

**TURLOCK CITY PLANNING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, JUNE 20, 2013
6:00 PM
YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY**

COMMISSIONERS PRESENT: Brem, Fregosi, Hackler, Hillberg, Salcedo

ALTERNATE COMMISSIONERS (Non-Voting): Badal, Pollard

COMMISSIONERS ABSENT: Bean, Dias

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Rose Stillo, Senior Planner; Adrienne Werner, Assistant Planner; Dorinda Soiseth, Staff Services Technician

- A. CALL TO ORDER** The meeting was called to order at 6:03 p.m.
- B. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING:** None.
- C. DECLARATIONS OF CONFLICTS OF INTEREST OR DISQUALIFICATIONS –** None.
- D. WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK ZONING REGULATIONS**
Debbie Whitmore noted that since this is a comprehensive update, the Zoning Ordinance will be removed and replaced in its entirety. Proposed changes include:

Chapter 9-1 – General Provisions - will be modifying and refining the definitions.

Chapter 9-2 – Regulations that apply to all districts – potential changes to accessory structures, building projections, landscaping, recycling facilities, screening of mechanical equipment, second dwelling units, underground utilities, mobile food facilities, off street parking, signs and adding in this section cargo containers, drive through facilities and electrified fences.

Chapter -3 – Regulations that apply to all districts – potential changes include use categories and permitting requirements, height limits and density to match new general plan, clarification of how agricultural uses are to be treated within developing areas, re-evaluate the commercial thoroughfare zoning district, and add details to the public/semipublic zoning district.

Chapter 9-4 – overlay district regulations – Downtown overlay districts (Downtown Plan), SB2 homeless shelters.

Recess – Chairman Brem asked for a 5 minute recess at 6:30 PM

Reconvene – Chairman Brem reconvened the meeting at 6:35 PM

Debbie provided information on the following:

- Downtown Plan Update area boundary
- Industrial residential zoning district
- Downtown Plan Update scope of work
- Housing development in the downtown area to include 5 – 6-story buildings
- Entertainment district development as requested by the downtown area property owners
- Second floor rehabilitation of the downtown buildings

- High speed rail station (two potential locations in the downtown area)
- Public parking strategy

Debbie reviewed the recently adopted General Plan changes for the Downtown area including increased densities, a pedestrian priority area, infrastructure upgrades to water and sewer systems, and promoting 6-story buildings in the downtown area. She noted there is a need to obtain public comments to identify community priorities for the Downtown area.

Chapter 9-4 - SB2 Emergency Homeless Shelters – potential changes include providing a clear definition of pets to be dogs and cats only.

Chapter 9-5 – Administration – minor changes.

Electrified Fences

Debbie advised that electrified fences are currently prohibited in residential districts and staff is recommending that electrified fences also be prohibited in Commercial and Downtown Overlay districts. Staff recommendations for the Industrial and Industrial Business Park zoning districts include a maximum fence height of 10'; constructed of horizontal electrical wires; may not be used as a perimeter fence; be set back at least 12" from a perimeter fence; shall meet all California codes; shall not be located within required setback areas; shall be located at least 50' from a residence, school, day care facility or park land; warning signs should be posted on the fence; energy sources shall be 12 volts charged by solar panels; applicant/developer/business shall enter into an agreement holding City of Turlock harmless; keep area around fence clean of all vegetation and litter; and electrified fences shall only be allowed for permitted building materials/services and equipment sales/service yards. The Commission discussed these recommendations and asked if concrete could be required in the area between the perimeter and electrified fence. Commissioners Hackler and Hillberg commented that the energy source should not be limited to solar. Chairman Brem suggested that solar be the preferred method. Commissioner Hackler commented that requiring an electrified fence be 50' from a school shouldn't matter if there is a 12" setback from the perimeter fence.

Recess – Chairman Brem called a 5 minute recess at 7:45 PM.

Reconvene – Chairman Brem reconvened the meeting at 7:53 PM.

Accessory Building Regulations

Adrienne Werner reviewed the current definitions for accessory buildings and uses, and the types of accessory structures that are regulated, and noted that setbacks for accessory structures are determined by their height. The current ordinance does not specify how many structures can be permitted and does not include standards for front yard archways or arbors, and does not require that the accessory structure be architecturally compatible with the main structure. She provided pictures of various accessory structures that are not in compliance, information on the current setback requirements, and information from other jurisdictions.

The Commission discussed establishing maximum height limits and prohibiting metal buildings as accessory structures; requiring neighborhood compatibility of an accessory structure; different standards for open and garage type structures used for recreational vehicle (RV) storage. There was also discussion about structures that exist but may not meet current standards.

Ken Oyer, citizen, asked that in addition to height and design, the purpose of a structure be considered prior to approval.

Commissioner Hackler asked that the need to accommodate RV parking be considered.

Alternate Commissioner Pollard commented that an accessory structure should be proportional to the primary residence on a lot, whether one or two story.

Commissioner Hillberg commented that a standard of lot coverage should be proposed to prevent a large accessory structure from being built in a residential neighborhood.

Chairman Brem said that he favors limiting an accessory structure to a percentage of the size of the back yard. He commented that the side and back yard setbacks are two separate issues and he would like to see a maximum lot coverage based on the rear yard and a height limitation in the back yard.

The consensus of the Commission is that the construction of an accessory structure should be compatible with the construction of the primary residence.

Commissioner Fregosi asked that a height limit be established using a typical RV height as the standard, and anything over that would require a Conditional Use Permit.

Debbie Whitmore asked if structures less than seven feet tall should be exempt from a lot coverage requirement.

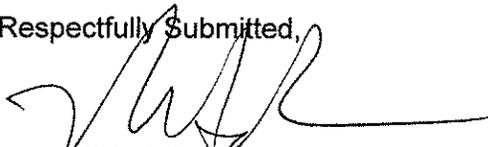
Commissioner Pollard commented that height limits should be compatible with the tallest RV.

The consensus of the Commission was that any structure over the fence line should comply with established design guidelines, and to prohibit metal buildings as accessory structures.

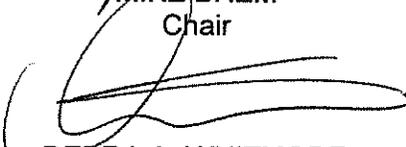
Commissioner Fregosi noted that this is just a brainstorming meeting and future discussion will include public outreach and participation.

- E. **WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK SIGN REGULATIONS:** The consensus of the Commission was to continue this workshop to the September 5th meeting.
- F. **ADJOURNMENT:** The meeting was adjourned at 9:07 p.m.

Respectfully Submitted,



MIKE BREM
Chair



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