

Planning Commission Meeting Agenda



December 4, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Commission Chair
Constance Anderson

Commission Members

Mark Reese (Vice Chair)

Sukhminder Deol

Matthew Davis

Ray Souza
Bryan Saint
Jim Reape
Bryan Tribble
(Alternate)

Planning Manager

Katie Quintero

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. Members of the public will be allowed three (3) minutes for comments.

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 and in the Planning Office at 156 S. Broadway, Suite 120, Turlock, 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.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL, DECLARATION OF CONFLICTS OF INTEREST, AND DISCLOSURE OF EX PARTE COMMUNICATIONS**
4. **ANNOUNCEMENTS AND UPDATES**
5. **PUBLIC PARTICIPATION**

This is the time set aside for members of the public to directly address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Planning Commission and to address the Commission on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak

**CITY OF TURLOCK
PLANNING COMMISSION
REGULAR MEETING AGENDA
Thursday, December 4, 2025**

regarding an item on the agenda, you may be asked to defer your remarks until the Commission addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Planning Commission, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

6. CONSENT CALENDAR

Information concerning the consent items listed herein below has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting the Minutes of the November 6, 2025 Regular Planning Commission meeting
- B. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

7. PUBLIC HEARINGS

- A. CUP 2023-02 Time Extension 2025 (Staybridge Suites): The applicant is requesting a one-year time extension for the previously approved project for the construction of an 88-room, 4-story hotel on a 2.58-acre parcel located at 2931 Sun Valley Court, Stanislaus APN 087-028-019. No changes from the original approval, site plans, and elevations are proposed. The original approved project requested an exception to the 35-foot height limit established in the Northwest Triangle Specific Plan for the Heavy Commercial (CH) zoning District to construct a 78,450 square foot hotel. As proposed, the hotel is approximately 50-feet in height, measured from grade to the parapet and approximately 53'6" in height at the architectural tower element at the porte cochère. A total of 94 onsite parking spaces and four motorcycle parking spaces are proposed. Access to the project site will be provided through the existing 32' access and utility easements on the east and west sides of the parcel. Additional onsite improvements include paving, parking lot striping, onsite lighting, an outdoor multiuse lawn and seating area and landscaping are proposed.

8. SCHEDULED MATTERS

A. STANISLAUS COUNTY REFERRALS

This section allows staff to update the Commission on proposed projects in the unincorporated area within or surrounding the City of Turlock. These items are presented for information only. No action will be taken on these items. Members of the public interested in these projects should contact the County Planning and Community Development Department at (209) 525-6330 to obtain information or provide comments.

9. COMMISSIONER'S COMMENTS AND ANNOUNCEMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussions or action by the Commission.

10. ADJOURNMENT

**CITY OF TURLOCK
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--APPEAL--

Anyone who is dissatisfied with the action(s) of the Planning Commission may file an appeal within **TEN (10) DAYS** following the decision of the Planning Commission. The appeal must be written and filed with the Turlock City Clerk. Appeal Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$550.00 filing fee for the Appeal Application. If an Appeal Application is filed, a Public Hearing will be scheduled by the City Council to consider the appeal.

**--CONTINUANCE--
-- APPLICANT REQUESTS--
-- EFFECTIVE NOVEMBER 27, 1989--**

An applicant may request the continuance of a pending application or scheduled matter set for consideration by the Planning Commission by filing a request for a continuance not less than three (3) hours prior to the scheduled consideration of the application pursuant to City Council Resolution No. 89-248. The request must be written and filed with the City of Turlock Planning Division. Continuance Request Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$390.00 Filing Fee Deposit for the Continuance Request Application.

The granting of a request for a continuance of a pending application is discretionary on the part of the City of Turlock. The applicant's compliance with the regulations does not imply, guarantee, or otherwise supersede the City of Turlock's authority to deny the request.

Thursday, November 6, 2025
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

1. CALL TO ORDER

Chair Anderson called the meeting to order at 6:00 p.m.

2. SALUTE TO THE FLAG

Chair Anderson led those in attendance in the Pledge of Allegiance.

3. ROLL CALL, DECLARATION OF CONFLICTS OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATIONS

Present: Commissioners Mark Reese, Constance Anderson, Jim Reape, Sukhminder Deol, Bryan Saint

Absent: Commissioner Ray Souza, Matthew Davis, Bryan Tribble

| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|----------------|
| None | Absent | Absent | None | None | None | None |

4. ANNOUNCEMENTS & UPDATES

Planning Manager Katie Quintero explained that the second revision of the draft Housing Element, which includes edits made in response to HCD's comments, was posted to the City's website on November 5th. She noted that this revised draft is available for a 10-day public comment period, during which community members may submit feedback to the Planning Division. After the comment period closes, the draft will be forwarded to HCD for formal review.

Planning Manager Quintero announced assistant planner Joanne Foster will be retiring from the City after 30 years of service.

5. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

Milt Trieweller spoke about preserving prime farmland.

Hearing no one else, Chair Anderson closed the floor for public participation.

6. CONSENT CALENDAR

- A. Motion: Accepting the Minutes of the July 17, 2025 Special Meeting.
- B. Motion: Waiving Reading of All Ordinances of the Agenda, Except by Title
- C. Motion: Adoption of the 2026 Planning Commission meeting calendar

Motion:

Commissioner Reape moved, seconded by Commissioner Saint to approve the consent calendar. Motion carried 5/0 by the following vote:

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|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|-------------------|
| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

7. PUBLIC HEARINGS

Chair Anderson noted there were six items.

A. Annual Review of Conditional Use Permit 2020-01 and Development

Agreement for NHC at 3401 W. Monte Vista Avenue: Development Services

Director Adrienne Werner noted that the reviews were not brought to the Commission last year, but are back on track for annual reviews. She said each of the items on the agenda will be reviewed for compliance with the conditions of approval for the operations and will also be making a recommendation to the City Council regarding whether or not the businesses have complied in good faith with the terms and conditions of their Development Agreements.

