

A. CALL TO ORDER – Chairwoman Fregosi called the meeting to order at 6:02 p.m.

PRESENT: Commissioners, Elvis Dias, Eric Gonsalves, Jeanine Bean, Nick Hackler, Victor Pedroza, Geoff Powers, and Chairwoman Fregosi.

ABSENT: None

• **Oath of Office for Newly Appointed Planning Commissioners Geoff Powers**

Executive Assistant/City Clerk Trainee Jennifer Land administered the Oath of Office to newly appointed Planning Commissioner Geoff Powers.

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of January 7, 2016.

Commissioner Dias asked for corrections on misspelling of his last name.

Motion by Commissioner Hackler, seconded by Commissioner Bean, to accept the minutes, as revised. Motion carried unanimously.

C. ANNOUNCEMENTS

Deputy Director of Development Services/Planning Manager Debbie Whitmore made announcements welcoming Joanne Foster to the Planning Department and announced the upcoming annual Planning Commissioners workshop on Saturday, February 27, 2016.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Geoff Powers declared a conflict of interest for Item G.3 - CUP 2015-08 – Dust Bowl Brewing Company. Chairwoman Fregosi recognized this and advised him that he will need to step down before discussion of this item.

Commissioner Pedroza declared that he had conversation with the owner of the Dust Bowl Brewery recently but they did not discuss anything regarding (CUP 2015-08 Dust Bowl Brewing).

E. PUBLIC PARTICIPATION:

NONE

F. CONSENT CALENDAR:

1. General Plan Conformity for disposition of public property at 1030 East Avenue is in conformity with the Turlock General Plan. Staff recommended that the Planning Commission determine that the disposition is in conformance with the General Plan.

Motion by Commissioner Pedroza, seconded by Commissioner Dias, to determine that the disposition of public property is exempt from the provisions of CEQA and that the disposition of the property is in conformance with the General Plan. Motion carried unanimously.

G. PUBLIC HEARINGS:

***CONSENT ITEMS:**

1. Amendment to Conditional Use Permit 2000-16 – (1400 East Avenue, Turlock Central Congregation of Jehovah’s Witness). The applicant requested to continue this item to the March 3, 2016 Planning Commission meeting.

Motion by Commissioner Bean, seconded by Commissioner Pedroza, to continue the item to the March 3, 2016, regular meeting. Motion carried unanimously.

2. Amendment to Conditional Use Permit 2005-04 (CUP 2015-07) – Sign Relocation and modification of sign conditions for Turlock Auto Mall. Staff requested this item to be continued to a future date.

Motion by Commissioner Bean, seconded by Commissioner Pedroza, to continue this item to a future date. Motion carried unanimously.

NONCONSENT ITEMS:

Due to a conflict of interest, Commissioner Powers left the room.

3. **CUP 2015-08 – DUST BOWL BREWING COMPANY – SIGN PROGRAM FOR 3000 FULKERTH ROAD**

Debbie Whitmore explained the applicant is requesting the approval of 10 signs to be located throughout the site: six directional signs, one monument sign, two wall signs and one rooftop mounted neon sign. The City’s sign ordinance requires approval of a Conditional Use Permit when the total sign area for a site exceeds 300 square feet and for an exception to the ordinance to install the proposed roof mounted sign. With the roof mounted sign, the Dust Bowl Brewing Company is trying to emulate the iconic and historic downtown signs of other nationally recognized breweries.

Brett Honore, owner and applicant for Dust Bowl spoke. Mr. Honore thanked Ms. Whitmore and the Commission for their consideration. He added that the intent of the roof sign is to look like the old breweries and draw people to his brewery. He hopes to be brewing by April with the restaurant opening by June.

Milt Trieweiler asked if the applicant will have a pylon sign. Ms. Whitmore answered that they are not proposing a freeway pylon sign. Mr. Trieweiler said he was hesitant to see the roof-mounted sign, although the brewery will be an asset to the City, the signs should be kept within the bounds of the ordinance and maybe they could present this signage in a different manner.

Michael Puffer voiced his mixed feelings. From a marketing concept this is a good idea, because it stands out; however, Mr. Puffer felt it sets a bad precedence for other businesses that have requested these types of signs in the past or would in the future.

The Commissioners discussed the project and how the roof-mounted sign would be an exception but it would be an iconic sign.

Motion by Commissioner Pedroza, seconded by Commissioner Hackler, to approve Conditional Use Permit 2015-08 – Dust Bowl Brewing Company. Motion was carried unanimously.

Debbie Whitmore stated the project can be appealed to the City Council within 10 days from the meeting date.

Commissioners Powers is re-seated.

H. OTHER MATTERS:

Debbie Whitmore updated the Commission on the Zoning Ordinance including sign regulations, utility undergrounding, landscaping and other development standards.

The Commissioners discussed the underground ordinance and requested possible drawings or pictures of what infill undergrounding may look like. The Commissioners were concerned about the impact that undergrounding requirements would have on infill development and whether deferring undergrounding was more cost effective. The Planning Commission asked staff to bring back a map showing the areas that could be considered "infill".

Ms. Whitmore discussed the noise ordinance and provided a handout highlighting noise standards and thresholds for creating disturbances. Ms. Whitmore advised the Commissioners to look at the current ordinance for any gaps or omissions, and provide feedback to staff at the next meeting.

Ms. Whitmore discussed outdoor displays and specialty signs such as outdoor displays, electronic message boards, temporary signs, and portable A-framed signs. Commissioners requested that Ms. Whitmore bring back examples of how other cities regulate electronic message boards.

I. COMMISSIONERS CONSIDERATION:

Election of Officers:

Motion by Commissioner Hackler to nominate Victor Pedroza to be the new Chairperson for 2016, seconded by Commissioner Bean. Nomination carried unanimously.

Motion by Commissioner Pedroza to nominate Nick Hackler to be the new Vice Chairperson for 2016, seconded by Commissioner Bean. Nomination carried unanimously.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS:

Use Permit 2015-0114 (G & G Transportation - 2013 N Tegner Rd.):
Ms. Whitmore updated the Commission on the request by the applicant for a truck parking facility.

K. COMMISSIONERS COMMENTS:

Commissioner Hackler discussed developing a City plan for a 5k/10k race course to promote health and use for community fundraisers.

Commissioner Pedroza updated the Commissioners on the West Main Corridor Community Workshop.

Chairwoman Fregosi expressed her appreciation for the joint meeting with City Council. She also noted that the Carnegie Art Center is celebrating its centennial and encouraged everyone to consider a membership to support the art community.

L. STAFF UPDATES:

Ms. Whitmore advised the certification of the City of Turlock Housing Element 2014/2023 will be at next month's agenda. Commissioner Fregosi provided an update on the Downtown Parking Study community meeting. She felt the workshop was beneficial but would like to see short- and long-term goals brought back.

Mike Pitcock talked about DSD's Facebook page and how we are able to boost our feeds to connect with more people.

M. ADJOURNMENT

Motion by Commissioner Pedroza, seconded by Commissioner Hackler, to adjourn the meeting at 8:26 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Soraya Fregosi
Chair

Debra A. Whitmore
Deputy Director of Development Services