

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, APRIL 4, 2013 7:00 PM

YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

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

ALTERNATE COMMISSIONERS PRESENT: Pollard

COMMISSIONERS ABSENT: Dias, Hillberg

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Adrienne Werner, Planning Technician; Dorinda Soiseth, Staff Services Technician

- A. CALL TO ORDER** The meeting was called to order at 7:02 p.m.
- Chairman Brem recognized and thanked Victor Pedroza for his service as Alternate Planning Commissioner.
- Deputy City Clerk Stacey Tonarelli administered the Oath of Office to newly appointed Alternate Planning Commissioner Alice Pollard.
- B. APPROVAL OF MINUTES**
- Chairman Brem noted that no action will be taken on the March 7, 2013 minutes because a quorum from the last meeting is not present.
- C. ANNOUNCEMENTS**
None.
- D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**
There were none.
- E. PUBLIC PARTICIPATION**
Deanna Davenport, representing the Twentieth Century Club of Hughson, asked the Commission to revise the sign ordinance to allow non-profit organizations to put up signs around Turlock to advertise events such as their annual craft faire.
- F. CONSENT CALENDAR**
- 1. 2012 General Plan Implementation Report** – The California Government Code (Section 65400 (b)) requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body.
 - 2. 2013/2014 REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN.** Pursuant to California Government Code §65401, an annual review

of public works projects is required in order to provide early coordination between public agencies and to ensure that the proposed projects conform to the Turlock General Plan.

Chairman Brem asked about the status of the Morgan Ranch project. Debbie Whitmore said that the Master Plan is nearing completion and work will soon begin on the environmental document.

MOTION: Commissioner Fregosi moved, Commissioner Hackler seconded, to approve the Consent Calendar as submitted. Motion carried with Commissioners Dias and Hillberg absent.

AYES:	Salcedo, Hackler, Fregosi, Bean, Pollard and Brem
NOES:	None
ABSTAIN:	None
ABSENT:	Dias, Hillberg
NOT PARTICIPATING:	None
NON-VOTING:	None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

* None

NONCONSENT ITEMS:

1. This item was continued from the March 7, 2013 meeting. **CONDITIONAL USE PERMIT 13-01 (DAYS INN MULTI-TENANT SIGN)**. The applicant has requested that the public hearing for this item be continued again to the May 2, 2013 Planning Commission meeting.

MOTION: Commissioner Fregosi moved, Commissioner Bean seconded, that the Planning Commission continue the public hearing for Conditional Use Permit 2013-01 (Days Inn Multi-Tenant Freeway Sign and the West Main Sign) to May 2, 2013. Carried unanimously with Commissioners Dias and Hillberg absent.

H. OTHER MATTERS

1. **WORKSHOP ON POTENTIAL AMENDMENTS TO TITLE 9 OF THE TURLOCK MUNICIPAL CODE (ZONING ORDINANCE) TO ADDRESS SIGN DESIGN**

Debbie Whitmore provided a review of the prior sign ordinance workshops including definitions for temporary, promotional, animated, and off-premises signs. She said that although animated and off-premises signs are not allowed in the current ordinance, any type of window sign is exempt. She noted that the current ordinance also makes an allowance for car sales lots. She provided information on specific enforcement issues including sign spinners and flag signs, and talked about the challenges of regulating commercial speech in the public right of way. She advised that there are specific regulations for real estate and gas station signs consistent with State law, and said that all hand-held signs are limited to noncommercial speech, but can be regulated for size and placement of sign holder.

Commissioner Pollard provided an example of how hand held "signs on a stick" were converted to weapons in a demonstration in Washington D.C.

The Commission discussed murals, temporary and hand-held signs, and where A-frame signs were permitted. Debbie advised that a costume was not considered a sign unless it included commercial speech or advertising.

Commissioner Fregosi commented about a city that was able to hire additional staff because of fines collected from enforcement actions. Debbie advised that Turlock does have an administration citation policy in place.

Debbie asked the Commission for direction on how to amend the ordinance and the consensus was:

A-frame signs: To allow these type of signs in shopping centers – one in front of each business, five feet from or adjacent to the business; 2' x 4' in size, no flags. A master sign program can prohibit A-frames in a shopping center to give the landlord control. Leave the Downtown area exempt per the current ordinance.

Temporary signs - To prohibit human signs; leave the 60-day limitation per year and stay with the current ordinance.

Promotional signs: To allow 60 days per year at the discretion of the individual business.

Off-premises signs: To allow as freeway oriented, multi-tenant.

Electronic message boards – Do not permit as per the current ordinance.

Signs in the public right-of-way: Allow non-profit organization signs on private property only. Obtain input from the City Attorney on how to classify or identify a non-profit organization. Be open to charitable organizations but get clear definition of what this is and where this type of sign can be located. Establish guidelines for how long this type of sign can be posted, the number of signs that can be posted on a single property, and specify that the organization be classified as 501.3c, strictly non-profit.

Mobile advertising signs: Do not allow.

Sign ordinance format: Similar to Rancho Cucamonga.

Restaurant poster boards: Need to regulate these as they are not addressed in the current ordinance.

Preferred illumination methods: Need to address the issue of canister vs. individual letters.

Auto dealers – Do not change the current ordinance as it relates to auto dealers.

Commissioner Pollard asked that hand held signs be limited to less than 50 sq. ft. (4' x 4' maximum) and not on a stick.

I. COMMISSIONER'S CONSIDERATION

1. POTENTIAL CHANGE IN PLANNING COMMISSION MEETING START TIME FROM 7:00 PM TO 6:00 PM

MOTION: Commissioner Fregosi moved, Commissioner Salcedo seconded, that the Planning Commission recommend that the City Council adopt an amendment to the Planning Commission Business Procedures changing the start time of regular meetings from 7:00 PM to 6:00 PM, to allow for more public participation. Carried unanimously with Commissioners Dias and Hillberg absent.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Fregosi commended Turlock for participating in the Healthy Living program, and for taking a stand on panhandling in City medians.

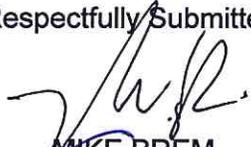
L. STAFF UPDATES

Debbie Whitmore updated the Commission on the following items:

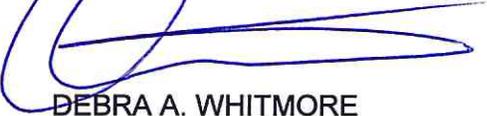
- Assembly Bill 162 (AB 162) as amended, Wireless Telecommunications Facilities
- Comprehensive Zoning Ordinance Amendment – An amendment to the Turlock Municipal Code will be presented to the Commission in the future. Staff will be asking for comments and direction.
- The Kilroy Road commissary is now open and can accommodate approximately 100 food trucks.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 9:08 p.m.

Respectfully Submitted,



MIKE BREM
Chair



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