Director Werner presented the staff report. She said NHC is in compliance with the Planning Division and their business license is current and active with the Finance Division. She said included in her staff report was the public benefit amount from 2022 when they became operational through the 2025 fiscal year. She discussed the available police department statistics and how they can be used to track any trending issues with the business. She explained that calls for service may not necessarily mean that service is required at the actual business, but a patrol officer can be dispatched to a location where they are to contact an individual. She said there are instances where an employee accidentally triggered the alarm. Director Werner said NHC is in compliance with Police Department conditions and no complaints or public comments have been received.

Public Participation

Chair Anderson opened the floor for public hearing.

Hearing no one, Chair Anderson closed the floor for public participation.

Commissioner Reape commented that he was curious if there were more calls for service when the location was a restaurant.

Chair Anderson noted that signage was specifically mentioned for one of the locations and requested that, for consistency, signage be addressed for all locations in future reports, even when no signage is proposed or no signage issues are identified.

Motion:

Commissioner Reape moved, seconded by Commissioner Saint determining that the project is “Categorically Exempt” from the provisions of CEQA and find that NHC is in compliance with the conditions of approval contained in City Council Resolution 2020-145 and Conditional Use Permit No. 2020-01 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-21. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

Motion:

Commissioner Reape moved, seconded by Commissioner Reese recommending the City Council find that NHC has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-22. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

B. Annual Review of Conditional Use Permit 2020-02 and Development Agreement for JDI Farms/Plan4Dream Investments, LLC at 600 D Street:

Director Werner presented the staff report. She explained the change of ownership occurred in June 2025 when an Assignment and Assumption Agreement was executed through the City Manager’s and City Attorney’s office that allowed the sale, assignment, or transfer of JDI Farms, Inc. to Plan4Dream Investments, LLC. She said all other conditions of the Conditional Use Permit and the Development Agreement remained unchanged. She noted that the interior tenant improvement building permit had been issued and the improvements were in process so the business is not yet operational and therefore has not started depositing public benefits. She said signage has not been applied for yet and would need to meet the requirements in the ordinance for cannabis businesses. There were no police reports

attributed to the business and said Plan4Dream Investments, LLC is in compliance with the Conditional Use Permit and the Development Agreement.

Commissioner Saint asked if it was ever operational under JDI Farms.

Director Werner answered no, it was not operational.

Commissioner Reape asked for clarification on the change of ownership and what the process looked like when evaluating the new owners.

Director Werner said the new owners had to do the same background check as the previous owners and was required prior to the City Manager and City Attorney approving the ownership transfer.

Public Participation

Chair Anderson opened the floor for public hearing.

Zack Drivon spoke on behalf of the business owner and said Mr. Quang went through a full background investigation and interview through the Turlock Police Department. He said Mr. Quang has operated a similar cannabis cultivation facility in Oakland for a number of years. He said they have received their medium indoor state license and they are currently working with the Fire Department on a couple of items to try and gain temporary occupancy to generate product and ready the facility. He made himself available for any questions.

Hearing no one else, Chair Anderson closed the floor for public participation.

Motion:

Commissioner Reape moved, seconded by Commissioner Deol determining that the project is “Categorically Exempt” from the provisions of CEQA and find that JDI Farms is in compliance with the conditions of approval contained in Planning Commission Resolution 2021-01 and Conditional Use Permit No. 2020-02 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-25. Motion carried by a 5/0 vote.

| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
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| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

Motion:

Commissioner Reape moved, seconded by Commissioner Saint recommending the City Council find that JDI Farms/Plan4Dream has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings

can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-26. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | yes |

C. Annual Review of Conditional Use Permit 2019-07 and Development

Agreement for Perfect Union at 2500 N. Golden State Boulevard: Director Werner presented the staff report. She noted the public benefit payments received from the 2020-21 through the 2024-25 fiscal years. She discussed the calls for service for this location that were received between 2023 to October 2025 and noted there no calls that were detrimental or specific to the business. Perfect Union is in compliance with the Conditional Use Permit and Development Agreement.

Public Participation

Chair Anderson opened the floor for public hearing.

Angelica Sanchez, a representative for Perfect Union made herself available for any questions and explained that training is provided to employees regarding panic button situations.

Hearing no one else, Chair Anderson closed the floor for public participation.

Motion:

Commissioner Reape moved, seconded by Commissioner Deol determining that the project is “Categorically Exempt” from the provisions of CEQA and find that Perfect Union is in compliance with the conditions of approval contained in Planning Commission Resolution 2020-07 and Conditional Use Permit No. 2019-07 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-17. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

Motion:

Commissioner Reape moved, seconded by Commissioner Saint recommending the City Council find that Perfect Union has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-18. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

D. Annual Review of Conditional Use Permit 2019-08 and Development Agreement for Fire House at 1601 W. Main Street:

Director Werner presented the staff report. She noted that staff continues to work with the City Attorney regarding the signage for the existing 50-foot pole sign. No complaints have been received by either the Planning or Building Divisions and no public comments were received. The total public benefit amount received between 2020 and 2025 is approximately 3.7 million dollars. She explained the police department statistics on the calls for service made to this location. She said Fire House is in compliance with the Conditional Use Permit and Development Agreement.

Commissioner Reape had noticed the green crosses on the windows and asked if those were addressed in the sign ordinance.

Director Werner said it was addressed in the ordinance and interior window signs are exempt. She said any exterior signs would need to be in compliance with the sign ordinance. She noted there was nothing identifying the business as Fire House except for the green crosses.

Planning Manager Quintero commented that there may be conflicting information in the sign ordinance and the cannabis ordinances that can be looked into.

Commissioner Reape commented that it appeared that the public benefit amount may have slowed down a bit.

Public Participation

Chair Anderson opened the floor for public hearing.

