

Planning Commission Special Meeting Agenda



January 15, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Commission Chair
Constance Anderson

Commission Members

Patrick Shields
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, UPDATES, AND APPOINTMENTS**
 - A. Election of Officers
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

**CITY OF TURLOCK
PLANNING COMMISSION
SPECIAL MEETING AGENDA
Thursday, January 15, 2026**

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 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 form in the explanation of the individual items.

- A. Motion: Accepting the Minutes of the November 6, 2025 Regular Planning Commission meeting
- B. Motion: Accepting the Minutes of the December 4, 2025 Regular Planning Commission Meeting
- C. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

7. PUBLIC HEARINGS

- A. Conditional Use Permit 2025-01 Amendment: The applicant is requesting modifications to the previously approved Adult Day Care Center (CUP 25-01) project. The revised proposal includes changes to the overall site layout, updated building elevations, and a reconfigured parking lot. Additionally, the applicant is proposing to install a new security gate to provide controlled access for their company vehicles. The project will be completed in two phases: Phase 1 will include a 11,500 sq. ft. main facility with communal spaces, activity rooms, dining areas, and administrative offices to support social engagement and specialized care services. Phase 2, to commence within 24 months from issuance or granting of the CUP, will add a 10,000 sq. ft. expansion with additional program spaces, therapy rooms, and recreational areas. The site will feature perimeter fencing, a gated transportation area, and on-site improvements such as paving, curbing, lighting, parking, a trash enclosure, and landscaping. Off-site improvements will include new curb, gutter, and sidewalk installations.
- B. Ordinance Amendment 2026-01 (OA 2026-01): Staff has requested this item to be continued to the next scheduled Planning Commission meeting on February 5, 2026.

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.

**CITY OF TURLOCK
PLANNING COMMISSION
SPECIAL MEETING AGENDA
Thursday, January 15, 2026**

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

--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:

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.

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.

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
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.

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.

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.

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.

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.

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.

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.

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.

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.

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

6.B

Thursday, December 4, 2025
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

DRAFT-MINUTES
Regular Meeting
Turlock Planning Commission

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 Ray Souza, Matthew Davis, Constance Anderson, Jim Reape, Sukhminder Deol

Absent: Commissioners Mark Reese, Bryan Saint, Bryan Tribble

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

4. ANNOUNCEMENTS & UPDATES

Planning Manager Katie Quintero informed the Commission that Planning Commission agendas and staff reports are transitioning to the CivicPlus platform. Commissioners may notice changes in formatting and report layout. She explained that the structure of staff reports will be slightly different and encouraged Commissioners to provide feedback on any additional information they would like included in future agendas.

Planning Manager Quintero also announced that City Hall will be closed from December 23rd until January 1st, with offices reopening on January 2.

She noted that the first meeting of January was canceled due to the holiday and a special meeting will be called.

5. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

Milt Trieweler 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 November 6, 2025 Regular Meeting

B. Motion: Waiving Reading of All Ordinances of the Agenda, Except by Title

Planning Manager Quintero noted that the minutes of the November 6, 2025 Regular Meeting will be continued to the next meeting due to the absence of a quorum.

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to approve waiving reading of all ordinances of the agenda, except by title. Motion carried 5/0 by the following vote:

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

7. PUBLIC HEARINGS

Chair Anderson noted there was one item.

A. One-Year Time Extension for Conditional Use Permit 2023-02 (Staybridge Suites): Planning Manager Katie Quintero presented the staff report. 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. A noise study was required because it is within the General Plan noise contour for Highway 99 as well as Golden State Boulevard and railroad. The noise study identified that mitigation would be material for windows as well as the requirement that a 12-foot sound barrier wall be constructed around the patio and pool area to ensure that that outdoor area stays within the acceptable noise levels established in the General Plan.

Planning Manager Quintero noted that a building permit application and constructions drawings were submitted on November 4, 2025 indicating that there is significant progress in the plan to move forward with the project.

Commissioner Reape asked about height restrictions and the possibility of simplifying the process for the Northwest Triangle Specific Plan. He asked if staff is tracking items for consideration for the General Plan Update.

Planning Manager Quintero responded that staff tries to monitor issues to determine whether it would be appropriate to adopt sub-areas, particularly to distinguish areas adjacent to residential uses from heavy commercial areas.

