

- A. CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:00 p.m.
PRESENT: Commissioners Jeanine Bean, Soraya Fregosi, Elvis Dias, Eric Gonsalves, Geoff Powers, and Chairman Victor Pedroza
ABSENT: Commissioner Nick Hackler

B. APPROVAL OF MINUTES

1. Regular Planning Commission meeting of July 7, 2016-Motion by Commissioner Fregosi seconded by Commissioner Bean to accept the minutes as submitted. Motion carried with Commissioners Gonsalves, Dias, and Pedroza abstaining and Commissioner Hackler absent.

C. ANNOUNCEMENTS

None

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

E. PUBLIC PARTICIPATION

Dana Rickard lives across the street from RAM farms and is concerned with the out of boundary service agreement item on the City Council agenda. She objects to City of Turlock supplying RAM Farms with a water line. She expressed that the City has limited water usage now and we should not allow a commercial business to use it.

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS

None

NONCONSENT ITEMS

1. **ORDINANCE AMENDMENT 2016-02 - OMNIBUS AMENDMENT TO THE TURLOCK MUNICIPAL CODE RELATED TO LAND USE AND ZONING REGULATIONS:** Deputy Director of Development Services Debbie Whitmore explained that this is just one of several ordinance changes to be made. The sign ordinance will be done at a later date. There have been several workshops to discuss these changes. The purpose of the changes are to respond to customer needs, changes in permitting processes, changes in State and federal law, and to make the ordinance easier to read and understand.

The Minor Changes not seen them before are:

- Christmas tree sales (Chapter 5-16 of the Turlock Municipal Code): Recommend starting the season three (3) days earlier and extending the

season by approximately one week. This would give the City more time to inspect the sites.

- Nightclub/bar/restaurant: Proposal is to eliminate live entertainment and combine various type of entertainment uses into a new “nightclub” classification. Minor changes in the definition of “bar” and “restaurant”. Change in restaurant definition would allow restaurants to sell small amounts of alcoholic beverages.
- Group homes /quarters/convalescent hospitals: Redefines “group homes” as those group residential uses licensed under State law. “Group quarters” would be congregate living facilities that are not regulated by State law. Convalescent hospitals would no longer be considered a nursing facility. Nursing facilities would be classified as a group home as a residential care facility for the elderly.
- Building projections into yards: Patio covers would be allowed to project into rear yard by 5 feet up to 15 feet high but limited to 1/3 of the width of the parcel.
- Recreational vehicles: Length of time recreational vehicles would be allowed to park on street at any one time would change from 48 hours to 72 hours, consistent with State law regarding abandoned vehicles.
- Recycling and solid waste facilities: New provision establishing setbacks from residential properties.
- Administrative changes: Would allow administrative notices and other documents to be sent electronically. Changes the term “outdoor dining” to “outdoor seating”. Extends the duration of seasonal sales on a single property to 135 days.

Noise Ordinance:

- Add noise standard for amplified sound using the C-weighted frequency scale.
- Increases construction-related noise standards with no change to hours of work.
- Trash enclosures cannot be used between 9 p.m. to 7 a.m.
- Schools are exempt during normal school hours.

Underground Utilities:

- All new lines must be underground, when property to be developed.
- Various exceptions, waiver and variance processes are to be established.

Landscaping: Senior Planner Katie Quintero explained changes in State law required City’s to conform to them:

- MS4, storm water regulations adding curb openings for water runoff.
- MWEL0 front yard landscaping must be installed prior to occupancy.
- Homeowner front yard may be delayed with a deferral agreement.
- Updated model home landscape from 2 homes to 1 home. Must have informational signs explaining landscape on model homes.

Wireless Communications:

- Clarifies sections regarding recent changes in State law establishing the deadline for processing permits (called “shot clock”). Under a new State law, if a permit is not processed in 90 or 100 days, they are automatically approved.
- New procedure will require a pre-application meeting, with submittal of a complete set of plans at least three (3) days prior to meeting.
- Clarifies requirements in each zoning district, visual simulation, evaluation of radio frequency, and any other studies.

Public Hearing:

Milt Trieweiler didn't understand what the purpose of making schools exempt from the noise ordinance. Ms. Whitmore explained the City does not have any control over the schools, they are regulated by the State. Any school noise issues can be taken up with the Turlock Unified School District.

Motion: Commissioner Fregosi, seconded by Commissioner Dias that the Planning Commission find the proposed project “Exempt” from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)[General rule] and recommend to the City Council of the City of Turlock to adopt Ordinance Amendment 2016-02 (Omnibus Amendment to the Turlock Municipal Code Related to Land Use and Zoning Regulations) which includes amendments to both Chapter 5-16 (Christmas Tree Sales Lots) and Title 9 (Zoning Regulations) of the Turlock Municipal Code. Motion carried unanimously with Commissioner Hackler absent.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

1. **DOWNTOWN PARKING MANAGEMENT PLAN UPDATE:** Senior Planner Katie Quintero updated the Commissioners that the Downtown Parking Management Plan will go to City Council for review and adoption on Tuesday, August 9. There were no changes made since her presentation at our last meeting. The implementation plan along with the outlined goals and various actions are available on the website and attached to the City Council agenda. Once the plan is adopted, it will come back to the Planning Commission in its final form.
2. **ACTIVE SHOOTER TRAINING:** Deputy Director of Development Services Debbie Whitmore reminded the Commissioners that not have taken the active shooter training class that it is a mandatory training that is required by our Human Resource department. There are new classes set up for the week of September 5 or they can accommodate them with special times to take the class.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS:

Commissioner Fregosi wanted to acknowledge the Police Department staff for National Night Out. It was well attended, informative and she appreciated everyone's time. She also inquired what the rules were on raising chickens in a residential area. She was concerned with the persistent odor. Ms. Debbie Whitmore stated there is an ordinance restricting the number of hens that are allowed in residential areas.

L. STAFF UPDATES:

Ms. Debbie Whitmore noticed that the Commissioners do not have biographies on the City webpage and can contact her if they would like to add them. Also, RAM farms will be going to the City Council next Tuesday to request a connection to City water services. Commissioner Pedroza stated he is very disappointed with RAM Farms and feels giving them water will only enhance their business. Debbie reminded the Commissioners that this was not an action item for the Planning Commission.

M. ADJOURNMENT: Chairman Pedroza adjourned the meeting at 7:20 p.m.