Zack Drivon who was standing in for Fire House's main counsel, Mike Warda, said he was advised about the sign application for the pole sign that was submitted to staff and was with the City Attorney's office that was still being discussed and thought the green cross issue could be discussed in the future as it was kind of in line with the sign issue. Mr. Drivon spoke of the dip in community benefit that could be attributed to the industry wide downturn in sales and mentioned that Fire House is a top performing store in the City and are happy to continue to collaborate with city staff to address any issues. He made himself available for any questions.

Hearing no one else, Chair Anderson closed the floor for public participation.

Commissioner Saint was curious about the challenges they face in California.

Mr. Drivon answered that it comes down to oversaturation of project and competing with black market operators. He said this year the state excised tax was increased by 19 percent and the Governor recently signed a bill that would bring that tax down to 15 percent.

Motion:

Commissioner Reape moved, seconded by Commissioner Saint determining that the project is “Categorically Exempt” from the provisions of CEQA and find that Firehouse is in compliance with the conditions of approval contained in City Council Resolution 2020-026 and Conditional Use Permit No. 2019-08 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-19. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

Motion:

Commissioner Reape moved, seconded by Commissioner Deol recommending that the City Council find that Firehouse has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-20. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

E. Annual Review of Conditional Use Permit 2022-07 and Development Agreement for The Evergreen Market dba FF Farms at 101 E. Glenwood Avenue:

Director Werner presented the staff report. She noted that the Development Agreement includes a DBA FF Farms. She explained that it differs a bit from the Assignment and Assumption Agreement that was done with JDI Farms, Inc and Plan4Dream Investments, LLC because The Evergreen Market had an owner change, but they did not necessarily change their name, they are doing business as FF Farms. She said they are n outstanding issues and are in compliance with the Planning, Building and Finance Divisions. Director Werner said they had been operational for just over a year and the public benefit amount was included in the staff report. She mentioned that they have not fully complied with their audit but they are currently working with the Finance Division to get into compliance. She discussed the police department calls for service and that the calls were not directly associated with the business. No complaints have been received by the Building or Planning Division for this business and no public comments were received.

Public Participation

Chair Anderson opened the floor for public hearing.

Hearing no one, Chair Anderson closed the floor for public participation.

Motion:

Commissioner Reape moved, seconded by Commissioner Deol determining determine that the project is “Categorically Exempt” from the provisions of CEQA and find that The Evergreen Market is in compliance with the conditions of approval contained in Planning Commission Resolution 2023-05 and Conditional Use Permit No. 2022-07 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-23. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

Motion:

Commissioner Reape moved, seconded by Commissioner Saint recommending the City Council find that The Evergreen Market has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-24. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

F. Annual Review of Conditional Use Permit 2022-04 and Development Agreement for Flavor Farms at 680 D Street:

Director Werner presented the staff report. She said that their interior tenant improvement building permit had been issued and are working with the building staff on their inspections. She noted a fencing issue that is being discussed and anticipates them calling in more inspections to move forward with the process before they can open. She said signage has not been applied for and will need to comply with the cannabis sign ordinance. Director Werner noted there is not a public benefit amount as they are not open for business. She discussed the police department calls for service and said they are currently in compliance with the police department conditions at this time.

Public Participation

Chair Anderson opened the floor for public hearing.

Hearing no one, Chair Anderson closed the floor for public participation.

Motion:

Commissioner Reape moved, seconded by Commissioner Deol determining that the project is “Categorically Exempt” from the provisions of CEQA and find that Flavor Farms is in compliance with the conditions of approval contained in Planning

Commission Resolution 2023-17 and Conditional Use Permit No. 2022-04 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-27. Motion carried by a 5/0 vote.

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| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

Motion:

Commissioner Reape moved, seconded by Commissioner Saint recommending the City Council find that Flavor Farms has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-28. Motion carried by a 5/0 vote.

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|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|----------------|
| Commissioner Reese | Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Deol | Commissioner Saint | Chair Anderson |
| Yes | Absent | Absent | Yes | Yes | Yes | Yes |

8. SCHEDULED MATTERS

There were none.

9. COMMISSIONER’S COMMENTS AND ANNOUNCEMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

Commissioner Reape announced the upcoming Turkey Trot and encouraged the public to participate.

10. ADJOURNMENT

Having no further business, Chair Anderson asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 6:46 p.m.

RESPECTFULLY SUBMITTED

Constance Anderson

Planning Commission Chair

Katie Quintero
Planning Manager

Planning Commission Staff Report
December 4, 2025



From: Katie Quintero, Planning Manager
 Prepared by: Katie Quintero, Planning Manager
 Agendized by: Adrienne Werner, Development Services Director

1. ACTION RECOMMENDED:

Granting a One-Year Time Extension for Conditional Use Permit 2023-02

Motion of the Planning Commission determining Conditional Use Permit No. 2023-02 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 and grant a one-year time extension for Conditional Use Permit 2023-02 having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2025-29.

2. NARRATIVE:

The applicant is requesting a one-year time extension for the previously approved project for the construction of an 88-room, 4-story hotel on a 2.58-acre parcel located at 2931 Sun Valley Court, Stanislaus APN 087-028-019. No changes from the original approval, site plans, and elevations are proposed. The original approved project requested an exception to the 35-foot height limit established in the Northwest Triangle Specific Plan for the Heavy Commercial (CH) zoning District to construct a 78,450 square foot hotel. As proposed, the hotel is approximately 50-feet in height, measured from grade to the parapet and approximately 53'6" in height at the architectural tower element at the porte cochère. A total of 94 onsite parking spaces and four motorcycle parking spaces are proposed. Access to the project site will be provided through the existing 32' access and utility easements on the east and west sides of the parcel. Additional onsite improvements include paving, parking lot striping, onsite lighting, an outdoor multiuse lawn and seating area and landscaping are proposed.

