

MINUTES

TURLOCK CITY PLANNING COMMISSION MEETING THURSDAY, OCTOBER 3, 2013 6:00 PM

YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

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

ALTERNATE COMMISSIONERS PRESENT: None

COMMISSIONERS ABSENT: Badal and Pollard

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

A. CALL TO ORDER The meeting was called to order at 6:01 p.m.

B. APPROVAL OF MINUTES

1. Regular Meeting of September 5, 2013

Chairman Brem noted he did not make the comment about solar panels and asked for a correction to the minutes of the September 5 meeting. The Clerk will strike this statement. Motion and second (Fregosi/Hackler) to approve the minutes as corrected. Motion carried unanimously with Commissioner Hillberg abstaining.

C. ANNOUNCEMENTS – Debbie Whitmore

- There will be an open house at the new Public Safety Facility on October 26.
- Minutes from the public hearing on Tentative Parcel Map 13-01 are at the dais.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS None

E. PUBLIC PARTICIPATION - None

F. CONSENT CALENDAR - None

G. PUBLIC HEARINGS

***CONSENT**

1. **GENERAL PLAN CONFORMITY FOR PUBLIC REALIGNMENT OF THE EXISTING DIANNE DRIVE TO AUTO MALL DRIVE** The City is proposing to abandon a portion of the existing Dianne Drive from north of Poulus Drive to Fulkerth Road and realign Dianne Drive to Auto Mall Drive. The realignment is required to accommodate the future expansion of the Highway 99/Fulkerth interchange and the construction of a new signalized intersection at Fulkerth Road and Dianne Drive. Dianne Drive will be constructed as a 76 foot wide Industrial street with a bike lane in accordance with the Turlock General Plan. Properties affected by the abandonment and acquisition of right-of-way include APN's 089-019-005, -006, -017, -018, -020, and -

024. The proposed project is "Exempt" from the provisions of the California Environmental Quality Act (CEQA). The appropriate finding for the acquisition and disposition of real property and realignment of Dianne Drive to Auto Mall Drive is in conformance with the adopted General Plan of the City of Turlock.

MOTION: Commissioner Hillberg moved, Commission Bean seconded, to approve the Consent Calendar as submitted. Motion carried unanimously.

NONCONSENT – None

H. OTHER MATTERS - None

I. COMMISSIONER'S CONSIDERATION:

WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK ZONING REGULATIONS.

Electrified Fences

Debbie Whitmore noted that she had received a request from Michael Pate of Guard Dog Fence Company, to speak on the zoning regulation amendment concerning electrified fences, and that he would be providing his comments by phone. He spoke against the proposed requirement to pour concrete between the perimeter and electrified fence as this would add a significant expense to the cost of the fencing. He advised that weeds would interfere with the electric pulse preventing it from completing its circuit, and that his company distributes pesticide to their customers to allow them to keep any vegetation down.

Commissioner Salcedo advised that he would prefer concrete between the fences because weed control is difficult to monitor.

Debbie Whitmore advised that Fire staff performs annual business inspections, and Neighborhood Services staff responds to code enforcement issues.

The Commission discussed the possibility of requiring concrete if a business owner is found to be in violation for weeds more than two times, but commented that a weed abatement process already exists in the current ordinance to address any violations. Additional comments were that if a business is going to go through the expense of installing an electric fence they will make sure it will be maintained.

Debbie advised that this item will come back to the Commission for additional review and public comment. The Commission did not take action.

Accessory Structures

Adrienne Werner reviewed the following areas the Commission had agreed upon:

1. Detached accessory structures cannot exceed 15-feet in overall height.
2. Detached accessory structures taller than seven feet would have to maintain a 5-foot setback from all property lines.
3. Detached accessory structures taller than seven feet must share compatible architecture with the main house.
4. Exception to allow entry features to exceed three feet in height in the front yard setback.
5. Second dwellings cannot take advantage of the reduced setbacks for detached accessory structures.
6. Detached accessory structures located off a 20-foot public alley can be located on the property line (i.e. zero lot line).