Public Participation

Chair Anderson opened the floor for public hearing.

Milt Trieweler spoke in favor of the project. He asked what the maximum height is in Turlock.

Planning Manager Quintero said it depends on the zoning, there are some zoning districts that do not have height restrictions.

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

Motion:

Commissioner Souza moved, seconded by Commissioner Reape 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. Motion carried by a 5/0 vote.

Commissioner Reese	Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Absent	Yes	Yes	Yes	Yes	Absent	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 commented that he was enjoying the new publicity campaign the city is putting out such as social media posts, advertising. He noted that the Christmas parade is on Friday.

Commissioner Souza gave his compliments to whomever decorated the Christmas tree.

Chair Anderson asked if there was a timeline for general plan update.

Planning Manager Quintero said there is not a specific timeline, but she anticipates starting to write a Request for Proposal (RFP) at the beginning of the year. She said realistically starting the process would be late next year.

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 6:24 p.m.

RESPECTFULLY SUBMITTED

Constance Anderson
Planning Commission Chair

Katie Quintero
Planning Manager

Planning Commission Staff Report

January 15, 2026



From: Katie Quintero, Planning Manager
Prepared by: katie bailey, Assistant Planner
Agendized by: Adrienne Werner, Development Services Director

1. ACTION RECOMMENDED:

Granting an Amendment to Conditional Use Permit 2025-01

I move that the Planning Commission determine that the project is Categorically Exempt from the provisions of CEQA Section 15332 [Infill Development Projects] and grant the amendment to Conditional Use Permit 2025-01 having determined the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution 2026-01.

2. NARRATIVE: REQUEST

The applicant is requesting modifications to the previously approved Adult Day Care Center (CUP 25-01) project. The revised proposal includes changes to the overall site layout, updated building elevations, and a reconfigured parking lot. Additionally, the applicant is proposing to install a new security gate to provide controlled access for their company vehicles. The project will be completed in two phases: Phase 1 will include a 11,500 sq. ft. main facility with communal spaces, activity rooms, dining areas, and administrative offices to support social engagement and specialized care services. Phase 2, to commence within 24 months from issuance or granting of the CUP, will add a 10,000 sq. ft. expansion with additional program spaces, therapy rooms, and recreational areas. The site will feature perimeter fencing, a gated transportation area, and on-site improvements such as paving, curbing, lighting, parking, a trash enclosure, and landscaping. Off-site improvements will include new curb, gutter, and sidewalk installations.

BACKGROUND

This project was originally reviewed by the Planning Commission on May 1, 2025, and approved by a 6–1 vote. The current amendment is requested to address proposed site plan changes.

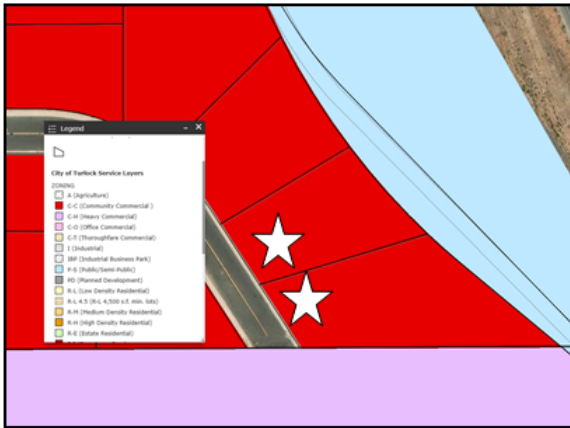
The facility, will serve adults ages 18-64 that have a diagnosis of either an Intellectual/Developmental Disability, Autism, Cerebral Palsy, or Seizure Disorders and require specialized treatment including behavioral intervention and mental health support. The staff-to-client ratio is 1:3. The program will provide services for 100-125 individuals and will employ approximately 50-55 employees.

The program is licensed by the California Department of Social Services, Community Care Licensing Division and will operate Monday through Friday from 7:30 a.m. to 4:00 p.m., with direct services provided from 9:00 a.m. to 3:00 p.m. No medical services or 24-hour care is provided or permitted.