PROJECT LOCATION AND SURROUNDING USES

Located within the Northwest Triangle Specific Plan (NWTSP) area the 2.58-acre parcel is zoned heavy commercial (CH) and is located on the north side of Sun Valley Court. The zoning, General Plan designations and uses of surrounding properties are detailed in the table below:

| | Land Uses | Zoning | General Plan Designation |
|-------|-------------|------------------|--------------------------|
| North | Vacant | Heavy Commercial | Heavy Commercial |
| South | Hobby Lobby | Heavy Commercial | Heavy Commercial |

| | | | |
|------|--------|------------------|------------------|
| East | Vacant | Heavy Commercial | Heavy Commercial |
| West | Vacant | Heavy Commercial | Heavy Commercial |

CURRENT PROPOSAL & REQUEST

Staybridge Suites is requesting a one-year time extension for the 88-room, four-story hotel originally approved on May 4, 2023. A one year time extension was approved by the Planning Commission on October 3rd, 2024.

Hotels and motels are permitted uses in the CH zoning district. The Turlock Municipal Code (TMC) does not limit the height of structures in the heavy commercial zoning district. However, the NWTSP restricts the height of structures in the CH zoning district to 35-feet. If the hotel was proposed on a property not located within the NWTSP a conditional use permit would not be required for an exception to the height limit.



As proposed, the hotel would exceed the height limit established in the North West Triangle Specific Plan by 16-feet (46%) with the towers exceeding the height limit by 26-feet (74%). Turlock Municipal Code Section 9-2-108(b) allows a structure exceeding 25% of the district height limitations, or 43.75-feet, upon approval of a conditional use permit by the Planning Commission. The Planning Commission granted Conditional Use Permit 2023-02 allowing the proposed 4-story, 88-room hotel to exceed the CH zoning district height limit of 35-feet. No changes from the originally approved project are proposed as part of this time extension. A building permit application and construction drawings have been submitted to the Building Division, indicating this project is moving forward.

PUBLIC NOTICING

In accordance with Turlock Municipal Code §9-5-120 a public notice was sent out to all property owners within a 500-foot radius of the project site and a public notice sign was posted on the property. Staff did not receive any comments from the public regarding this project.

FINDINGS

In order to grant this request, the Planning Commission must be able to make the following findings:

1. That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping, and

- other features required by the Municipal Code or the Planning Commission to make sure such use is compatible with the land and uses in the vicinity;
2. That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;
 3. That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and
 4. That the site for the proposed use is in conformance with the General Plan.

CONCLUSION

The project request is a one-year time extension for the previously approved Conditional Use Permit allowing the construction of an 88-room, four-story hotel. No changes from the previous submittal and approval are proposed. Therefore, staff recommends approval of the project.

3. FISCAL IMPACT / BUDGET AMENDMENT:

None. The time and cost to notice this item and the time to prepare this report was paid for by the applicant through the application fees.

4. ENVIRONMENTAL DETERMINATION:

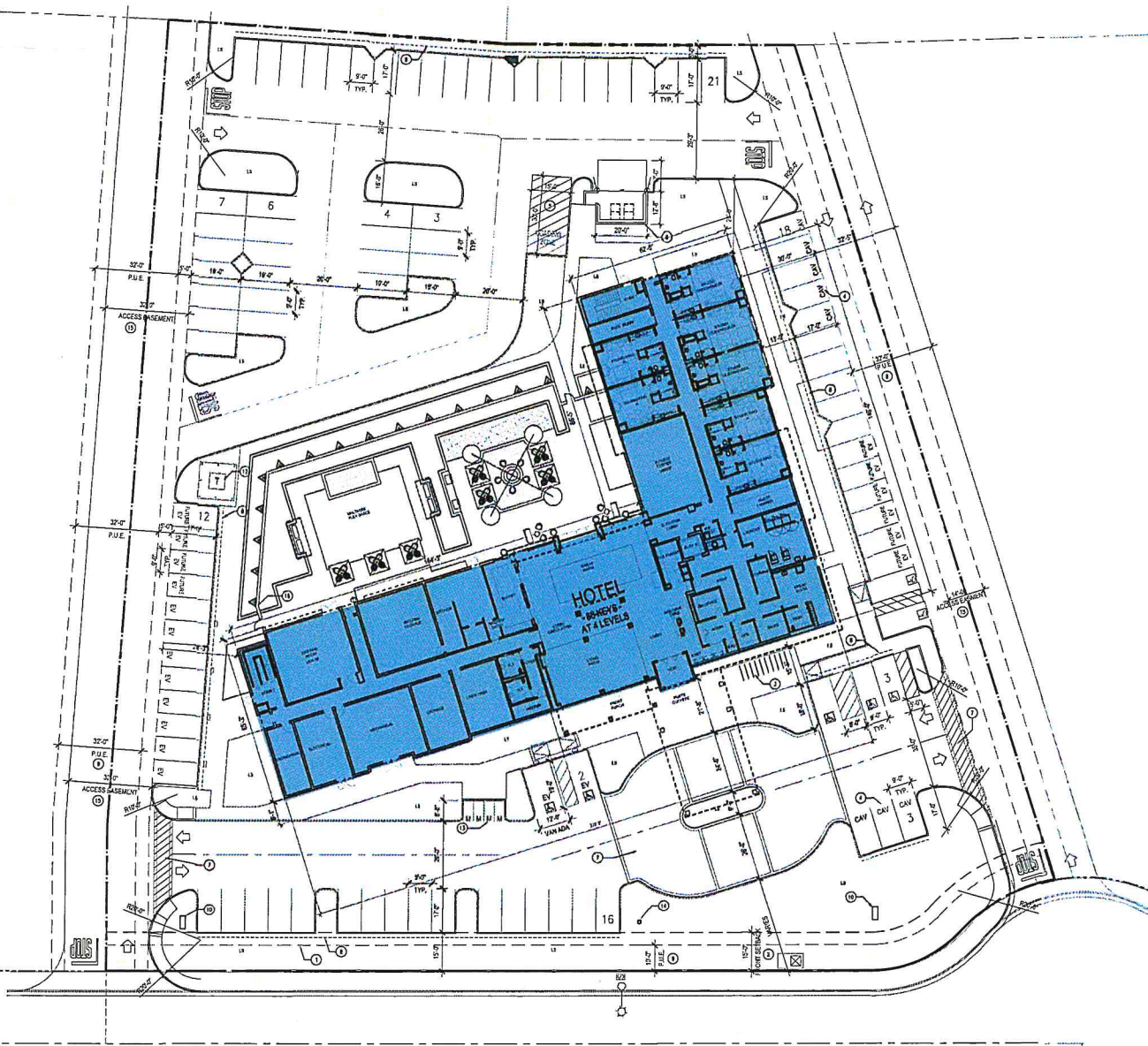
The proposed project is consistent with the zoning regulations and the Turlock General Plan. The project will not result in any significant impacts relating to traffic, noise, air quality, or water, nor does the site have any habitat value for endangered, rare, or other threatened species. The site can be adequately served by all required utilities and public services and is located entirely within the City Limits on a parcel no larger than five acres. The site in which the project is located is not environmentally sensitive. Therefore, pursuant to California Environmental Quality Act (CEQA) 15332 [In-Fill Development Projects], this project is Categorically Exempt from the provisions of CEQA.

