

## MINUTES

### TURLOCK CITY PLANNING COMMISSION THURSDAY, SEPTEMBER 1, 2011 7:00 PM

#### YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

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

**COMMISSIONERS ABSENT:** Salcedo, Williams, Dias

**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Phaedra Norton, City Attorney; Rose Stillo, Senior Planner; Dorinda Soiseth, Staff Services Technician

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**A. CALL TO ORDER** The meeting was called to order at 7:03 p.m.

**B. APPROVAL OF MINUTES**

Chairman Brem asked for corrections or a motion for approval of the minutes of the August 4, 2011 Planning Commission meeting. Motion by Commissioner Fregosi, seconded by Commissioner Pedroza to approve the minutes as submitted. Motion carried unanimously with Commissioners Dias, Salcedo and Williams absent, and Commissioner Bean abstaining.

**C. ANNOUNCEMENTS**

None

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

There were none.

**E. PUBLIC PARTICIPATION**

None

**F. CONSENT CALENDAR**

None

**G. \*PUBLIC HEARINGS CONSENT ITEMS:**

- \*1. AMENDMENT TO PLANNED DEVELOPMENT 230 (SAMA PROPERTIES, LLC)** To amend Planned Development 230, "Liberty Industrial Park," in order to allow a change from the approved building elevations and site plan for this development, and permit a 36,900 square foot new building, using the revised elevations. This action also included an amendment to the common sign program. The property is located at 3350, 3400, 3450, 3500 Liberty Square Parkway, more particularly described as Stanislaus County Assessor's Parcel Numbers 044-066-007, 008, 009, 010.

Rose Stillo noted that the date on Draft Resolution No. 2011-18 needs to be changed to September 1, 2011.

**PUBLIC HEARING:**

Chairman Brem asked if there were any comments. No one spoke.

**MOTION:**

Commissioner Hillberg moved, Commissioner Fregosi seconded, that the Planning Commission approve the consent calendar as presented, noting the date correction on the resolution. Carried unanimously with Commissioners Dias, Salcedo and Williams absent.

**NONCONSENT ITEMS:**

None

**H. OTHER MATTERS**

None

**I. COMMISSIONER'S CONSIDERATION**

**1. RENAME OF THE WESTSIDE INDUSTRIAL SPECIFIC PLAN AREA**

Commissioner Hackler reported that the WISP Business Advisory Committee had selected Turlock Regional Industrial Park as the new name for the WISP area.

**MOTION:**

Commissioner Fregosi moved, Commissioner Hackler seconded, that the Planning Commission recommend the City Council approve "Turlock Regional Industrial Park" as the new name for the area known as the Westside Industrial Specific Plan (WISP). Motion carried unanimously with Commissioners Dias, Salcedo and Williams absent.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

- 1. STAFF APPROVAL APPLICATION NO. 2011-30 – R.A.M. Farms, Inc. – 716 N. Daubenberger Road** Debbie said that this project is located on Daubenberger Road between Canal Drive and East Avenue. She reported on the response provided by City staff and said the request is for a two month period and will feature a corn and hay maze and they will sell their own produce.
- 2. ENVIRONMENTAL REFERRAL - CITY OF PATTERSON – Notice of Preparation of an Environmental Impact Report for the West Patterson Business Park Expansion Project** Debbie reported that this is an active business park.

**K. COMMISSIONER'S COMMENTS**

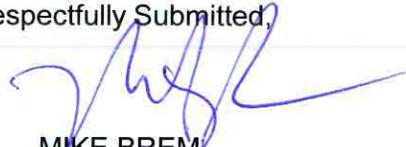
Commissioner Fregosi encouraged attendance at the Carnegie Arts Center Gala Opening and the Garden Party, and commented about articles she read about that featured the Carnegie Center in the VIA and Stanislaus County Arts magazines.

**L. STAFF UPDATES**

Debbie Whitmore updated the Commission on the status of the Mi Pueblo Grocery Store saying multiple building permits are in and they are moving forward.

**M. ADJOURNMENT:** Having no further business Chairman Brem adjourned the meeting at 7:12 p.m.

Respectfully Submitted,



MIKE BREM  
Chair



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