PROPERTY AND SURROUNDING AREA

The project site is located in the Community Commercial zoning district adjacent to Highway 99. It is uniquely located in an area with two Specific Plan designations, West Side Industrial

Specific Plan (WISP) and North West Triangle Specific Plan (NWTSP). The two properties will remain separate parcels and will share parking through a Recipical Parking Access Agreement. The zoning and General Plan designations of surrounding properties are as follows:



Direction	Zoning	General Designation	PlanCurrent Use
North	Community Commercial (CC)	Community Commercial (CC)	Vacant land
South	Heavy Commercial (CH)	Heavy Commercial (CH)	Almond Orchard
West	Community Commercial (CC)	Community Commercial (CC)	Vacant Land
East	Highway 99 / Ramp	On-N/A	State Highway

PROJECT REQUEST & EVALUATION

The applicant is requesting approval of an amendment to the previously approved project. The proposed amendment includes revisions to the site layout and architectural design only. The overall use, operations, intensity, operation and function of the project remain unchanged.

The originally approved project proposed construction of a 12,000 square foot facility. Under this amendment, the building size has been reduced to 11,500 square feet. No changes are proposed to the intended use of the facility, the population served, hours of operation, staffing levels, or licensing requirements.

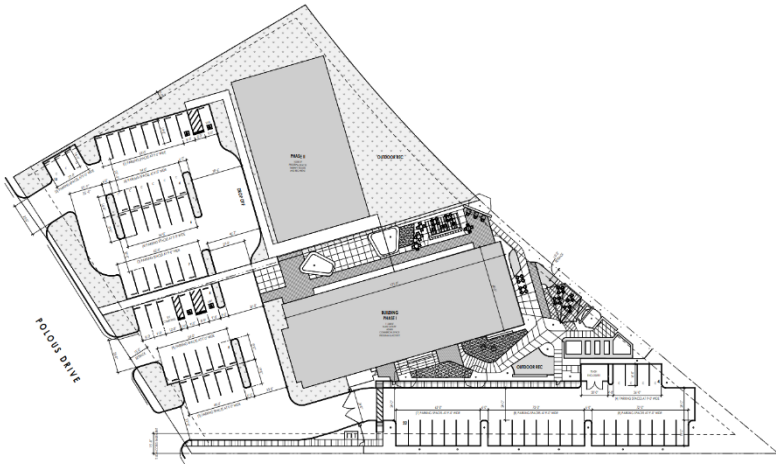
In addition, the outdoor recreation center and on-site parking areas have been redesigned to improve site functionality, circulation, and overall layout. There will be a second outdoor recreation area as well as secure parking for the staff and company vehicles. These changes do not increase the number of clients served, employees, or vehicle trips beyond what was previously anticipated and approved.

All other aspects of the project, including program operations, staff-to-client ratios, services provided, and phasing, remain consistent with the previously approved project.

The program is licensed by the California Department of Social Services, Community Care Licensing Division and will operate Monday through Friday from 7:30 a.m. to 4:00 p.m., with direct services provided from 9:00 a.m. to 3:00 p.m. No medical services or overnight call is proposed or permitted.

Phasing Plan:

- **Phase 1:** Construction of a 11,500 sq. ft. facility with general programming areas, dining, and offices.
- **Phase 2:** A 10,000 sq. ft. expansion, to commence within 24 months of granting of a CUP, to include therapy rooms and additional recreational spaces.



SITE PLAN & PARKING

The site includes:

- Secure perimeter fencing
- Gated transportation drop-off/pick-up zone
- 60+ parking stalls including ADA-compliant spaces
- Trash enclosure
- New paving, curbing, site lighting, and landscaping
- Off-site frontage improvements include: curb, gutter, and sidewalk

Individuals are picked up at their homes and brought to the site by the facility’s bus/van and returned to their homes at the end of the day.

The Municipal Code does not contain parking requirements for an adult day care use. The Institute of Traffic Engineer’s (ITE) Parking Manual has a Day Care Center Use (565). The ITE parking manual describes a day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for school-age children. Although those attending will be adults and not children the services provided are similar in nature and the drop off and pick up trips will be similar creating similar parking demand. The ITE parking ratio is 2.45 spaces per 1,000 square feet of gross floor area. Based on a total of 21,500 square feet, approximately 54 parking spaces are required. A total of 68 parking spaces are provided.



