

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

PRESENT: Commissioners Geoff Powers, Constance Anderson, Jim Reape, Kristin Bettencourt, and Chairman Victor Pedroza

ABSENT: Commissioner Elvis Dias and Nick Hackler

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of May 4, 2017.
2. Accepting minutes of regular Planning Commission meeting of May 18, 2017.

Motion by Commissioner Reape, seconded by Commissioner Anderson to accept the minutes of May 4, 2017 and May 18, 2017 as submitted. Motion carried with Commissioner Powers abstaining and Commissioner Dias and Hackler absent.

C. ANNOUNCEMENTS

None

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

1. DISCLOSURE OF EX PARTE COMMUNICATIONS

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.

E. PUBLIC PARTICIPATION

Chairman Pedroza opened the floor for public participation. Hearing no comments, Chairman Pedroza closed public participation.

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

None

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

None

H. OTHER MATTERS

1. WORKSHOPS ON POTENTIAL AMENDMENTS TO THE ZONING ORDINANCE:

Staff conducted workshops on proposed changes to the City's Zoning Ordinance seeking input from Planning Commissioners and the public. The following items were discussed:

a. Accessory dwelling units: Senior Planner, Katie Quintero presented the new State laws regarding accessory dwellings, explained what can and cannot be regulated and requested input to update our current accessory dwelling units zoning ordinance. The main topics included:

1. Separating accessory dwelling units and second units;
2. Defining "Space";
3. Defining "Existing";
4. Determine which setback area(s) parking will be allowed; and
5. Additional regulations or allowances.

b. Sign Regulations: Deputy Director Debbie Whitmore explained the objective is to complete an update of the sign ordinance for standardization of signs in the City of Turlock. Main topics focused on:

- Concept and defining of what sign is or is not;
- Draft ordinance regulating signs on public property and right-of-way. (Handout was given for discussion purposes only); and
- Preliminary overview of proposed sign regulations on private property.

Staff will present the remaining topics on regulating signs on private property at the next meeting on July 20.

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

Commissioner Anderson noted the California State University, Stanislaus, commencement graduated over 3,000 students and invited everyone to attend the July 4th celebration at the college.

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Pedroza asked for a motion to adjourn the meeting at 7:54 p.m. Motion by Commissioner Anderson, seconded by Commissioner Powers. Meeting was adjourned.

RESPECTFULLY SUBMITTED

Victor Pedroza
Chair

Debra A. Whitmore
Deputy Director of Development Services