing between shelters is no longer proposed as the only zones that are being included are commercial and industrial zones.

Timm LaVelle asked whether this ordinance would apply to existing shelters that are already operating.

Debbie responded that existing facilities would not be affected by the ordinance but would operate under their existing permits.

Chris Kiriakou, of TGM, spoke in favor of the standards being proposed with the exception of bike and vehicle parking spaces, and the requirement that shelters hire licensed and bonded security guards, which may increase operating costs by approximately \$50,000 per year. He asked if an alternative to this requirement could be to provide security during the intake process and included in a shelter's security plan which is reviewed and approved by the police department. Captain Rob Jackson of the Turlock Police Dept responded to Mr. Kiriakou's comments and said that being licensed and bonded is important and that standards are set for a reason.

There was discussion about being a licensed and bonded guard versus someone who has had similar training but has not obtained licensing.

Mr. Kiriakou also spoke about the limit to the number of pets that could be brought to a shelter each night and suggested that the number of pets compare to the number of people such as 10 animals per 100 people.

There were comments about using one bonded and one non-bonded security guard and if they need to be hired from a security company versus being fully licensed and bonded, then volunteering at the shelter.

Maris Sturtevant, of the We Care Program, said she had received clarification from Chief Hampton that a licensed and bonded guard could volunteer at a shelter. She further commented that at the last shelter meeting it was determined that if there were more than three dogs or cats they must comply with kennel requirements per State law.


Pam Vieira said she owns property across from United Samaritans and adjacent to the We Care site on South Broadway, and spoke of her experiences with the homeless. She asked that her property be considered as a location for a shelter as it is near public services.

Tim LaVelle commented that if a shelter were to locate in an existing building, the parking requirements may be difficult to meet.

Vice Chair Bean said the issues to be addressed in May are the vehicle and bike parking ratio, the pet ratio, security guard licensing and bonding and the use of existing buildings.

M. ADJOURNMENT: Hearing no additional public comment, Vice Chair Bean adjourned the meeting at 7:00 PM.

Respectfully Submitted,



Jeanine Bean
Vice Chair

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