5. ATTACHMENTS:

1. Site Plans
2. CUP 2023-02 Time Ext Reso 2025

KEY NOTES:

- ① 10 FEET PUBLIC UTILITY EASEMENT STRIKE
- ② 15 FEET SETBACK
- ③ BICYCLE PARKING
- ④ CLEAR AIR VEHICLE (CAV)
- ⑤ LOADING ZONE
- ⑥ TRASH ENCLOSURE
- ⑦ DRAINAGE PAVING
- ⑧ 2 FEET CAR OVERHANG
- ⑨ PUBLIC UTILITY EASEMENT
- ⑩ WAREHOUSING SIGN
- ⑪ TUBULAR FENCE
- ⑫ TRANSFORMER
- ⑬ MOTOR CYCLE PARKING
- ⑭ FLAG POLE
- ⑮ ACCESS EASEMENT
- ⑯ 12 FEET SOUND WALL



PROJECT SUMMARY
 PROJECT ADDRESS : 2921 SUN VALLEY COURT, TURLOCK CA, 95362

ZONING: HEAVY COMMERCIAL - CH
 SITE AREA: 52.83 ACRES (199,864 S.F.)

COVERAGE: 17.65%

| BUILDING BY FLOOR | | |
|-------------------|------|---------------------|
| FLOOR | SQFT | APPROX. (SQFOOTAGE) |
| LEVEL 4 | 27 | 19,724 |
| LEVEL 3 | 27 | 19,724 |
| LEVEL 2 | 27 | 19,724 |
| LEVEL 1 | 7 | 15,500 |
| TOTAL | 88 | 74,672 |

| PARKING REQUIRED: | # |
|------------------------------------|----|
| HOTEL 1 (one space per room) | |
| PARKING PROVIDED: | |
| STANDARD PARKING | 70 |
| ACCESSIBLE | 4 |
| ACCESSIBLE VAN/ELECTRIC VEHICLE | 1 |
| ELECTRIC VEHICLE | 10 |
| CLEAR AIR VEHICLE/ELECTRIC VEHICLE | 3 |
| TOTAL: | 88 |

| | |
|--------------------------------------------|----|
| MOTORCYCLE PARKING: | 4 |
| BICYCLE PARKING (5% of all vehicle spaces) | 13 |
| 5% for short term & 2% for long term | |

CH LANE DEVELOPMENT 6' WIDENING PROVIDED
 (Must be noted on approved PLD/PAZ)
 Minor Administrative Action
 Height Limit: None
 Trench Setbacks:
 Front: 15' @ 5' Side, 15' @ 5' Rear, 15' @ 5' Front

Parking Requirements:
 30 sq ft x 110' @ 1.10 for compact
 Compact Parking: Allow up to 30%
 Drive Inlet:
 Two way: 30' x 22'

ADA Parking: To comply w/ Federal Accessibility Guidelines, Required 5 spaces + 1 van
 Lengthing 15'0" x 32'0"

Bicycle Parking: 5% for short term, 2% for long term and Green Cycle, 10 spaces required

Clear Air Vehicles Parking (CAV): 16 1/2 spaces
 all van and 8 CAV spaces

| GREENROOM | | | | | | | |
|-----------|--------|--------|--------|--------|--------|--------|--------|
| FLOOR | NO. OF | NO. OF | NO. OF | NO. OF | NO. OF | NO. OF | NO. OF |
| LEVEL | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| LEVEL 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| LEVEL 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| LEVEL 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| LEVEL 4 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| TOTAL | 4 | 4 | 4 | 4 | 4 | 4 | 4 |

SUN VALLEY COURT

CLIENT: Stan Countryside LLC.



TURLOCK, CALIFORNIA



SCALE: 1" = 20'-0"

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SITE PLAN



A-01

Job No. 2021-181
 Date 2023-02-01



LEVEL 1

CLIENT: Stan Countryside LLC.



TURLOCK, CALIFORNIA



SCALE: 3/32" = 1'-0"

LEVEL 1 FLOOR PLAN

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Architecture, Design, Relationships.

A-02

Job No. 2021-041
Date 2022-02-11



CLIENT: Stan Countryside LLC.



