

1. **CALL TO ORDER:**

**City Council** – Mayor Lazar called the meeting to order at 6:09 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 6:09 p.m.

PRESENT: Planning Commissioners Alex Salcedo, Nick Hackler, Mike Brem, Jeanine Bean, Soraya Fregosi, Elvis Dias, Jeff Hillberg, and Alternate Planning Commissioner Victor Pedroza.

ABSENT: Alternate Planning Commissioner Aben Williams.

2. **PUBLIC PARTICIPATION:**

Jim Theis, Diana Porter-Suckow, Pam Franco, Gaby Polous, Jessie Orosco, Ray Franco, and Margaret Polous spoke against modifying the Preferred Land Use Plan to include the Southeast Area only.

Milton Trieweiler spoke in favor of preserving farmland surrounding our city both in the Northwest and the Southeast areas.

Jeanie Ferrari spoke in favor of modifying the Preferred Land Use Plan to include the Southeast Area only.

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 a potential change in the "Preferred Land Use Plan" as well as the range of alternatives to be evaluated in the Turlock General Plan Update Environmental Impact Report.

Discussion by Councilmembers and Planning Commissioners included a project completion timeline, in-fill development, previous input by community members indicating preference of building in Southeast Area only, and costs associated with modifying the plan.

Mayor Lazar asked that Chairman Brem poll Planning Commission members. Commissioners Fregosi, Hackler, Hillberg, Bean, and Diaz spoke in favor of amending the Preferred Land Use Plan to include the Southeast Area only. Alternate Commissioner Pedroza, Commissioner Salcedo, and Chairman Brem spoke against modifying the Preferred Land Use Plan to include the Southeast Area only.

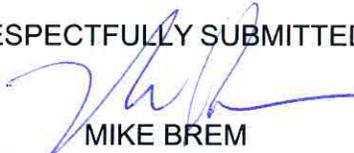
**Action:** Motion by Councilmember White, seconded by Councilmember Jackson, directing staff to modify the Preferred Land Use Plan to include the Southeast Area only (Southeast Master Plans 1 thru 5). Motion failed with Councilmember DeHart, Councilmember Bublak, and Mayor Lazar dissenting.

**Action:** Motion by Councilmember Bublak, seconded by Councilmember DeHart, directing staff to evaluate two alternatives to the Preferred Land Use Plan approved by the City Council on August 23, 2010 in the Environmental Impact Report: 1) the Southeast Area including Southeast Master Plans 1 thru 5; and 2) the Phase 1 development including Southeast Master Plans 1, 2 and 3. Motion carried with Councilmembers Jackson and White dissenting.

**7. ADJOURNMENT:**

- A. Planning Commission: Chairman Brem adjourned the Planning Commission meeting at 8:00 p.m.
- B. City Council: Mayor Lazar adjourned the Turlock City Council meeting at 8:00 p.m.

RESPECTFULLY SUBMITTED



MIKE BREM  
Planning Commission Chair

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