BUILDING DESIGN & ARCHITECTURE

The building architecture features contemporary design elements that incorporate materials such as stucco, veneer, and paneling. Large windows, varied rooflines, and landscape buffers soften the building’s presence and improve compatibility with nearby development.

The building design and architecture meets the design requirements and intent established in the Northwest Triangle Specific Plan and the Westside Industrial Specific Plan.

Zoning and General Plan

The two properties are uniquely located in two overlapping master plan areas. The Westside Industrial Specific Plan (WISP) and the Northwest Triangle Specific Plan (NWTSP). Neither specific plan specifically list adult day program facilities as an allowed use. The Zoning Ordinance (TMC§9-1-202) states day care center *“shall mean any child care facility, as defined in Section 1596.76 of the California Health and Safety Code, other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school-age child care centers.”*

The table below outlines the uses closest in description and the land use entitlement needed in order to operate in the respective master plan areas. Although the adult day program is not listed as a use in any of these areas it is similar in intensity to office uses, day care centers and trade schools. The individuals served will have the opportunity to learn life skills, similar to skills offered in a trade/vocational school.

Use	WISP	NWTSP*
Office	MDP	MDP
Day Care Center	NP	MAA
Trade Schools	MDP	MDP

*Uses for the NWTSP are established in the Zoning Ordinance

TMC §9-3-102 states that uses not contained in the use classification chart may be permitted subject to a conditional use permit. Such conditional uses must be of a similar nature and intensity as other uses in the district as determined by the Development Services Director or

designee. Because of the dual master plan designations and the similarities in use, it was determined that a conditional use permit is the appropriate land use entitlement.

Signage

No signs have been approved as part of this project. Any signs proposed must comply with the Turlock Municipal Code. A separate sign permit reviewed and issued by the Planning Division is required prior to the installation of any signs.

Public Noticing

In accordance with Turlock Municipal Code §9-5-120 a public notice was sent out to all property owners within 500 feet of the project site and a public notice sign was posted on the property. Staff received no comments.

FINDINGS

In order to approve 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 proposed adult day care program provides daytime services to adults with intellectual and developmental disabilities in a manner that is compatible with the surrounding area. Program participants are transported to and from the site by facility-operated buses or vans, with no overnight stays or 24-hour care provided. The proposed changes to the site layout and design add additional functionality and enhance site security while maintaining the previously approved level of use and operations similar to other uses that meet design standards in the WISP and NWTSP. As proposed, the project is consistent with applicable standards and will not result in adverse impacts to the surrounding community. Therefore staff recommends approval at this time.

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

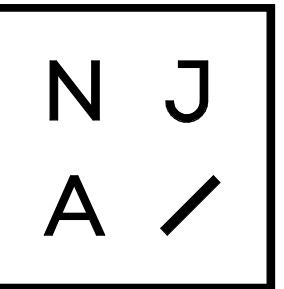
quality, or water and the site does not contain habitat value for endangered or rare species. The property is fully within City limits is less than five acres in size, and will be served by all necessary utilities and public services. Therefore, the project qualifies for a Categorical Exemption under CEQA §15332 [Infill Development Projects].

5. ATTACHMENTS:

1. 2600 Polous Drive Site Plan
2. Exhibit A CUP 2025-01 Amendment Resolution

LEGEND:

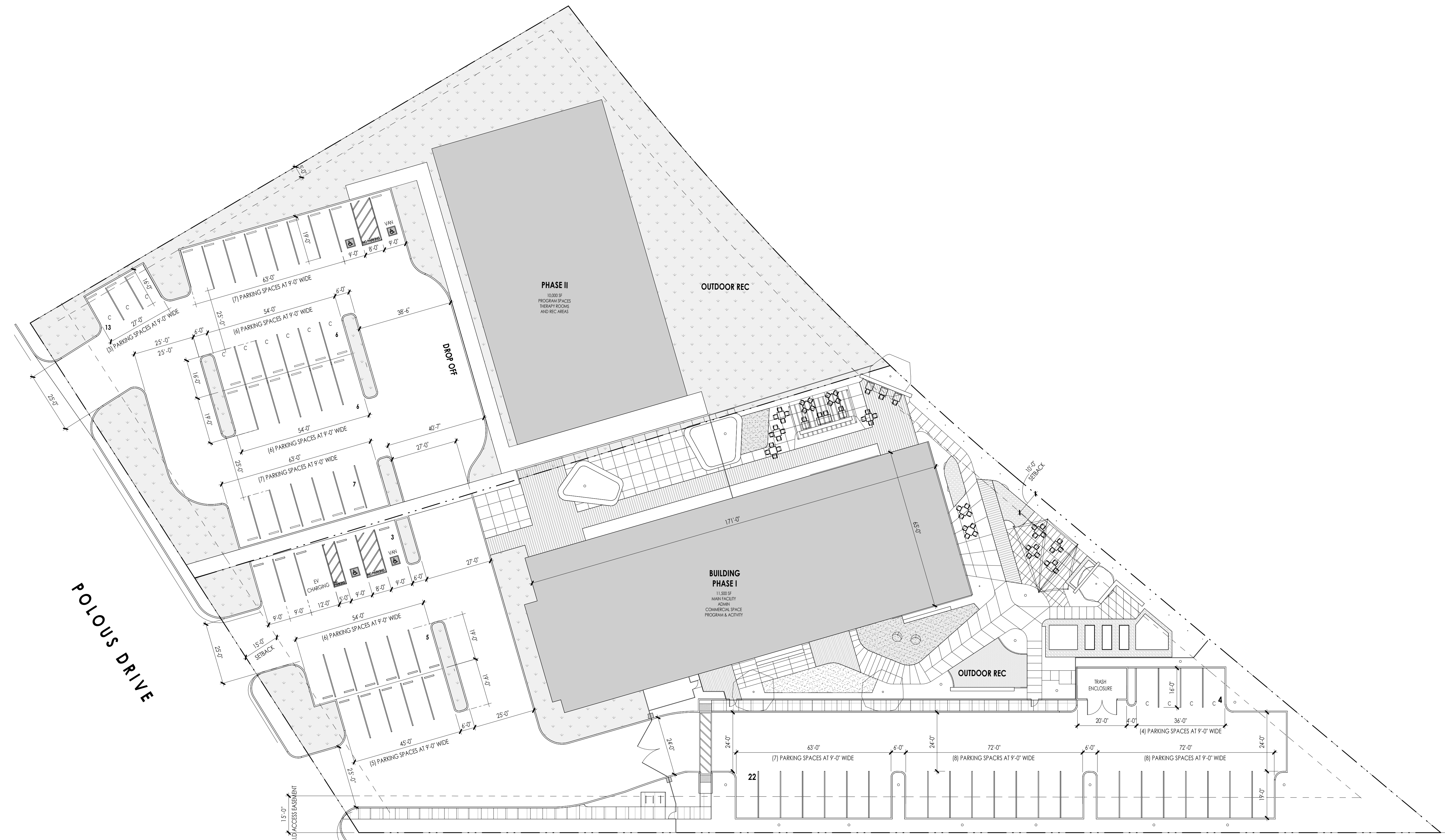
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- [Solid Grey Box] (N) BUILDING / TENANT IMPROVEMENT
- [Grid Pattern Box] (N) CONCRETE
- [Horizontal Line Pattern Box] (N) PAVERS OR COLORED CONCRETE, U.O.N. - S.C.D.
- [Dotted Pattern Box] (N) LANDSCAPING, U.O.N. - S.L.D.
- [Circular Pattern Box] (N) GRAVEL, U.O.N. - S.C.D.
- [Cross-hatch Pattern Box] (N) RUBBERIZED FALL SURFACE, U.O.N. - S.C.D.
- [Diagonal Line Pattern Box] (N) SYNTHETIC LAWN, U.O.N. - S.C.D.
- [White Box] (N) A.C. PAVING, U.O.N. - S.C.D.