TURLOCK, CALIFORNIA



SCALE: 3/32" = 1'-0"

LEVEL 2, 3, 4 FLOOR PLAN

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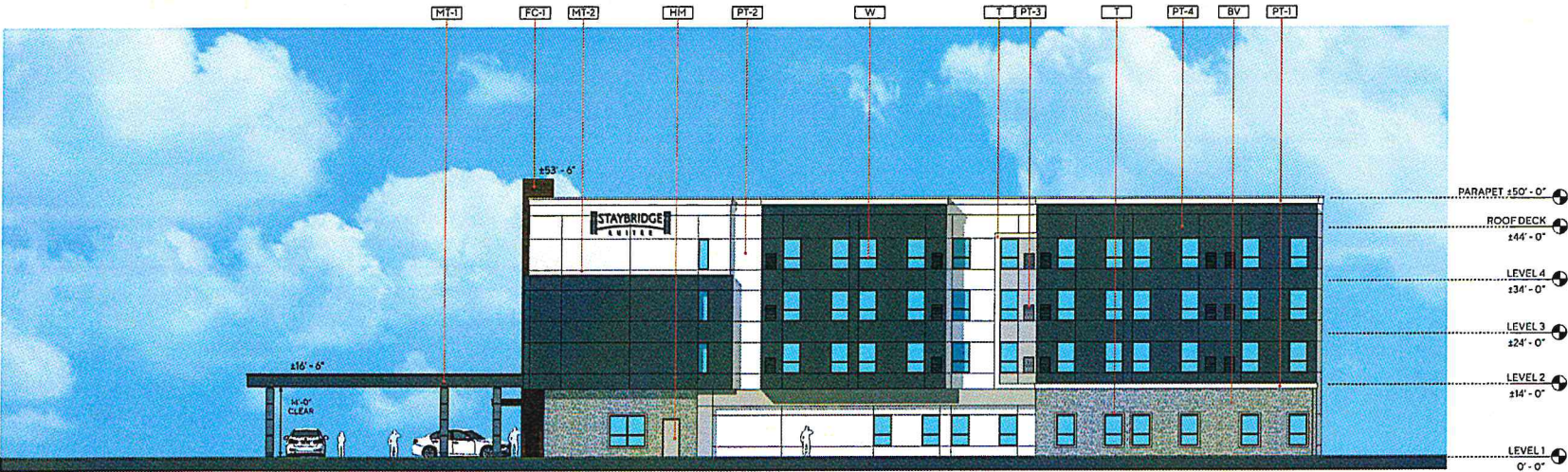


A-03

Job No. 2021-161
Date 2022-05-11



SOUTH ELEVATION (SUN VALLEY COURT)



EAST ELEVATION

| KEY | DESCRIPTION |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PAINT | |
| PT-1 | DUNN EDWARDS - LEAD GLASS DEW332 |
| PT-2 | DUNN EDWARDS - IGLOO DEW379 |
| PT-3 | DUNN EDWARDS - EAGLE'S VIEW DE6394 |
| PT-4 | DUNN EDWARDS - JET DE6378 |
| FIBER CEMENT SIDING | |
| FC-1 | NICHHA FIBER CEMENT VINTAGEWOOD WOOD SERIES COLOR: REDWOOD |
| FC-2 | NICHHA FIBER CEMENT ARCHITECTURAL BLOCK MODERN SERIES COLOR TO MATCH DUNN EDWARDS - LEGENDARY GRAY DE 6397 |
| METAL | |
| MT-1 | METAL CANOPY COLOR TO MATCH PT-4 |
| MT-2 | METAL REVEAL COLOR TO MATCH ADJACENT SURFACE |
| MISC | |
| BV | BRICK VENEER THE BELDEN BRICK COMPANY #530 VELOUR COLOR: GRAY |
| ST | ANODIZED CLASSIC BRONZE ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING ARCADIA ANODIZED ALUMINUM COLOR/NODIC STANDARD DARK BRONZE AB-7 SOLARBAN® 60 (2) CLEAR + CLEAR |
| W | ANODIZED CLASSIC BRONZE ALUMINUM WINDOW W/ LOW-E GLAZING ARCADIA ANODIZED ALUMINUM COLOR/NODIC STANDARD DARK BRONZE AB-7 SOLARBAN® 60 (2) AZURIA® + CLEAR |
| T | WINDOW SURROUND TRIM PAINTED COLOR: PT-1 |
| HM | HOLLOW METAL DOOR / FRAMES PAINTED COLOR: PT-3 |

CLIENT: Stan Countryside LLC.



