

PLANNING COMMISSION SPECIAL MEETING AGENDA



THURSDAY, JUNE 20, 2013

6:00 PM

TURLOCK CITY HALL, YOSEMITE ROOM

156 S. Broadway, Turlock, California

**Commission Chair
Mike Brem**

Commission Members

Elvis Dias
Jeanine Bean
Nick Hackler

Jeff Hillberg
Alex Salcedo
Soraya Fregosi
Vice Chair

**Deputy Director Development Services
Debra A. Whitmore**

Alternate Members

Alice Pollard
Ashour Badal

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the Planning Division at (209) 668-5640. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item.

AGENDA PACKETS: Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and at the Planning Division office at 156 S. Broadway, Suite 120, Turlock, CA during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

A. CALL TO ORDER

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

This is the time set aside for citizens to address the Commission concerning any item that has been described in the notice for the meeting 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 Commission addresses the matter. No action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Commission may refer the matter to staff or request it be placed on a future agenda.

C. DECLARATIONS OF CONFLICTS OF INTEREST OR DISQUALIFICATIONS

D. WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK ZONING REGULATIONS:

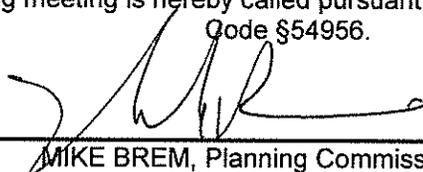
The workshop will cover several key areas of the Zoning Regulations that the City is considering amending in response to public requests or to bring the regulations into compliance with the recently adopted General Plan. Staff will provide an overview of the topics that will be covered in the comprehensive zoning ordinance amendment. More detailed presentation will be made on the topics of electrified fences, accessory structures, drive through facilities, and the Downtown Turlock zoning overlay regulations. Staff will present options for discussion only by the Planning Commission. No action will be taken

by the Planning Commission. Once specific amendments are formulated, staff will circulate the proposed amendments for public review in accordance with City regulations and the California Environmental Quality Act. The proposed amendments will then be presented at future public hearing of the Planning Commission.

- E. WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK SIGN REGULATIONS:** The Planning Commission will continue its discussion on Turlock's Sign Regulations with specific emphasis on temporary signs and sign spinners. Staff will also be presenting a potential approach to revise the current regulations using the sign regulations for the City of Rancho Cucamonga as a model. Staff will present options for discussion only by the Planning Commission. No action will be taken by the Planning Commission. Once specific amendments are formulated, staff will circulate the proposed amendments for public review in accordance with City regulations and the California Environmental Quality Act. The proposed amendments will then be presented at a future public hearing of the Planning Commission.

E. ADJOURNMENT

The foregoing meeting is hereby called pursuant to California Government Code §54956.



A handwritten signature in black ink, appearing to read "Mike Brem", is written over a horizontal line. The signature is cursive and somewhat stylized.

MIKE BREM, Planning Commission Chair