She said that more discussion is needed about limiting the maximum size of an accessory structure. Adrienne advised that one option may be to limit the total area of all detached accessory structures not to exceed 10% of the lot size; and another option may be to limit the total area of all detached accessory structures not to exceed 500 sq. ft. or 1,000 sq. ft.

Commissioner Hackler commented that 10% of the lot size may be too much.

There was discussion on the height, size, and number of accessory structures that could be allowed.

6:36 PM – Chairman Brem called for a recess.

6:41 PM – Chairman Brem reconvened the meeting.

Adrienne provided pictures of properties of varying lot sizes that included multiple accessory structures, and noted that accessory structures also include pools. The Commission discussed excluding pools in the accessory structure calculations, and the consensus was to exclude any "accessory structure or use that was less than seven feet tall".

Chairman Brem requested that the ordinance require accessory structures be architecturally compatible with the main house.

The Commission discussed the setback requirements for Residential Estate zoned lots and the consensus was to leave the current requirements in place including the side yard setback.

The Commission discussed the setback requirements for properties that are adjacent to a public right of way, such as an alley or a street, and setback requirements for corner lots. The consensus was to maintain a five foot side yard setback and to allow a structure to be built up to the property line if adjacent to a 20-foot alley.

Commissioner Hackler said that he would like accessory structures on corner side yards prohibited.

The Commission did not take any action.

7:15 PM – Chairman Brem called for a recess.

7:22 PM – Chairman Brem reconvened the meeting.

WORKSHOP ON POTENTIAL AMENDMENTS TO THE TURLOCK SIGN REGULATIONS.

Debbie Whitmore provided information that included regulations for signs on public property, signs on private property, and exempt signs with limitations. She also provided information on signs that would be prohibited, on-site sign standards, Turlock's current residential, commercial and industrial sign area standards, special sign types, and off-site signage. She advised that murals are not identified as a sign as long as they are noncommercial in nature, and that costumes and characters are not defined as a sign unless they are holding a sign that is commercial in nature.

Debbie compared the City of Rancho Cucamonga sign ordinance with the City of Turlock's sign ordinance and identified their differences.

The Commission did not take any action.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS - None

K. COMMISSIONERS COMMENTS

Commissioner Salcedo commented that the traffic lights at Taylor and Geer don't seem to be timed properly after the recent construction in the area.

Commissioner Hackler commented that the timing at Monte Vista and Geer also seems to be off.

Chairman Brem commented about a temporary advertising sign that was installed, and then removed, at a vacant lot on Fulkerth Road, and also about the Halloween store signs.

Commissioner Fregosi noted that the on-site stop sign near Kohl's is down.

The Commissioners also commented on the PG&E construction work currently being done around town.

L. STAFF UPDATES – Debbie Whitmore

1. CAPITAL FACILITIES FEE UPDATE: Staff noted that the City Council will be considering a major amendment to the Capital Facilities Fee Ordinance on October 22, and an updated Fee Program on November 12.

2. HOUSING ACTIVITIES: Staff provided an update on the StanCOG Regional Housing Needs Allocation process and advised the City is preparing comments in response.

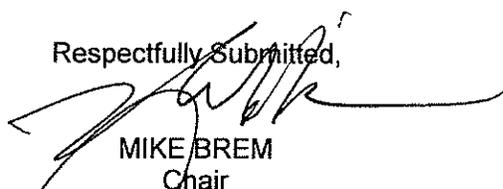
Debbie noted that a Special Planning Commission meeting will be held on November 21. The Consultant funded by the Local Government Commission will be providing ideas for the downtown zoning district.

Debbie advised of the need for a special meeting on December 19 to accommodate an applicant.

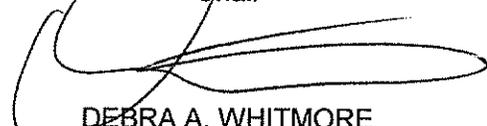
Chairman Brem reported on the first meeting of the Mayor's Economic Task Force.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 8:27 PM.

Respectfully Submitted,



MIKE BREM
Chair



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