

MINUTES

TURLOCK CITY PLANNING COMMISSION MEETING THURSDAY, SEPTEMBER 5, 2013 7:00 PM

YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Bean, Brem, Dias, Fregosi, Hackler and Salcedo

ALTERNATE COMMISSIONERS PRESENT: Badal and Pollard

COMMISSIONERS ABSENT: Hillberg

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Adrienne Werner, Assistant Planner; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 6:05 p.m.

B. APPROVAL OF MINUTES

1. Special Meeting of August 15, 2013

Chairman Brem asked for corrections or a motion to approve the minutes of the August 15 meeting. Motion and second (Bean/Fregosi) to approve the minutes as submitted. Carried unanimously with Commissioners Brem, Dias, and Hackler abstaining and Commissioner Salcedo not present.

C. ANNOUNCEMENTS

1. **Public Safety Building Dedication Ceremony** - is scheduled for September 27 at 4:30 PM.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS None

E. PUBLIC PARTICIPATION

Deanna Davenport, representing the Twentieth Century Club of Hughson, reported that they are preparing for their annual arts and craft fair and asked for permission to display signs and banners advertising their event throughout Turlock. Debbie advised Ms. Davenport to contact staff.

F. CONSENT CALENDAR - None

G. PUBLIC HEARINGS – CONSENT & NONCONSENT – None

H. OTHER MATTERS - None

I. COMMISSIONER'S CONSIDERATION:

WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK ZONING REGULATIONS:

Comprehensive Zoning Ordinance – Debbie Whitmore explained the process to update the zoning

ordinance, and what chapters would be changed.

Cargo Containers - A draft of the cargo container ordinance was provided to the Commission for their review.

Drive-Throughs – Changes include a minimum stacking distance of four vehicles between menu board and pick-up window with no more than two menu boards. Chairman Brem asked for clarification that two menu boards *per lane* would be allowed.

Commissioner Salcedo arrives at 6:15 PM.

Accessory structures – Adrienne Werner provided information about the types of accessory structures that are currently reviewed by staff including sheds, pool houses, arbors, entryway features, etc., and the regulations for each.

The Commission discussed allowing different setbacks for accessory structures that are located off of a public alley or right-of-way; Residential Estate zoned lot setbacks; increasing the setbacks for corner lots; reducing the allowed 1,000 sq. ft. currently allowed for detached accessory structures; and second dwelling unit setbacks.

Tim LaVelle commented that the standards required for his accessory structure were different than those required of his neighbor, and asked the Commission to consider allowing a setback off of the center of a public alley versus off of the property line.

The consensus of the Commission was to allow a zero lot line along public right-of-ways, corner lot setbacks as required by the zoning district, and to leave the setback for a Residential Estate lot “as is”.

Commissioner Dias asked if there was a square foot limitation for second dwelling units. Debbie Whitmore noted they are not limited in square footage, and there is no lot coverage requirement other than the 30% landscape requirement.

Chairman Brem commented that a second dwelling unit should be in proportion to the lot size.

There was discussion about limiting the number and size of accessory structures to be proportionate to the lot size, and second units that are similar in size to an accessory structure. Staff will bring this item back to the Commission for further discussion.

6:56PM – Chairman Brem called for a 5-minute recess.

7:03PM – Meeting reconvened.

Electrified Fences: Staff reviewed the current standards for electrified fences, and provided information on other cities regulations. Staff recommendations are to prohibit them in residential, commercial and downtown overlay districts, and to allow them in industrial districts with specific standards and guidelines.

Commissioner Salcedo said he would like a condition added that would require a concrete mow strip between the perimeter and electric fence, which would prohibit weeds and provide a cleaner look.

Chapter 9-3 Base District Regulations that apply to all districts. Changes include how agriculture uses will be addressed in residential zones, and will provide clarity how these uses are to be treated within developing areas of the City. Staff will re-evaluate the Commercial Thoroughfare District and also update the setback and landscaping requirements in the Public Semi-Public District.

Chapter 4 Downtown Overlay District. The goal is to establish clear permitting requirements for different uses and to encourage higher density development in the downtown area. A pedestrian priority area that allows for reduced fees and is intended to be a more walk-able area will also be created.

Commissioner Fregosi asked if other smaller valley towns are in the process of updating their downtown standards. Debbie noted that the City of Modesto is in this process and is considering allowing 10-story buildings. Also, the City of Lodi has adopted mixed use designations in their downtown that allow for high rise development.

Mike Pitcock said improvements are being made to the sewer and storm lines in the downtown core that will facilitate development and ensure adequate infrastructure is in place.

Debbie Whitmore noted that the scope of work for the Downtown Plan Update includes business and activities development, housing development, entertainment district development, second floor rehabilitation, regulatory update, commuter rail station location, and a public parking strategy. Debbie advised that grant funds from the Local Government Commission are available and will facilitate a community visioning workshop and create visual tools to help see how a specific project may look .

WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK SIGN REGULATIONS: The discussion of the sign regulations was deferred to another meeting.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS - None

K. COMMISSIONERS COMMENTS –

Commissioner Fregosi commented about the status of the Prime Shine project on Monte Vista Avenue. Debbie Whitmore advised that a building permit application has been submitted and the project is moving forward.

Commissioner Fregosi commented about construction work being done at Geer and Taylor Roads. Mike Pitcock advised that PG&E is testing and replacing pipeline in that area, and is also doing an analysis of pipeline at Main and Soderquist.

Commissioner Fregosi asked if work was being done on Berkeley. Mike Pitcock reported that the annual slurry seal project is underway and includes that area.

Chairman Brem commented that a large oleander bush in the median on Fulkerth Road is causing a traffic hazard for drivers making a left hand turn on to Dianne Drive. Mike Pitcock reported that the City is buying property in that area to re-align Dianne and install a traffic signal at that intersection, and that he will direct staff to address the hazard.

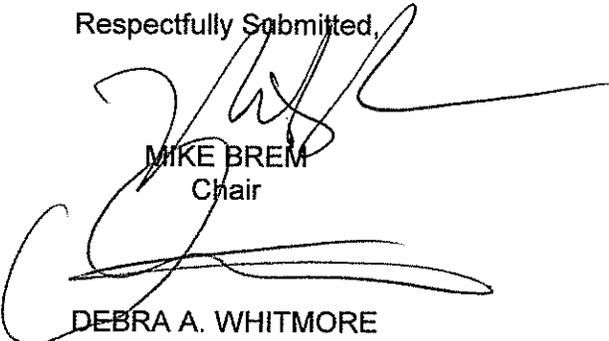
Commissioner Salcedo commented about slurry sealing and maintenance done to streets that have limited traffic. Mike Pitcock advised that funds are provided through property taxes by the property owners in these areas, and that these funds are restricted to be used only in these areas.

L. STAFF UPDATES

1. **Mayor's Economic Development Task Force:** The City Council will be making appointments to this task force at their next meeting.
2. **Update on the Avena Bella Affordable Housing Project:** The project is close to completion. Mike Pitcock noted they are trying to obtain occupancies but there are issues that still need to be addressed.
3. **Update on ACEforward.** The environmental document is out for review. A scoping meeting was held and comments received. A financial analysis will be completed to determine the cost to area residents. The project is currently being funded by the State.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 8:06 p.m.

Respectfully Submitted,



MIKE BREM
Chair

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