

1. **CALL TO ORDER:**
City Council –Mayor Lazar called the meeting to order at 6:05 p.m.
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Mary Jackson, Forrest White, and Mayor Lazar
ABSENT: None

Planning Commission – Chairman Brem called the meeting to order at 6:05 p.m.
PRESENT: Planning Commissioners Alex Salcedo, Nick Hackler, Mike Brem, Jeanine Bean, Soraya Fregosi, Elvis Dias, and Alternate Planning Commissioner Victor Pedroza.
ABSENT: Planning Commissioner Jeff Hillberg and Alternate Planning Commissioner Aben Williams.
2. **PUBLIC PARTICIPATION:** None
3. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None
4. **CONSENT CALENDAR:** None
5. **GENERAL PLAN UPDATE: DISCOUNT SUPERSTORES, EIR ALTERNATIVES AND REVISED THEMES**
 - A. Planning Director Debbie Whitmore presented the staff report to the City Council and Planning Commission regarding several key issues required to prepare the General Plan Update and its associated Environmental Impact Report. Ms. Whitmore addressed incorporating a zoning strategy to accommodate Discount Superstores, providing direction on the range of alternatives to the preferred land use plan that will be evaluated in the Environmental Impact Report, and approving revised themes for this General Plan Update. Jason Moody from Economic & Planning Systems, Inc. was available by telephone and answered questions throughout the discussion.

Discussion by Councilmembers and Planning Commissioners included potential cost savings if only one alternative was selected, impacts of potential business in surrounding communities, future interchanges, Monte Vista Crossings, revisiting the Preferred Land Use Plan and costs associated with that decision, and revised General Plan themes.

A member of the Commission commented that feedback from the public who attended the Community meetings was to uphold the ban on discount super stores, which the Planning Commission also recommended.

Mayor Lazar asked for public comment. Jeani Ferrari said she attended the first community meeting and the public input was to support growth in the southeast area and protect farmland. Denny Jackman spoke in favor of protecting farmland and the open forum practice used in this planning process. J. Allen Gammon spoke in favor of protecting farmland with the best soils. Mayor Lazar closed public comment.

Councilmembers and Commissioners did not act on the recommended motion to direct staff to evaluate in the Environmental Impact Report two alternatives to the Preferred Land Use Plan approved by the City Council on August 23, 2010: 1) the Southeast Area including Southeast Master Plans 1 thru 6; and 2) the Phase 1 development including Southeast Master Plans 1, 2 and 3.

Action: Motion by Councilmember Bublak, seconded by Councilmember DeHart, Adding an implementation policy to the General Plan to conduct an updated Discount Superstore Market Demand Analysis when the City of Turlock grows to approximately 27,000 total housing units to determine the economic impacts of modifying the City's zoning to allow Discount Superstores within the City of Turlock and, as appropriate, evaluating a range of possible zoning strategies including: 1) increasing the allowable percentage of non-taxable floor area for Discount Superstores; or 2) designating a new Regional Commercial zoning district or an overlay district which may include commercial areas located adjacent to Monte Vista Avenue, Fulkerth Road, and/or Lander Avenue. Motion carried with Councilmembers Jackson and White dissenting.

Motion by Commissioner Dias, seconded by Commissioner Fregosi, Recommending that the City Council retain the existing General Plan Themes. Motion carried unanimously.

Motion by Councilmember Jackson, seconded by Councilmember DeHart, Recommending retaining the existing General Plan Themes. Motion carried unanimously.

A meeting date was set for March 29, 2011, at 6:00 p.m., for a joint meeting of the Turlock City Council and Planning Commission to discuss the Preferred Land Use Plan.

7. ADJOURNMENT:

- A. Planning Commission: Chairman Brem adjourned the Planning Commission meeting at 7:05 p.m.
- B. City Council: Motion by Councilmember Jackson, seconded by Councilmember DeHart, to adjourn the Turlock City Council meeting at 7:05 p.m.

Respectfully Submitted,



MIKE BREM
Chair

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