



## TURLOCK CITY PLANNING COMMISSION SPECIAL WORKSHOP MEETING AGENDA

**THURSDAY, OCTOBER 21, 2010 – 7:00 P.M.**  
**City of Turlock, Yosemite Conference Room**  
**156 South Broadway, 2<sup>nd</sup> Floor**  
**Turlock, California**

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Turlock Planning Commission 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 Planning Division at (209) 668-5640. 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 Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item.

**AGENDA PACKETS:** Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://www.cityofturlock.org) and at the Planning Division office at 156 S. Broadway, Suite 120, Turlock, CA during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

### **A. CALL TO ORDER**

### **B. PUBLIC WORKSHOP**

#### **1. WORKSHOP OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK - BIG BOX BAN COMMUNITY MEETING:**

At its August 24, 2010, meeting, the Turlock City Council directed the Planning Commission to evaluate the current zoning regulation that prohibits "big box" stores in most commercial zoning districts. The type of "big box" stores that are currently prohibited are those retail stores greater than 100,000 square feet in size that devote at least 5% of the total sales floor area to nontaxable merchandise (food items and other items exempt from sale tax as defined by State Law).

At its September 2, 2010, meeting, the Planning Commission considered several options for amending the ordinance, but felt it was important to gauge the community's interest in making any change. The purpose of this community meeting is to give the Turlock community the opportunity to express its views on whether or not to change the zoning restriction. Staff will provide a brief update on the options that have been considered by the City Council and Planning Commission, as well as background data that led up to the City's adoption of the original prohibition on "big box" stores. The Planning Commission will not take any action.

### **C. ADJOURNMENT**