

Planning Commission Special Meeting Agenda



JULY 16, 2009 - 7:00 p.m.

**City of Turlock,
Yosemite Conference Room, 2nd Floor
156 South Broadway
Turlock, California**

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.

- 1. CALL TO ORDER**

- 2. HOUSING ELEMENT STUDY SESSION:** The Planning Commission will receive a presentation by Dyett and Bhatia Regional Planners on State Housing Element Law, an overview of the future housing needs of the City of Turlock, and a brief summary of the program and policy changes proposed in the upcoming draft of the 2009 Housing Element.

- 3. ADJOURNMENT**