

**A. CALL TO ORDER** – Vice Chairman Hackler called the meeting to order at 6 p.m.

PRESENT: Commissioners Jeanine Bean, Geoff Powers, Soraya Fregosi, and Vice Chair Nick Hackler

ABSENT: Commissioners Elvis Dias, Eric Gonsalves, and Chairman Victor Pedroza

**B. APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission meeting of June 2, 2016.

Motion by Commissioner Fregosi seconded by Commissioner Bean to accept the minutes as submitted. Motion carried unanimously.

**C. ANNOUNCEMENTS**

None

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

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

- **G.1 - TECHNICAL UPDATE TO THE CITY OF TURLOCK MUNICIPAL CODE REGULATIONS**
- **G.2 - GENERAL PLAN AMENDMENT 2016-03, REZONE 2016-02 (CITY WIDE)**
- **G.3 – DOWNTOWN PARKING PLAN**

Commissioner Fregosi declared for the record that she was on the committee for the Downtown Parking Plan. No conflict was warranted.

**E. PUBLIC PARTICIPATION**

None

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

None

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**NONCONSENT ITEMS:****1. TECHNICAL UPDATE TO THE CITY OF TURLOCK MUNICIPAL CODE**

**REGULATIONS:** Senior Planner, Katie Quintero requested the Planning Commission to consider a recommendation to the City Council to approve technical amendments to Title 4, Chapter 16, Title 5, Chapter 19, Title 6, Chapters 1 and 5, Title 7, Chapter 2, Title 8, Chapter 4, Title 9, Chapters 1, 2, 3, 4 and 5 of the Turlock Municipal Code. These technical changes are being made to clean up and update any internal inconsistency. Most of the changes are in title changes, typos and updated Municipal Code references.

Motion by Commissioner Bean, seconded by Commissioner Powers, that the Planning Commission recommend the City Council approve the technical amendments to the City of Turlock Municipal Code regulations. Motion carried unanimously.

**2. GENERAL PLAN AMENDMENT 2016-03, REZONE 2016-02 (CITY WIDE):** Senior Planner, Katie Quintero explained that the City of Turlock is proposing a change in the zoning district and General Plan land use designation on 27 properties. The Planning department historically maintained two separate data bases for Zoning and General Plan designations. These changes are to amend the inconsistency between two computer systems. No development is tied to this action.

Motion by Commissioner Powers, seconded by Commissioner Fregosi, that the Planning Commission recommend the City Council approve General Plan Amendment 2016-03 (City Initiated) and Rezone 2016-02 (City Initiated). Motion carried unanimously.

**3. DOWNTOWN PARKING PLAN:** Senior Planner, Katie Quintero presented the findings for the Downtown Parking Plan data collection, survey results, and preliminary parking options being developed as part of the preparation of this plan. Ms. Quintero stated that after the initial plan is implemented, the consultant will come back to reevaluate the parking demand in 3 years and again in 5 years. If this draft plan is approved, it will be forwarded to City Council for further approval.**Public Hearing:**

Dale Parkinson wanted to be sure we are taking into consideration transportation of the future like driverless cars. He expressed a concern that many changes could occur by 2030. Ms. Quintero responded that the plan will be re-evaluated by TJKM within three years of Plan adoption and the Plan includes a provision for review every five years.

Robert Puffer asked if there were any motorcycle parking in this plan? Ms. Quintero stated there was not in the immediate plan but there is in the 4-10 year implication.

**Commission:**

Commissioner Fregosi thanked Katie Quintero, Mike Pitcock and the consultants for all the work on this Plan. She commented that people need to walk and bike to Downtown so she would like to see more emphasis on provisions for bike racks.

Commissioner Hackler stated we need to stay flexible and fix what can be done now, like lighting and sidewalks. He also wanted an increased focus on new technologies that might replace cars in the future. He requested that the City look at funding to be sure it

doesn't get locked into a parking garage if we do not need it in the future. The use of motorcycles and scooters are increasing as the schools grow and he would like to see this mode of travel incorporated into the Plan.

Motion by Commissioner Powers, seconded by Commissioner Bean, that the Planning Commission recommend the City Council approve the draft Downtown Parking Plan. Motion carried unanimously.

**H. OTHER MATTERS**

None

**I. COMMISSIONERS CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS:**

1. **ORDINANCE AMENDMENT APPLICATION NO. PLN 2016-0008 – EVENTS AND USE COMPATIBILITY REGULATIONS:** Deputy Director of Development Services Debbie Whitmore informed the Commissioners that Stanislaus County is soliciting comments from responsible agencies regarding amending of several chapters of the Stanislaus County Zoning Ordinances. One item being considered is to allow weddings and other special event venues in agriculture zones. The main concern is with the impact on our borders with noise, traffic and other kinds of impacts. Commissioners expressed concern that, in the past, there was little enforcement from the County and want to be cautious regarding allowing such venues.
2. **TURLOCK IRRIGATION DISTRICT NOTICE OF INTENT:** Deputy Director of Development Services Debbie Whitmore presented TID's proposed Washington Substation project. The District has prepared a mitigated negative declaration for review to build a new substation located at 325 S. Washington Road. This address is outside our City limits but their proposed feeder line will be dug inside the City Limit. Staff is reviewing this project to be sure it is designed correctly and consideration is made for future roadway expansion in that area.

**K. COMMISSIONERS COMMENTS**

Commissioner Fregosi thanked Engineer Mike Pitcock for promptly putting up uneven sidewalk signs. She asked what the City's position was on the new tiny house movement and if we regulate them? Ms. Whitmore stated there is nothing in our ordinance requiring homes to be certain sizes. It is permitted in our zoning and are treated much like manufactured homes. Commission Fregosi was glad we are open to them.

Commission Hackler said has been noticing all the four-story buildings, and how beautiful they can be. Inquired about the building across from college and stated how nice it will be in our community. Mr. Pitcock stated The Vista housing project has started pouring curbs, gutters, and some framing. They have received noise complaints and have been told they need to start after 7:00 a.m. They hope to be renting in the fall of

2017. Commissioner Hackler stated it is exciting to see that but wants to be sure they comply with our noise ordinance.

**L. STAFF UPDATES**

None

**M. ADJOURNMENT**

Motion by Commissioner Hackler, seconded by Commissioner Bean to adjourn the meeting at 6:56 p.m. Motion carried unanimously.

**RESPECTFULLY SUBMITTED**

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**Nick Hackler**  
**Vice Chair**

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**Debra A. Whitmore**  
**Deputy Director of Development Services**