ARCHITECT
NJA ARCHITECTURE
 212 W. PINE STREET, STE #1
 LOS ANGELES, CA 90012
 213.463.6300
 www.njaarchitecture.com

ZANDY INVESTMENT LLC
 3461 W. GETTYSBURG AVE.
 FRESNO, CA 93722

AMVA ADULT DAY PROGRAM
 2600/2630 POLOUS DRIVE
 TURLOCK, CA 95382



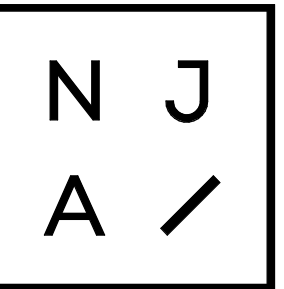
REVISIONS
 NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

PERMIT SUBMITTAL
 12.13.2025

SITE PLAN

A101

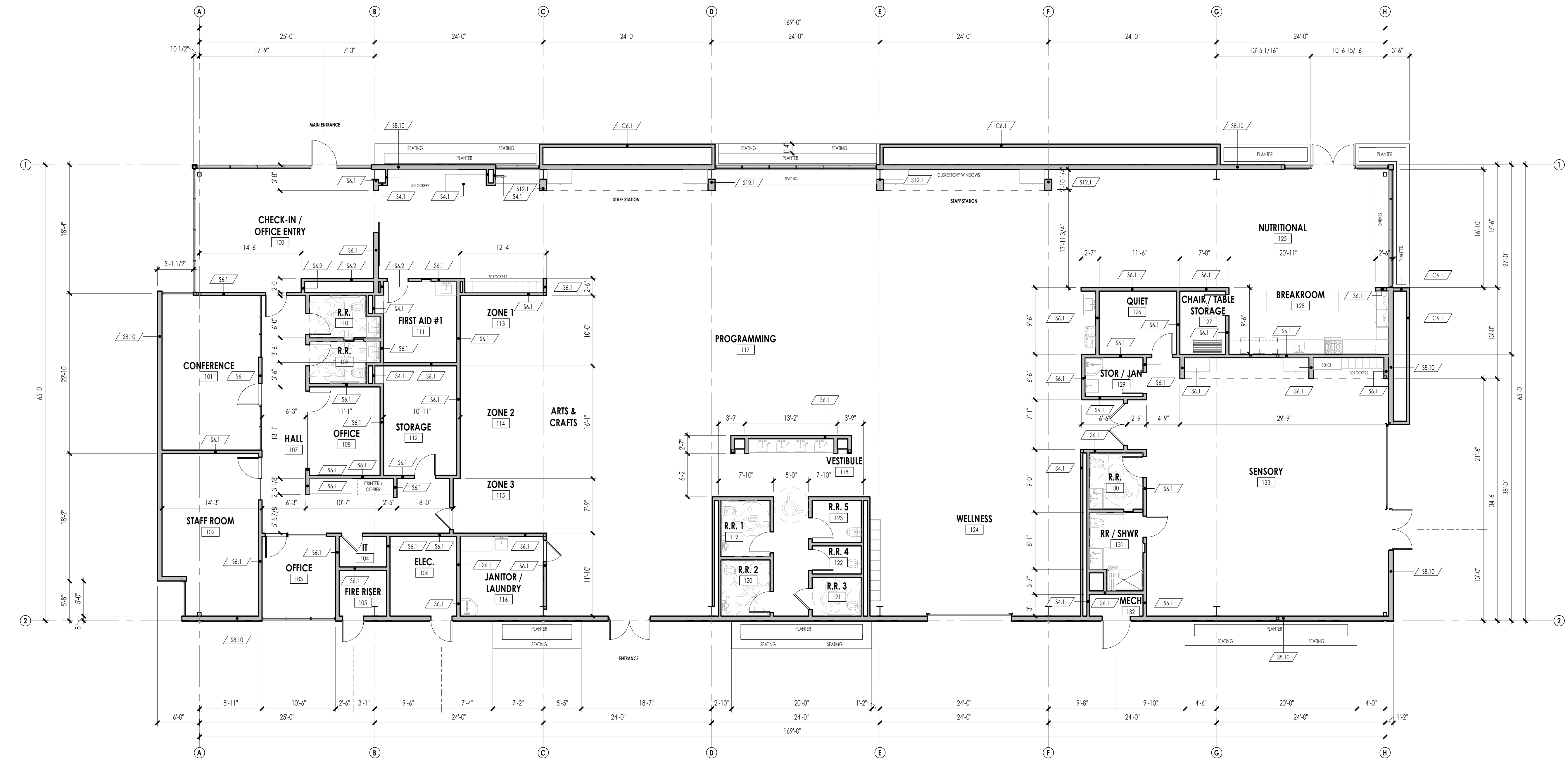


LEGEND:
 ROOM TAG:
 [101] ROOM NAME
 ROOM NO.
 (N) STUD WALL - SEE WALL TYPES
 [S12.3C] WALL TAG & REFERENCE NO. - SEE WALL TYPES

