

MINUTES

**TURLOCK CITY PLANNING COMMISSION SPECIAL WORKSHOP MEETING
THURSDAY, JULY 16, 2009
7:00 PM
YOSEMITE CONFERENCE ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY**

COMMISSIONERS PRESENT: Hackler, Hillberg, Brem, Bean, Fregosi, Dias, Pedroza

ALTERNATE COMMISSIONERS (Non Voting): Salcedo

COMMISSIONERS ABSENT: None

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Dorinda Soiseth, Staff Services Technician

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

2. **PUBLIC WORKSHOP - HOUSING ELEMENT STUDY SESSION**

Debbie Whitmore introduced Leslie Gould of Dyett and Bhatia, and then provided information on the Housing Element Update process.

Leslie Gould updated the Commission on State requirements for updating a Housing Element. She provided information on household size and income in Turlock, community needs, new State legislation, housing site inventory by zoning in Turlock and proposed housing programs. She discussed new initiatives the City may look at in this update, and the possibility of incentive programs for the private sector development community.

The Commission discussed methods of providing information to the public concerning available City and Federal Housing Program funding.

Bob Endsley addressed the Commission concerning the need for higher density projects and prudent planning for the future.

Commissioner Fregosi expressed concern about water use in relation to the size of yards and homes.

Chairman Brem said he favored public/private partnerships to clean-up and annex County islands.

3. **ADJOURNMENT:** Motion and second by Commissioners Fregosi and Bean to adjourn the meeting at 8:03 p.m. Motion carried.

Respectfully Submitted,

MIKE BREM
Chair

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