

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, MAY 6, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

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

ALTERNATE COMMISSIONERS (Non Voting): Pedroza, Williams

COMMISSIONERS ABSENT: Dias

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

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

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the March 4, 2010 Planning Commission meeting.

MOTION: Commissioner Fregosi moved, Commissioner Hillberg seconded that the Planning Commission approve the minutes from the March 4, 2010 meeting as submitted.

AYES: Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi and Pedroza,

NOES: None

ABSTAIN: None

ABSENT: Dias

NOT PARTICIPATING: None

NON-VOTING: Williams

C. ANNOUNCEMENTS

Debbie Whitmore announced the upcoming General Plan Update Workshop which will be a joint meeting of the City Council and Planning Commission, and is scheduled for May 25 at 5:00 PM.

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:

None

H. OTHER MATTERS

1. 2009 General Plan Implementation Report

Rose Stillo presented the report that included the status of the existing General Plan and progress made in its implementation, including the progress in meeting its share of the regional housing needs. She noted the decrease in development projects due to the economy, and reviewed projects that were approved in 2009.

Chairman Brem asked about the status of the Beautification Master Plan and related projects.

Debbie Whitmore advised of drainage and other issues that need to be resolved, and noted the approved beautification projects may be affected by a recent court ruling concerning RDA funds.

Commissioner Pedroza commended staff for their diligence on two recently approved sign projects.

Motion: Commissioner Hackler moved and Commissioner Bean seconded, that the Planning Commission determine that the 2009 General Plan Implementation Report is in compliance with the California Government Code [Section 65400 (b)] having determined that this action is "exempt" from the provisions of CEQA. Motion carried unanimously.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Fregosi commented on a newspaper article concerning a recent Budget Ad Hoc Committee meeting.

Chairman Brem commented on a Turlock Homeless Action Committee meeting he attended.

L. STAFF UPDATES

Debbie Whitmore provided the following updates:

- **Local Hazard Mitigation Plan:** The City of Turlock is working with Stanislaus County to develop a Multi-Jurisdictional Hazard Mitigation Plan. The Plan will build upon the Safety Element of Turlock's General Plan to address seismic, wild fire, flood, landslide, and dam failure hazards. The Plan is a county-wide effort to address flooding, fires, earthquakes, etc. where the City will participate with

other agencies for mutual aid. This Plan is required to be reviewed every five years to qualify for FEMA funds, and will be adopted by the City Council.

- **Morgan Ranch Specific Plan:** The City Council approved the concept of moving forward with a City-led master planning process for the Morgan Ranch area. Contracts will be considered by the Council at their May 11 meeting. Commissioner Fregosi commented about the timing of this project. The Commission discussed the numerous vacant lots in approved subdivisions versus the development of a new area.
 - **SR 165 Project Study Report:** Debbie provided an updated on the public meeting held on August 28 to consider the alternative alignments and interchange locations for the future State Route 165.
 - **Housing Element:** Debbie has talked to the State Housing & Community Development representative and they are preparing their comments of the document.
 - **SB2 workshop:** Debbie said staff will be asking for a representative from the Turlock Community Collaborative to sit on a committee that will help develop standards for a homeless shelter.
- M. ADJOURNMENT:** Having no further business Chairman Brem adjourned the meeting at 7:42 p.m.

Respectfully Submitted,

MIKE BREM
Chair

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