

# MINUTES

## TURLOCK CITY PLANNING COMMISSION THURSDAY, MARCH 4, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM  
TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi and Pedroza

**ALTERNATE COMMISSIONERS (Non Voting):** None

**COMMISSIONERS ABSENT:** Dias, Williams

**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Phaedra Norton, City Attorney, Nino Amirfar, Police Sergeant; Eric Picciano, Principal Civil Engineer; Katie Melson, Assistant Planner, Adrienne Werner, Planning Technician; Dorinda Soiseth, Staff Services Technician

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

**B. APPROVAL OF MINUTES**

Chairman Brem asked for corrections or a motion for approval of the minutes of the February 4, 2010 meeting.

**MOTION:** Commissioner Salcedo moved, Commissioner Fregosi seconded that the Planning Commission approve the minutes from the February 4, 2010 meeting as submitted.

**AYES:** Salcedo, Hackler, Brem, Bean, Fregosi and Pedroza

**NOES:** None

**ABSTAIN:** Hillberg

**ABSENT:** Dias, Williams

**NOT PARTICIPATING:** None

**NON-VOTING:** None

**C. ANNOUNCEMENTS**

There were no announcements.

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

There were none.

**E. PUBLIC PARTICIPATION**

None

**F. CONSENT CALENDAR**

None

**G. PUBLIC HEARINGS**

**CONSENT ITEMS\*:**

\* None

**NONCONSENT ITEMS:**

None

**H. OTHER MATTERS**

**1. CARGO CONTAINER WORKSHOP INDUSTRIAL DISTRICTS**

Debbie Whitmore reviewed cargo container dimensions, capacity, definitions and the request of Art Seegers for a cargo container permit.

Eric Picciano reviewed the building code definitions and standards for cargo containers in industrial districts.

There was discussion of cargo containers being used for storage versus the storage of an empty cargo container that is not being accessed or utilized.

Mike Pitcock reviewed process for assessing fees to cargo containers that are used as a building.

There was discussion about whether or not impact fees are justified, and the impacts of using a cargo container in an industrial zoning district.

Debbie then provided information on how other cities regulate cargo containers, being used on a permanent and temporary basis, in industrial districts .

Debbie provided an overview of possible planning processes and development standards for cargo containers in industrial districts.

Alan Marchant asked if existing cargo containers would be grandfathered in, and how they would be classified if they are being emptied and filled on a regular basis.

Debbie responded that if they are used for storing materials they will be treated as a building. She advised that building permits have always been required, so if a cargo container had gone through process they will be OK. If a permit had not been issued they will not be grandfathered in unless they are being stored as a commodity based on approvals granted to the property.

Jason Elliott, a local roofing contractor, said he has used storage type containers as a method to prevent theft of his materials.

There was discussion of stacking the containers and the difference between using a container for storage vs. habitable space. The consensus of the Commission was to not allow stacking.

For the record Chairman Brem stated he does not think stacking should be allowed anywhere in the city.

Commissioner Hackler said the City needs to be more flexible about the use of cargo containers in industrial zones.

The Commission did not take any action.

**I. COMMISSIONER'S CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONER'S COMMENTS**

Commissioner Pedroza commented about the Project Study Report for SR165 meeting he attended.

Commissioner Fregosi commented on the City sponsored SB2 meeting concerning homeless shelters she attended in February.

Chairman Brem commented on the letter the Commissioners received from residents on Radford Way.

**L. STAFF UPDATES**

Debbie Whitmore updated the Commission on the following items:

- The minutes from the public hearing on Tentative Parcel Map 10-01 that were provided to the Commission.
- Census questionnaires will be in the mail this month, and the Complete Count Committee will be making a presentation at the March 9 City Council meeting.
- High Speed Rail: Merced to Sacramento – This is in Phase II planning stage and an EIR is being prepared.
- Sustainable Growth Planning Grants – These can help cities respond to new mandates.
- SR 165 Project Study Report: Alternatives and Public Meeting – will be taken to Council this month.
- The Housing Element will be reviewed by the City Council at their March 9 meeting.

**M. ADJOURNMENT:** Chairman Brem asked for a motion (made and seconded by Pedroza/Hackler) to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

MIKE BREM  
Chair

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