

1. **A. CALL TO ORDER** –Mayor Soiseth called the meeting to order at 5:04 p.m.
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Matthew Jacob, Steven Nascimento,
and Mayor Soiseth.
ABSENT: None

Planning Commission – Commission Chair Fregosi called the Planning Commission meeting to order at 5:05 p.m.

- PRESENT: Commission Chair Soraya Fregosi, Elvis Dias, Eric Gonsalves, Nick Hackler,
Jeanine Bean
ABSENT: Jeff Hillberg, Victor Pedroza

B. SALUTE TO THE FLAG

2. WELCOME AND INTRODUCTIONS:

3. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING

This is the time set aside for citizens to address the City Council concerning any item that has been described in the notice for the meeting, including Consent Calendar items, before or during consideration of that item. You will be allowed five (5) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter.

4. COMMISSIONER FORUM

Planning Commission Chair Fregosi provided an update on past projects and activities, updated the Council on upcoming planning activities including General Plan Amendments, planned developments and subdivisions, conditional use permits and MDP appeals. She reviewed upcoming planning projects related to the Morgan Ranch Master Plan, East Tuolumne Master Plan, Active Transportation Plan, and the Housing Element Update. Chair Fregosi discussed projects on the horizon such as the Parks Master Plan and Fee Update, the Northwest Triangle Specific Plan Update, the Sign Ordinance, the Annual Zoning Ordinance Update and the Downtown Plan Update.

Chair Fregosi reported concern related to the sign ordinance including enforcement of the ordinance and blight created by the various types of signage, such as flag/banners, person held animated signage, snipe signs and garage sale signs, and the liability it creates for the City for failure to enforce the sign ordinance . Ms. Fregosi noted there are businesses repeatedly displaying these types of signage and requested a review of the Municipal Code language related to these concerns.

Council agreed to a review of the Municipal Code and current enforcement efforts.

City Attorney Phaedra Norton reported Neighborhood Services has removed over 1,900 various types of signs that have been in the public right-of-way in violation of the Turlock Municipal Code year to date through July 31, 2015.

Development Services Deputy Director/Planning Manager Debbie Whitmore spoke regarding the current process of signage enforcement in planning is complaint driven. She noted when a complaint is reported on a specific sign and voluntary compliance is not achieved, Neighborhood Services is then notified to take enforcement action.

Fire Marshall Mark Gomez spoke regarding guidelines and procedures of Neighborhood Services code enforcement. Mr. Gomez indicated that initial contact is made to the owner of the sign either by a verbal request to remove the signage or with physical removal of the signage by staff. He noted that Neighborhood Services staff attempts to work with the owner to educate them on sign usage, next is a verbal warning, and finally is the issuance of an Administrative Citation. Mr. Gomez reported that Neighborhood Services conducts a number of sign sweeps quarterly, which appear to be decreasing sign violations.

Chair Fregosi provided an update on the development of high and low density development throughout the City noting the recent approval of the Vista Student 4-story Housing project. Ms. Fregosi requested direction from Council on future high density development.

Council discussion included the desire to incorporate high density development in various areas of the City and evaluate each proposal as to the fit of the overall neighborhood or business area. Of concern noted was mixed use density and fire safety.

Mayor Soiseth spoke and proposed he and Chair Fregosi visit neighboring cities with already developed mixed use and high density neighborhoods to further educate staff and the community on issues of concern and transitioning into these types of developments.

Citizen Milt Triewailer spoke regarding concerns of fire safety.

Chief Lohman provided an update on internal fire suppression procedures for multiple floor structures noting that 4 story structures do not pose any more threat than 3 story structures. He did indicate that the more multi-level structures developed in the community would have a significant impact on staffing levels.

Chair Fregosi provided an update on the Active Transportation Plan noting that additional public events and workshops may be necessary in order to encourage the use of alternative transportation such as walking, biking or public transportation.

Council discussion included leveraging groups and organizations in the community that are active supporters of alternative transportation and identify, in advance, gaps in the community where alternative transportation is less likely to occur.

Chair Fregosi provided an update on increasing public awareness of changing laws and regulations such as MS4 permitting and the State Model Water Efficient Landscape Ordinance. She noted water conservation efforts, public awareness material, and website information are useful tools and requested Council's input on issues of complaints regarding residents letting their lawns and landscaping die completely.

Municipal Services Director Michael Cooke spoke regarding storm water, discharge, treatment and the State Water Resources Control Board. Mr. Cooke also spoke regarding water conservation efforts and reported the City is averaging a 30-35% reduction of water consumption. He reported consumers in violation of conservation are being issued a verbal warning, followed by a fine and, with each additional fine an increased fin amount. Mr. Cooke noted that consumers have an option to take a one-time Water Conservation Course in a 24-month period through the City's website and upon completion of the course the fine will be waived.

Council discussion included the continuance of a city-wide water conservation efforts, City parks conservation efforts and a request for the Parks, Recreation and Streets department areas focus on keeping the trees in the City's parks watered in order to avoid broken/fallen limbs to preserve the life expectancy of the trees.

Chair Fregosi provided an update on affordable, workforce housing and the need to identify more housing options for the homeless and lower income citizens. Ms. Fregosi spoke regarding to the concern of an increase in the City's homeless population and the perception and treatment of the homeless by City personnel.

Council discussion related to this topic was very limited given the time constraints.

Police Chief Rob Jackson spoke regarding treatment and perception of the homeless among staff and reported it is not the philosophy of the Police Department to treat the homeless less than other citizens. Chief Jackson noted several partnerships with neighboring mental health and social services agencies that collaborate to provide as many services available to the needs of the homeless.

Citizen Rob Berkam spoke to the issue of homeless needs.

Mayor Soiseth thanked Chair Fregosi and members of the Planning Commission for their presentation and discussion. He indicated he would follow-up with a written memo related to topics discussed.

Council requested an additional Joint Planning Commission and Council meeting be scheduled in the next three to six months.

5. ADJOURNMENT

Motion by Planning Commissioner Bean, seconded by Planning Commissioner Hackler, to adjourn the Planning Commission Meeting 6:10 p.m. Motion carried unanimously.

Mayor Soiseth adjourned the City Council meeting at 6:10 p.m.

RESPECTFULLY SUBMITTED

Stacey Tonarelli
Deputy City Clerk