

Thursday, February 2, 2017  
6:00 p.m.  
City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California

**MINUTES**  
**Regular Meeting**  
**Turlock Planning Commission**

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**A. CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Nick Hackler, Elvis Dias, Geoff Powers, Constance Anderson, Jim Reape, Kristin Bettencourt and Chairman Victor Pedroza

ABSENT: None

**1. OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER (City Clerk)**

City Clerk Jennifer Land swore in Kristin Bettencourt as the newly appointed Planning Commissioner. She was seated at the dais.

Each Commissioner introduced themselves to Commissioner Bettencourt.

**B. APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission meeting of December 1, 2016.

**Motion** by Commissioner Dias seconded by Commissioner Hackler to accept the minutes as submitted. Motion carried unanimously with Commissioner Reape, Anderson, and Bettencourt abstaining.

2. Accepting minutes of regular Planning Commission meeting of January 19, 2017.

**Motion** by Commissioner Hackler seconded by Commissioner Reape to accept the minutes as submitted. Motion carried unanimously with Commissioner Powers and Bettencourt abstaining.

**C. ANNOUNCEMENTS**

1. **Ralph M. Brown Act Training:** City Attorney Phaedra Norton provided an overview of the Brown Act. This presentation is given annually to the Commissioners explaining the laws of open and public meetings. She explained a Planning Commission meeting would be a majority group of four or more Commissioners coming together. When this occurs, the public must be able to participate and the site must meet the federal and state accessibility laws. All documents must be available to the public and no action or discussion can be taken without being on the posted agenda.

Commissioner Pedroza asked if they were able to contact staff with questions. Ms. Norton stated yes, communication with staff is expected and allowed.

**D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

None

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications:

*Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.*

**E. PUBLIC PARTICIPATION**

None

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**\*CONSENT ITEMS**

None

**NONCONSENT ITEMS**

*These items will be individually discussed and reviewed in detail.*

None

**H. OTHER MATTERS**

- 1. WORKSHOP ON RECREATIONAL VEHICLE PARKING IN RESIDENTIAL DISTRICTS:** Staff will present a comparison of regulations adopted by various jurisdictions regarding standards for parking recreational vehicles, boats, and similar items in residential districts. The Planning Commission will provide comments to staff on potential amendments to the current regulations. No action will be taken on this item. (*Quintero*)

Senior Planner Katie Quintero explained in November 2016, the Planning Commission heard a public request to look at the allowance of recreation vehicle parking in the City of Turlock. The Commission asked staff to bring the item back at a

later date to discuss. Pictures of recreational vehicles around the City were shown. A presentation of other cities zoning ordinances showed a wide-range in standards. Staff requested clarifications on defining space, 72-hour limit in public right-of-way, as well as discussion on prohibition, front and side yard size limitations, and restrictions of vehicles allowed. Commissioners inquired about the number of complaints received; wanted a clearer understanding of the issues. Ms. Quintero will get a report of complaints for them. The Commissioners discussed setbacks from alleys, infringement on private property, enforcement of 72-hour parking in the public right-of-way, and other Cities findings. The Commission directed staff to bring back a definition of space, ideas for additional limitations on 72-hour parking and an additional requirement that recreational vehicles should be parked perpendicular to the right-of-way. The Commission was not interested in making major changes to the existing Ordinance at this time. This discussion will continue at a future date.

## **I. COMMISSIONERS CONSIDERATION**

- 1. ELECTION OF OFFICERS:** The Planning Commission elected a Chair and Vice Chair for 2017.

**Motion** by Commissioner Hackler seconded by Commissioner Powers to re-elect Commissioner Pedroza as Chair for 2017. Motion carried unanimously.

**Motion** by Commissioner Pedroza seconded by Commissioner Powers to re-elect Commissioner Hackler as Vice Chair for 2017. Motion carried unanimously.

## **J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

## **K. COMMISSIONERS COMMENTS**

Commissioner Kristin Bettencourt introduced herself. She stated she was born and raised in Turlock and works at Turlock High School. She is very active with the relay for life, Salvation Army, Arrowhead Club and developed Dancing with the Turlock stars. She is very excited to be on the Planning Commission and hopes to do a good job.

Commissioner Pedroza asked City Engineer Mike Pitcock about the stop sign on D Street. Mr. Pitcock stated they went over three years of data and they are going through the process of putting in a four-way stop sign.

## **L. STAFF UPDATES**

None

**M. ADJOURNMENT**

Chairman Pedroza asked for a motion made by Commissioner Hackler, seconded by Commissioner Powers to adjourn the meeting at 7:17 p.m.

RESPECTFULLY SUBMITTED

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Victor Pedroza  
Commission Chair

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Debra A. Whitmore  
Deputy Director of Development Services