TURLOCK, CALIFORNIA



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ELEVATIONS

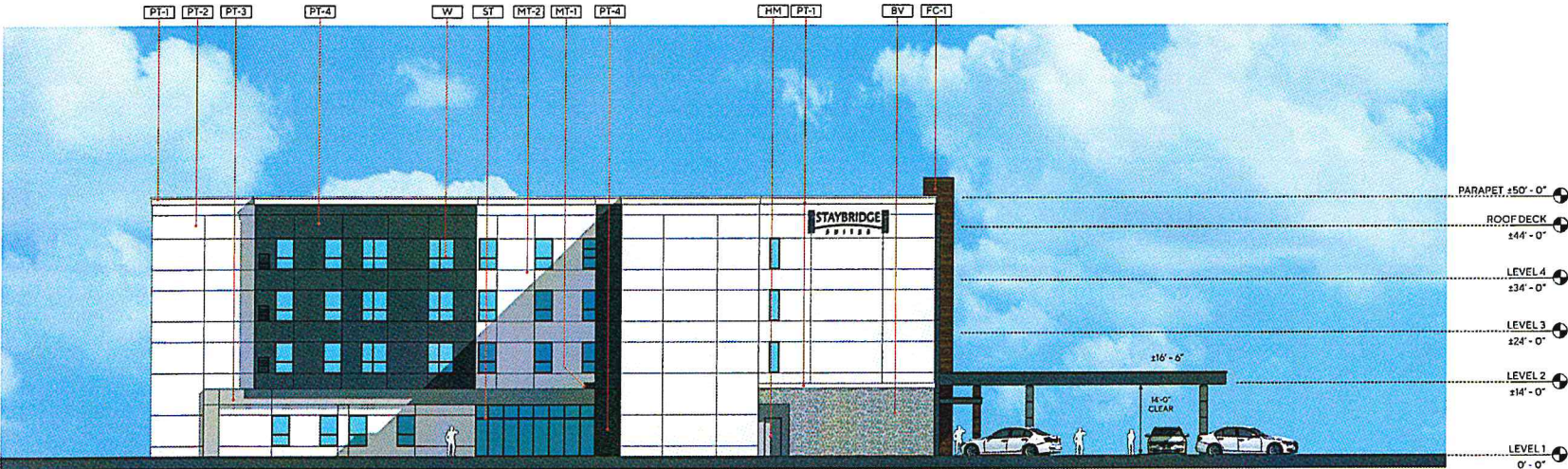


A-05

Job No: 2019-041
Date: 2023-02-11



NORTH ELEVATION



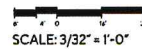
WEST ELEVATION (SUN VALLEY COURT)

| KEY | DESCRIPTION |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PAINT | |
| PT-1 | DUNN EDWARDS - LEAD GLASS DEW332 |
| PT-2 | DUNN EDWARDS - IGLOO DEW379 |
| PT-3 | DUNN EDWARDS - EAGLE'S VIEW DE6394 |
| PT-4 | DUNN EDWARDS - JET DE6378 |
| FIBER CEMENT SIDING | |
| FC-1 | NICHINA FIBER CEMENT VINTAGEWOOD WOOD SERIES COLOR: REDWOOD |
| FC-2 | NICHINA FIBER CEMENT ARCHITECTURAL BLOCK MODERN SERIES COLOR TO MATCH DUNN EDWARDS - LEGENDARY GRAY DE 6369 |
| METAL | |
| MT-1 | METAL CANOPY COLOR TO MATCH PT-4 |
| MT-2 | METAL TRAVEL COLOR TO MATCH ADJACENT SURFACE |
| MISC | |
| BV | BRICK VENEER THE BELDEN BRICK COMPANY #530 VELOUR COLOR: GRAY |
| ST | ANODIZED CLASSIC BRONZE ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING ARCADIA ANODIZED ALUMINUM COLORNODIC STANDARD DARK BRONZE AB-7 SOLARBAN® 60 (2) CLEAR + CLEAR |
| W | ANODIZED CLASSIC BRONZE ALUMINUM WINDOW W/ LOW-E GLAZING ARCADIA ANODIZED ALUMINUM COLORNODIC STANDARD DARK BRONZE AB-7 SOLARBAN® 60 (2) AZURIA® - CLEAR |
| T | WINDOW SURROUND TRIM PAINTED COLOR: PT-1 |
| HM | HOLLOW METAL DOOR / FRAMES PAINTED COLOR: PT-3 |

CLIENT: Stan Countryside LLC.



TURLOCK, CALIFORNIA



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ELEVATIONS

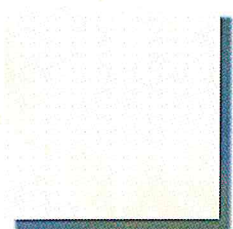


A-06

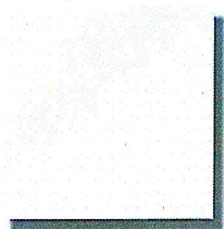
Job No 2021-001
Date 2023-02-11



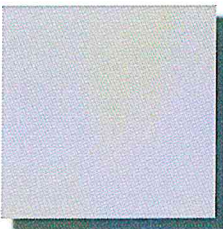
| KEY | DESCRIPTION |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PAINT | |
| PT-1 | DUNN EDWARDS - LEAD GLASS DEW332 |
| PT-2 | DUNN EDWARDS - IGLOO DEW379 |
| PT-3 | DUNN EDWARDS - EAGLE'S VIEW DEA3194 |
| PT-4 | DUNN EDWARDS - JET DEA378 |
| FIBER CEMENT SIDING | |
| FC-1 | NICHHA FIBER CEMENT VINTAGEWOOD WOOD SERIES COLOR: REDWOOD |
| FC-2 | NICHHA FIBER CEMENT ARCHITECTURAL BLOCK MODERN SERIES COLOR TO MATCH: DUNN EDWARDS - LEGENDARY GRAY DE 6369 |
| METAL | |
| MT-1 | METAL CANOPY COLOR TO MATCH PT-4 |
| MT-2 | METAL REVEAL COLOR TO MATCH ADJACENT SURFACE |
| MISC | |
| BV | BRICK VENEER THE BELDEN BRICK COMPANY 8530 VELOUR COLOR: GRAY |
| ST | ANODIZED CLASSIC BRONZE ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING ARCADIA ANODIZED ALUMINUM COLOR/NODIC STANDARD DARK BRONZE AB-7 SOLARBAN® 60 (2) CLEAR + CLEAR |
| W | ANODIZED CLASSIC BRONZE ALUMINUM WINDOW W/ LOW-E GLAZING ARCADIA ANODIZED ALUMINUM COLOR/NODIC STANDARD DARK BRONZE AB-7 SOLARBAN® 60 (2) AZURIA® + CLEAR |
| T | WINDOW SURROUND TRIM PAINTED COLOR: PT-1 |
| HM | HOLLOW METAL DOOR / FRAMES PAINTED COLOR: PT-3 |



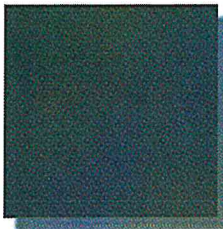
PT-1



PT-2



PT-3



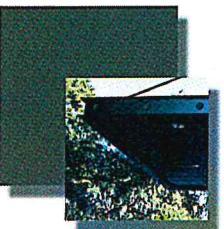
PT-4



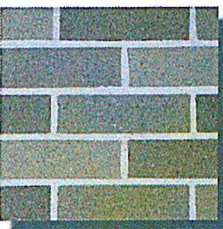
FC-1



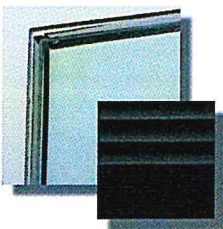
FC-2



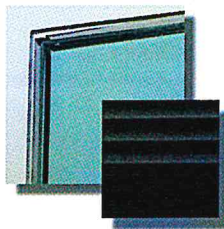
MT-1



BV



T



W

CLIENT: Stan Countryside LLC.



