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Thursday, September 7, 2017
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

A. CALL TO ORDER – Vice Chairman Hackler called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Nick Hackler, Geoff Powers, Constance Anderson, Jim Reape, and Kristin Bettencourt

ABSENT: Commissioner Elvis Dias and Chairman Victor Pedroza

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of August 3, 2017.

a) Motion by Commissioner Anderson seconded by Commissioner Reape to accept the minutes as submitted. Motion carried unanimously with Commissioner Dias and Pedroza absent.

2. Minutes of Special Meeting of August 8, 2017, continued to the October 5, 2017 meeting due to no quorum.

C. ANNOUNCEMENTS

Deputy Director Debbie Whitmore advised the Commissioners they will be receiving notification regarding the mandatory sexual harassment prevention training.

D. PUBLIC PARTICIPATION

Vice Chairman Hackler opened the floor for Public Participation. No one spoke
Vice Chairman Hackler closed the floor for Public Participation

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

A. NONCONSENT ITEMS

1. **AMENDMENT TO PLANNED DEVELOPMENT 190 – LANDER CROSSINGS –** Associate Planner, Adrienne Werner presented the request to amend Planned Development 190 for Lander Crossings commercial center to change the use on parcel 5 (1831 Lander Avenue – APN: 044-064-025) from a 12,000 square foot retail building to a 93 room hotel and the approved use for Parcel 2 (1811 Lander Avenue – APN: 044-064-022) from a retail building to additional parking to support the Lander Crossings commercial center. The hotel tower is 59 feet and the original planned development height limitation was 50 feet. There is a beacon of light projecting on the tower with the condition of no flashing or color changing. The phasing schedule for development of the balance of the Lander Crossings center will be extended to 2022 to allow for the completion of commercial center.

Public Hearing: Vice Chairman Hackler opened the public hearings.

A representative from the applicant, Robert Tuttle Architects explained that the tower of light would be located on the building side closest to the freeway and the light would be a glow not a beacon.

Milt Trieweiler thanked the Planning Department for their work on this project and stated this is a great project for the City.

No one else spoke so Vice Chairman Hackler closed the public hearings.

- b) **Motion:** Motion by Commissioner Anderson, seconded by Commissioner Reape that the proposed project is “Categorically Exempt” from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Developments) and/or Section 15162 (Subsequent EIRS and Negative Declarations). Motion carried unanimously with Commissioner Dias and Pedroza absent.
 - c) **Motion:** Motion by Commissioner Anderson seconded by Commissioner Reape approving the amendment to Planned Development 190-Lander Crossings. Motion carried unanimously with Commissioner Dias and Pedroza absent.
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2. **ORDINANCE AMENDMENT 2016-03 (SIGN ORDINANCE UPDATE):** Deputy Director Debbie Whitmore explained the City is proposing amendments to Article 5, Chapter 9-2 of the Turlock Municipal Code to change how it regulates signs on both public and private property within the City of Turlock. The proposed amendments include the following:
 1. TMC 9-2-104: Amendment to Section 9-2-104(g) removing language regarding signs for automobile services stations.
 2. TMC 9-2-128: Adding a new section regarding attention-getting devices for vehicle retail sales establishments.

3. TMC 9-2-400ART: Renumbering this section to Article 3 of Chapter 9-2 of the Turlock Municipal Code.
4. TMC 9-2-400ART: Adding a new Article 4 addressing the regulation of signs on public property.
5. TMC 9-2-500ART: Repealing the current language and inserting new language addressing the regulation of signs on private property.
6. Rescinding the City of Turlock Sign Design Guidelines.

Ms. Whitmore explained the Turlock Chamber of Commerce requested changes to guide new businesses, eliminate confusion and represent better continuity with the sign ordinance. The advantages of the new ordinance is it eliminates contradictions between ordinances and design guidelines, more specific, easier to apply and interpret, complies with recent court decisions regarding sign regulation and Constitutional protection under the First Amendment, presents specific criteria for granting variances and exceptions, gives rights to monument signs and minimum sign band height and a clearer enforcement process and mechanisms. The disadvantage is still complex and not as flexible as the current ordinance.

Public Hearing: Vice Chairman Hackler opened the public hearings.

Gil Esquer inquired about A frame signs. Ms. Whitmore stated they are allowed in the downtown area only in front of the business it represents with the property owners permission and cannot take up more than 25% of the store frontage.

Milt Trieweiler inquired if electronic signs are permitted. Debbie Whitmore stated they are prohibited but can be appealed to the Planning Commission.

Brad Bates thanked the Planning Commission and staff for this good ordinance and stands behind them as assemblage of signage makes a difference in a City.

Vice Chairman Hackler closed the public hearings

The Commissioners all thanked Debbie Whitmore for the months of work in putting these changes together. They agreed that it was consistent and easy to follow and will set a parameter for businesses in our community to get a sign.

- a) **Motion:** Motion by Commissioner Powers, seconded by Commissioner Anderson determining the proposed project is "Categorically Exempt" from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)[General Rule]. Motion carried unanimously with Commissioner Dias and Pedroza absent.
- b) **Motion:** Motion by Commissioner Powers, seconded by Commissioner Anderson to recommend approval to the City Council of the City of Turlock on Ordinance Amendment 2016-03 (Sign Ordinance Update). Motion carried unanimously with Commissioner Dias and Pedroza absent.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Bettencourt asked about the Golden State and Fulkerth project. Director Mike Pitcock stated the project is on track for the time schedule.

L. STAFF UPDATES

1. **OUTDOOR DINING DESIGN STANDARDS:** Deputy Director Debbie Whitmore explained staff is meeting with the Turlock Downtown Property Owners Association regarding outdoor dining standards.
2. **WESTSIDE INDUSTRIAL SPECIFIC PLAN UPDATE:** Deputy Director Debbie Whitmore is working with the property owners regarding the uses allowed in this area and rezoning.
3. **SB 649 (Hueso) WIRELESS COMMUNICATIONS FACILITIES:** Senior Planner Katie Quintero updated the Commission of the new legislation for small cell facilities wireless communications antennas explaining they are looking at virtual infrastructures on light poles.

M. ADJOURNMENT

Vice Chairman Hackler asked for a motion to adjourn the meeting at 7:40 p.m. Motion by Commissioner Powers, seconded by Commissioner Anderson. Meeting was adjourned.

RESPECTFULLY SUBMITTED

Nick Hackler
Vice Chair

Debra A. Whitmore
Deputy Director of Development Services