

## MINUTES

### TURLOCK CITY PLANNING COMMISSION

THURSDAY, JANUARY 16, 2014

6:00 PM

### YOSEMITE COMMUNITY ROOM

TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Bean, Fregosi, Hackler and Hillberg

**ALTERNATE COMMISSIONERS PRESENT:** Pollard

**COMMISSIONERS ABSENT:** Badal, Brem, Dias

**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Katie Melson, Associate Planner; Adrienne Werner, Planning Technician; Dorinda Soiseth, Staff Services Technician

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**A. CALL TO ORDER** The meeting was called to order at 6:03 p.m.

**B. APPROVAL OF MINUTES**

Vice-Chair Fregosi asked for corrections or a motion to approve the minutes of the November 21, 2013 meeting. Motion and second (Hackler/Bean) to approve the minutes as submitted. Carried unanimously with Chairman Brem and Commissioners Badal and Dias absent and Commissioner Hillberg abstaining.

Vice-Chair Fregosi noted that action on the minutes of the December 5, 2013 could not be taken due to lack of a quorum.

**C. ANNOUNCEMENTS**

None

**D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

There were none.

**E. PUBLIC PARTICIPATION**

Joel Carter spoke in opposition to the number of mobile food vendors currently operating in Turlock. He commented that mobile food trucks are not subject to the requirements of the Americans with Disability Act, and do not pay the fees and taxes that brick and mortar businesses pay. He said that mobile food trucks are not allowed in most communities, and that the existing 35 trucks now operating in Turlock have a substantial negative impact to local restaurants.

Bob Endsley spoke of the importance of a community's downtown and said that the renovation of Turlock's downtown was a great asset to the community.

Cyndi Petersen commented that "mobilefoodnews.com" provides information about the nationwide trend of mobile food vendors. She also commented that the sidewalk pavers in the downtown area are difficult for older people to walk on.

**F. CONSENT CALENDAR**  
None

**G. PUBLIC HEARINGS**

**CONSENT ITEMS\*:**

\* None

**NONCONSENT ITEMS:**

None

**H. OTHER MATTERS**  
None

**I. COMMISSIONER'S CONSIDERATION**

**1. WORKSHOP ON THE COMPREHENSIVE ZONING REGULATIONS UPDATE**

Debbie Whitmore provided an outline of the proposed changes to the Zoning Ordinance. She noted changes to Section 9-4-102 including minimum lot size and dimensions and accommodations for disabled access; changes to Use Classifications in Section 9-4-103; changes in Section 9-4-106 added more consistent setback requirements for the Transitional Commercial zoning district; and changes to Section 9-4-107 regarding building height. Debbie advised that changes to Section 9-2-125 include prohibiting mobile food vendors in the Downtown Core, Downtown Core Transition and Office Residential districts, and allowing them in the Transitional Commercial and Industrial districts. Debbie noted that changes will also be made to the landscape ordinance, recreational vehicle parking, cargo containers, electrified fences, drive-through facilities, circular driveways, off-street parking, nonconforming structures and uses, and property development regulations.

Commissioner Fregosi asked that a map showing the location of existing mobile food vendors be provided at the next meeting, and if the zoning ordinance update limited mobile food vendors to one specific location. Debbie Whitmore advised that the difference between a mobile food and an itinerant food vendor is that mobile food vendors can stay all day in one location, and an itinerant vendor could stay 30 minutes in one location, and then move from place to place.

Alex Cantatore commented that some itinerant vendors remain in one location longer than 30 minutes.

Cyndi Petersen commented that Facebook pages are maintained by itinerant vendors and include their schedules.

Adrienne Werner provided information on the changes to Chapter 9-2 regarding accessory structures.

The Commission did not take any action.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

1. **USE PERMIT APPLICATION NO. 2012-34 – TAYLOR VETERINARY EMERGENCY HOSPITAL (1231 TAYLOR ROAD, EAST OF N. WALNUT AND WEST OF GRIFFIN ROAD)**  
Debbie Whitmore noted that a kennel building will be added to this site, and the City has requested conditions of approval and provided advisory comments for the project.

**K. COMMISSIONER'S COMMENTS**

Commissioner Fregosi asked if a new Commissioner had been appointed. Debbie noted that the City Council appointed Victor Pedroza as the new Planning Commissioner.

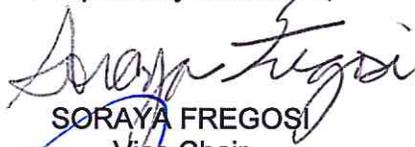
**L. STAFF UPDATES**

Debbie Whitmore updated the Commission on the following items:

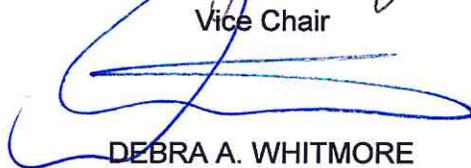
1. **Agricultural Investment Zones** – AB551 allows counties to establish agricultural investment zones.
2. **Morgan Ranch Master Plan** - A Draft EIR is being completed.
3. **Regional Housing Needs Allocation Methodology** – The StanCOG policy board approved the staff recommendation for an equity formula. Turlock will need to shoot for 3,575 total houses by the year 2023, with an affordable allocation of 1,422 units.
4. **Downtown Plan Update grant proposal** – Staff will apply for a grant and work with Opticos Design to take the next step in the Downtown Plan update.

- M. ADJOURNMENT:** Vice Chair Fregosi adjourned the meeting at 7:27 p.m.

Respectfully Submitted,



SORAYA FREGOSI  
Vice Chair



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