TURLOCK, CALIFORNIA

COLOR & MATERIAL BOARD

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A-07

Job No 2023-041
Date 2023-02-11

RECORDING REQUESTED BY:
CITY OF TURLOCK

When Recorded Mail to:

City of Turlock
Development Services
Planning Commission
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

Exempt From Fee per Government --Code §6103

Space above this line is reserved for the recorder's office.

RESOLUTION NO. 2025-29

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF TURLOCK
GRANTING A ONE-YEAR TIME EXTENSION FOR
CONDITIONAL USE PERMIT 2023-02
(STAYBRIDGE SUITES)**

PROPERTY OWNER: Stan Countryside LLC
20342 SW Acacia Street
Newport Beach, CA 92660

APPLICANT: AO Architects
144 N. Orange Street
Orange, CA 92866

SITE ADDRESS: 2931 Sun Valley Court

APN: 087-028-019

WHEREAS; AO Architects, is seeking approval for a one-year time extension for the previously approved Conditional Use Permit to develop, an approximately 2.58-acre property with a four-story, 78,450 square foot, 88-room hotel; and

WHEREAS, in accordance with Turlock Municipal Code Section 9-5-610 Conditional Use Permits are in effect for one year unless continuous progress toward completion of the project is being made; and,

WHEREAS, in accordance with Turlock Municipal Code §9-5-611 Conditional use permits: Renewal states If an application for renewal is filed prior to expiration, a conditional use permit may be renewed for an additional one (1) year period. The acting agency may grant or deny an application for renewal in the same manner as set forth for the original application, and,

WHEREAS the Northwest Triangle Specific Plan establishes a 35-foot height limit in the underlying Heavy Commercial zoning district; and

WHEREAS, the applicant, on May 4, 2023, was granted an exception to the 35-foot height limit established in the Heavy Commercial zoning district and the Northwest Triangle Specific Plan; and

WHEREAS, 94 on-site parking spaces, landscaping, and other improvements are proposed in conformance with the development standards and design guidelines established for the Heavy Commercial zoning district and Northwest Triangle Specific Plan; and

WHEREAS, the property affected by this Resolution is located at 2931 Sun Valley Court, more specifically described as Stanislaus County Assessor's Parcel Number 087-028-019; and

WHEREAS, the property affected by this Resolution is zoned Heavy Commercial with a Heavy Commercial General Plan land use designation; and,

WHEREAS, after a duly noticed public hearing was held December 4 2025, the Planning Commission found and determined as follows:

Section 1. The proposed project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) under the CEQA Guidelines Section 15332 [Infill Development Projects].

Section 2. That the project meets all of the findings for granting of a Conditional Use Permit as follows:

1. That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping, and other features required by the Municipal Code or the Planning Commission to make sure such use is compatible with the land and uses in the vicinity;
2. That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and
4. That the site for the proposed use is in conformance with the General Plan.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Turlock having received no public comments on the project finding:

Section 1. The proposed project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section with Section 15332

Section 2. That said time extension for Conditional Use Permit 2023-02 (Staybridge Suites) subject to compliance with all applicable codes and ordinances, subject to the terms and conditions set forth below. All conditions listed below shall be complied with prior to issuance of a Certificate of Occupancy, or equivalent, unless otherwise stipulated.

Planning Division (668-5640)

1. This permit authorizes a one-year time extension for the previously approved project for the construction of an 88-room, 4-story hotel on a 2.58-acre parcel located at 2931 Sun Valley Court (Stanislaus APN 087-028-019). No changes from the original approval, site plans, and elevations are proposed. The original project requested an exception to the 35-foot height limit established in the Northwest Triangle Specific Plan for the heavy commercial (CH) zoning district. The 78,450 square foot hotel measures approximately 50-feet from grade to the parapet and approximately 53'6" in height for the architectural tower element at the port cochere. A total of 94 onsite-parking spaces and four motorcycle parking spaces are proposed. Access to the project site is provide through the existing 32' access and utility easements on the east and west sides of the parcel. Additional onsite improvements include paving, parking lot striping, onsite lighting, an outdoor multiuse lawn and seating

area and landscaping; off-site improvements including curb, gutter, and sidewalk have already been installed.

2. All conditions contained in Conditional Use Permit 2023-02 (CUP 2023-02) shall be met in accordance with all applicable codes and ordinances, subject to the terms and conditions set forth in the original Conditional Use Permit granted on May 4, 2023.

Section 3. That said Conditional Use Permit is hereby granted subject to compliance with all applicable codes and ordinances, and subject to the terms and conditions set forth herein. All conditions listed shall be complied with prior to issuance of a Certificate of Occupancy, or equivalent, unless otherwise stipulated.

Section 4. The Director of Development Services, or designee, is hereby directed to record this Resolution at the office of the County Recorder of the County of Stanislaus.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 4th day of December 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

NOT PARTICIPATING:

ATTEST: _____

KATIE QUINTERO
PLANNING MANAGER &
SECRETARY OF THE TURLOCK PLANNING COMMISSION
FOR THE CITY OF TURLOCK

WITNESS: _____

ALEXIA FUENTES
STAFF SERVICES TECHNICIAN
CITY OF TURLOCK