

Special Meeting Agenda

Joint Meeting of Turlock City Council and Planning Commission

AUGUST 23, 2010

7:00 p.m.

City of Turlock Yosemite Room
156 S. Broadway, Turlock, California



Mayor
John S. Lazar

Council Members
Amy Bublak
Ted Howze
Mary Jackson
Kurt Spycher
Vice Mayor

City Manager
Roy W. Wasden
City Clerk
Rhonda Greenlee
City Attorney
Phaedra A. Norton

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

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 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. **PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING**

This is the time set aside for citizens to address the City Council concerning any item that has been described in the notice for the meeting before or during consideration of that item. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter.

3. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

4. **CONSENT CALENDAR:** None

5. **PUBLIC HEARINGS:** None

6. **SCHEDULED MATTERS:**

- A. Request to provide direction to staff and the consultant on the preferred land use plan to be used in preparing the General Plan document. (*Whitmore*)

Recommended Action:

Motion 1: Directing staff and the consultant to continue developing the preferred land use plan, as depicted in the attached memorandum, which includes Southeast Master Plan Areas 1 through 5 and Northwest Master Plan Area, giving priority to development of "Growth Area 1" (which includes Southeast Master Plans 1 through 3)

Motion 2: Directing staff and the consultant to evaluate both "Growth Area 1" (which includes Southeast Master Plan Areas 1 through 3) and "Growth Area 2" (which includes Southeast Master Plan Areas 4 and 5, and the Northwest Master Plan Area) in the environmental analysis

Alternative

Motion 2: Directing staff and the consultant to evaluate Growth Area 1 and the growth capacity equivalent to either Option 2A or Option 2B, but not both, in Growth Area 2 in the environmental analysis

7. **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.

JOHN S. LAZAR, Mayor