

1. CALL TO ORDER

- A. Mayor Lazar called the meeting to order at 6:00 p.m.
PRESENT: Councilmembers Amy Bublak, Ted Howze, Mary Jackson, Kurt Spycher and Mayor John S. Lazar.
ABSENT: None.
- B. Chairman Mike Brem called the Planning Commission meeting to order at 6:00 p.m.
PRESENT: Commission Members Mike Brem Elvis Dias, Jeff Hillberg, Soraya Fregosi, Jeanine Bean, Aben Williams and Alternate Alex Salcedo, with Alternate Victor Pedroza arriving at 6:35 p.m.
ABSENT: Nick Hackler

2. GENERAL PLAN UPATE

- A. Leslie Gould, principal for Dyett and Bhatia, presented the report on the Vision Statement and guiding principles for the General Plan update. Mayor Lazar asked for public comment. The following individual provided comments; Milt Treweiler
- Action:** Motion by Commissioner Fregosi, seconded by Commissioner Dias , accepting the Report on Community Visioning Workshop held on March 26, 2009. Motion carried unanimously.
- Resolution No. 2009- 09:** Approving the revised General Plan Themes and the Vision Statement as amended was introduced by Commissioner Fregosi, seconded by Commissioner Dias, and carried unanimously.
- B. Leslie Gould presented the report on the Housing Element Need Assessment and Issues. Mayor Lazar asked for public comment. The following individuals provided comments: Chris Kiriakou and Tibor Toth.
- Action:** Motion by Commissioner Dias, seconded by Commissioner Fregosi, 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 carried unanimously.
- Motion by Commissioner Bean, seconded by Commissioner Fregosi, 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. Motion carried unanimously.

- C. Leslie Gould presented the report on affirming the Urban Development Boundary for the General Plan update. Mayor Lazar asked for public comment. No one spoke.

Action: Motion by Commissioner Bean , seconded by Commissioner Fregosi, Accepting the "Existing Conditions and Key Issues" Report, including the Land Demand and Capacity Analysis. Motion carried unanimously.

Resolution No. 2009-010: Approving the Study Area Boundary for the General Plan Update was introduced by Commissioner Bean, seconded by Commissioner Fregosi, and carried unanimously.

- D. Leslie Gould presented an overview of the alternatives analysis process and provided an opportunity for the City Council and Planning Commission to provide input on the preliminary alternatives under development.

3. ADJOURNMENT

- A. Planning Commission: Chairman Brem adjourned the Planning Commission meeting at approximately 7:30 p.m.
- B. City Council: Mayor Lazar adjourned the City Council meeting at approximately 7:30 p.m.

RESPECTFULLY SUBMITTED

Mike Brem, Planning Commission Chair

Debra A. Whitmore
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission

APRIL 23, 2009
8:00 p.m.
Turlock Senior Center
1191 Cahill Avenue, Turlock, California

MINUTES
Special Joint Meeting
Turlock City Council
& Planning Commission

1. CALL TO ORDER

- A. City Council: Mayor John S. Lazar called the meeting to order at 8:00 p.m.
PRESENT: Councilmembers Amy Bublak, Ted Howze, Mary Jackson, Kurt Spycher, and Mayor John S. Lazar.
ABSENT: None
- B. Planning Commission: Chairman Mike Brem called the Planning Commission meeting to order at 8:00 p.m.
PRESENT: Commission Members Mike Brem, Elvis Dias, Jeff Hillberg, Soraya Fregosi, Jeanine Bean, Aben Williams, Nick Hackler and Alternates Victor Pedroza, and Alex Salcedo.
ABSENT: None

2. WELCOME AND INTRODUCTIONS

Mayor Lazar welcomed the Planning Commissioners and self-introductions were made by the City Council and Planning Commission members.

3. COMMISSIONER FORUM

The City Council and Planning Commission discussed the major accomplishments during the last year, the General Plan Update, and current projects.

4. ADJOURNMENT

- A. Planning Commission: Chairman Brem adjourned the Planning Commission at approximately 8:10 p.m..
B. City Council: Mayor Lazar adjourned the meeting at approximately 8:10 p.m.

RESPECTFULLY SUBMITTED

Mike Brem, Planning Commission Chair

Debra A. Whitmore
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission