

# Special Meeting Agenda

## Joint Meeting of Turlock City Council and Planning Commission

APRIL 23, 2009

6:00 p.m.

Turlock Senior Center

1191 Cahill Avenue, Turlock, California



Mayor  
**John S. Lazar**

Interim City Manager  
**Gary Hampton**  
City Clerk  
**Rhonda Greenlee**  
City Attorney  
**Phaedra A. Norton**

Council Members

**Amy Bublak**  
**Kurt Spycher**

**Mary Jackson**  
**Ted Howze**  
Vice Mayor

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**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item.

**AGENDA PACKETS:** Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://www.cityofturlock.org) and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's 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

- A. City Council
- B. Planning Commission

### 2. GENERAL PLAN UPDATE

- A. Vision Statement and Guiding Principles for the General Plan Update: The current General Plan contains several General Plan Themes that establish the foundation for General Plan Update and guide the development of the alternatives that will be evaluated during the planning process. Based on the input received at the Community Visioning Workshop and the research completed by the consultant, changes in the General Plan Themes (or Guiding Principles) are proposed. A new Vision Statement is proposed that represents a summary statement of the updated General Plan Themes.  
[View Item](#)

#### ***Recommended Actions:***

***Motion:*** Accepting the Report on Community Visioning Workshop held on March 26, 2009

***Resolution:*** Approving the revised General Plan Themes and the Vision Statement

- B. Housing Element Update Needs Assessment and Issues: The City is required to update its Housing Element, a mandatory element of the General Plan, by August 30, 2009. The consultant has completed a preliminary needs assessment and constraints analysis. The consultant will provide an overview of the analysis. Staff is requesting action on the options that will be explored to address two key issues in updating the Housing Element. First, Senate Bill 2, enacted in 2007, requires the City to address emergency homeless shelter needs within the community by designating zoning districts where such uses are permitted by right or establishing a multi-jurisdictional agreement with up to two additional jurisdictions to serve this need. Second, the consultant has identified a shortfall of 325 units of Low and Very Low Income housing that must be provided within the Housing Element planning period (2007-2014). [View Item](#)

***Recommended Actions:***

Motion: Directing staff to investigate the following options for complying with SB2 Emergency Shelter Requirements: 1) Consider amending the Industrial/Residential Overlay Zoning District to allow emergency shelters by right; 2) Identify another zoning district that may be appropriate to allow emergency shelters by right; and 3) Initiate discussions with other cities and the County to determine whether a multi-jurisdictional agreement can be made to address the City's emergency sheltering needs

Motion: Directing staff to investigate the following options to identify land for 325 remaining Very Low and Low Income units: 1) Vacant land within the city limits that can be upzoned; 2) Annex land designated as High Density Residential (HDR) by the current General Plan; 3) Identify sites within the City's Redevelopment Area which have a 15 percent affordable obligation; 4) Redevelop under-utilized sites within the City limits at higher densities.

- C. Affirming the Urban Development Boundary for the General Plan Update: In order to begin identifying the alternatives that will be evaluated in the General Plan Update process, the General Plan Study Area must be identified. This Study Area represents the urban development envelope within which land use alternatives will be formulated. Identifying this boundary early in the process helps to narrow the range of alternatives to a specific geographic area and allows the consultant to begin developing more detailed alternatives for land use, infrastructure, and services. [View Item](#)

***Recommended Actions:***

Motion: Accepting the "Existing Conditions and Key Issues" Report, including the Land Demand and Capacity Analysis

Resolution: Approving the Study Area Boundary for the General Plan Update

- D. Alternatives Analysis – Setting the Stage (presentation and discussion only): The consultant will provide an overview of the alternatives analysis process and provide the opportunity for the City Council and Planning Commission to provide input on the preliminary alternatives under development. [View Item](#)

**3. ADJOURNMENT**

- A. Planning Commission
- B. City Council

The foregoing meeting is hereby called by Mayor John S. Lazar at the above mentioned date and time pursuant to California Government Code §54956.

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JOHN S. LAZAR, Mayor