

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, FEBRUARY 2, 2012 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

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

ALTERNATE COMMISSIONERS: Pedroza, Williams

COMMISSIONERS ABSENT: Bean, Brem

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

A. CALL TO ORDER The meeting was called to order at 7:00 p.m.

B. APPROVAL OF MINUTES

Chairperson Pro Tem Fregosi asked for corrections or a motion for approval of the minutes of the January 5, 2012 Planning Commission meeting. Motion by Commissioner Hackler, seconded by Commissioner Pedroza to approve the minutes as submitted. Motion carried unanimously with Commissioners Bean and Brem absent.

C. ANNOUNCEMENTS

Debbie Whitmore provided the following announcements:

- **Smart Valley Places Community Leadership Program – Turlock:** A meeting is scheduled for February 10 starting at 6 p.m. at Westside Ministries. They are looking for members of the community to participate and learn how local government and sustainable planning works.
- **Morgan Ranch Community/Scoping Meeting:** February 23 starting at 6 p.m. in Yosemite Conference Room at Turlock City Hall. Debbie asked that the Commission notify staff if they plan to attend.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

There were none.

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

* None

NONCONSENT ITEMS:

1. **AMENDMENT TO CONDITIONAL USE PERMIT 1999-14 (NAZARETH EVANGELICAL LUTHERAN CHURCH)** To amend the church campus plan to add approximately 1,350 square feet to a "Youth Building" and 27 additional parking spaces to the parking lot. The project address is 4510 Crowell Road, more particularly described as Stanislaus County Assessor's Parcel Number 071-002-012. The project is exempt from environmental review per CEQA Section 15301-Existing Facilities.

Rose Stillo presented the staff report and said that the request is to allow a 1,350 square foot addition to the existing Youth Building and additional parking to accommodate this expansion. She noted that staff has added a condition to the request that both the existing and the proposed new parking areas be landscaped according to the TMC, prior to final inspection of the Youth Building addition. Rose advised that staff recommends approval of this amendment.

Susan Lee, of the church, offered to answer any questions.

PUBLIC HEARING:

Chairperson ProTem Fregosi opened the public hearing. No one spoke. Chairperson ProTem Fregosi closed the public hearing.

MOTION:

Commissioner Dias moved, Commissioner Hillberg seconded, that the Planning Commission find the Amendment to Conditional Use Permit No. 99-14 (Nazareth Evangelical Lutheran Church) to be "Categorically Exempt" from the provisions of CEQA, and approve the Amendment to Conditional Use Permit No. 99-14 having determined that the appropriate findings have been made, subject to the conditions of approval listed in Draft Resolution No. 2012-04. Motion carried unanimously with Commissioners Bean and Brem absent.

H. OTHER MATTERS

1. **SIGN ORDINANCE WORKSHOP:** Turlock Chamber of Commerce presentation to the Planning Commission.

John Jaureguy, a downtown property and business owner, advised that although he is a Chamber member, his comments were his own remarks and not those of the Chamber of Commerce. He said that business people want to comply with the rules, but they should be clear and concise. He asked that 1) the sign ordinance be straightforward and easy to understand; 2) the sign ordinance makes it easier and cheaper to comply than not to comply; 3) the City enforces the ordinance so those that are following the rules are not penalized.

Mr. Jaureguy commented that he would like the ordinance to be more restrictive in relation to

design and professional construction standards; to allow for more unique signs without having to go through the Conditional Use Permit process; to allow for some brand affiliation; and that A-frame signs should be allowed city-wide.

There was discussion about “dancing human” signs, feather signs, A-frame signs, the letter from the Chamber asking staff to review the sign ordinance in relation to these types of signs, and the need to be consistent throughout the City.

I. COMMISSIONER’S CONSIDERATION

1. ELECTION OF OFFICERS

MOTION: Commissioner Hillberg moved and Commissioner Hackler seconded that Commissioner Brem be elected to serve as Chairman. Motion carried unanimously with Commissioners Bean and Brem absent.

MOTION: Commissioner Dias moved and Commissioner Hackler seconded that Commissioner Fregosi be elected to serve as Vice Chair. Motion carried unanimously with Commissioners Bean and Brem absent.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER’S COMMENTS

Chairperson Pro Tem Fregosi thanked the City for the opportunity to attend the annual Planning Commissioners Workshop that was recently held in Riverbank. She noted that one of the workshop speakers spoke highly of the newly renovated Carnegie Arts Center.

Commissioner Salcedo commented that Highway 165 will reopen this coming Monday night, and that Hawkeye Avenue will be resurfaced with rubberized asphalt.

L. STAFF UPDATES

Debbie Whitmore updated the Commission on the following items:

- **Glossary for the Public from APA** - Debbie provided the Commission a copy of a humorous article that translates planning acronyms to a language the public can understand.
- The Planning Commissioner’s Journal will cease publication next month.
- **General Plan Status Report** – Staff is in the process of receiving the administrative draft of the Environmental Impact Report (EIR), which will be sent out for public review in the next month or so.
- **Applications for State Grants:** Staff will apply for a Sustainable Community Planning Grant and a grant to update the East Tuolumne Master Plan.
- **Cal Trans Planning Grants** – Staff will apply for a grant that will fund a bicycle master plan grant. Other projects such as an eastside expressway may also be funded with these grants.

M. ADJOURNMENT: Having no further business Chairperson Pro Tem Fregosi asked for a motion to adjourn the meeting at 7:43 p.m. Motion seconded and carried unanimously.

Respectfully Submitted,

SORAYA FREGOSI
Chairperson ProTem

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