ARCHITECT
NJA ARCHITECTURE
 212 W PINE STREET, STE #1
 LOS ANGELES, CA 90012
 213.405.6300
 www.njaarchitecture.com

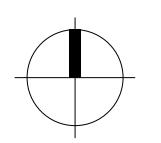
ZANDY INVESTMENT LLC
 3461 W. GETTYSBURG AVE.
 FRESNO, CA 93722

AMVA ADULT DAY PROGRAM
 2600/2630 POLOUS DRIVE
 TURLOCK, CA 95382



REVISIONS

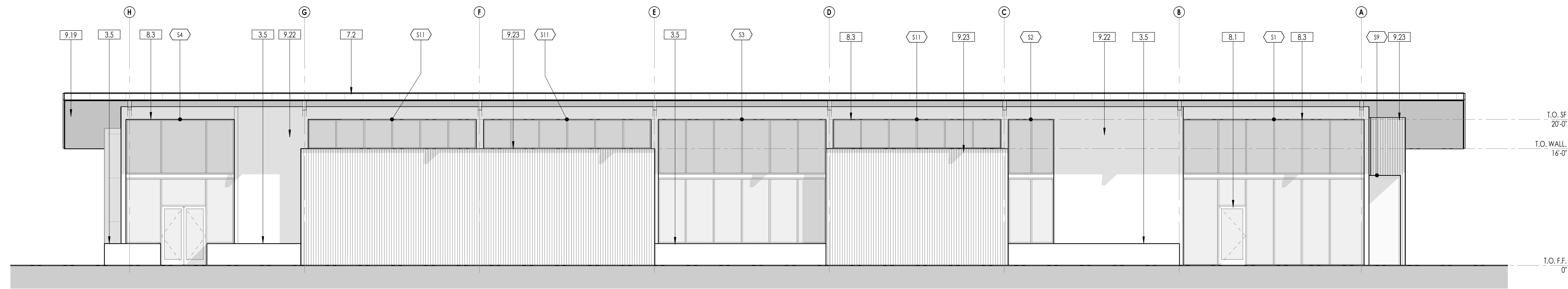
NO.	DESCRIPTION	DATE



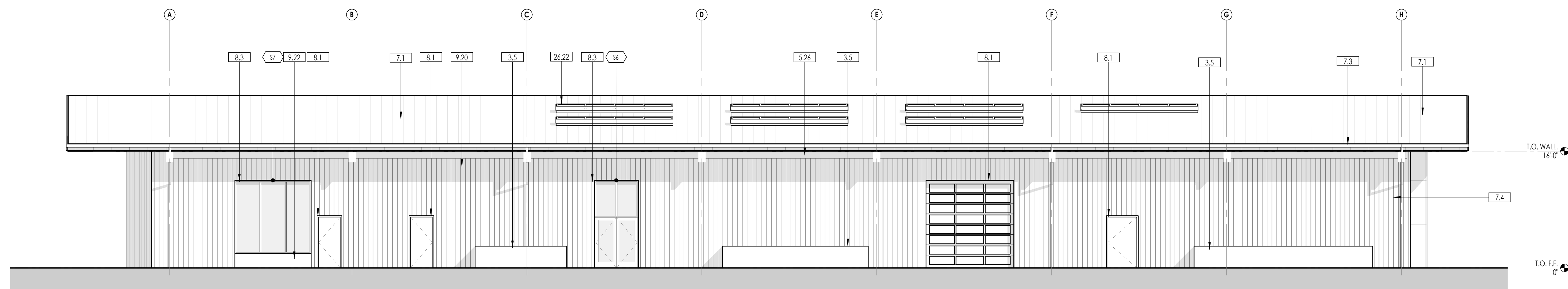
PERMIT SUBMITTAL
 12.13.2025

DIMENSION PLAN

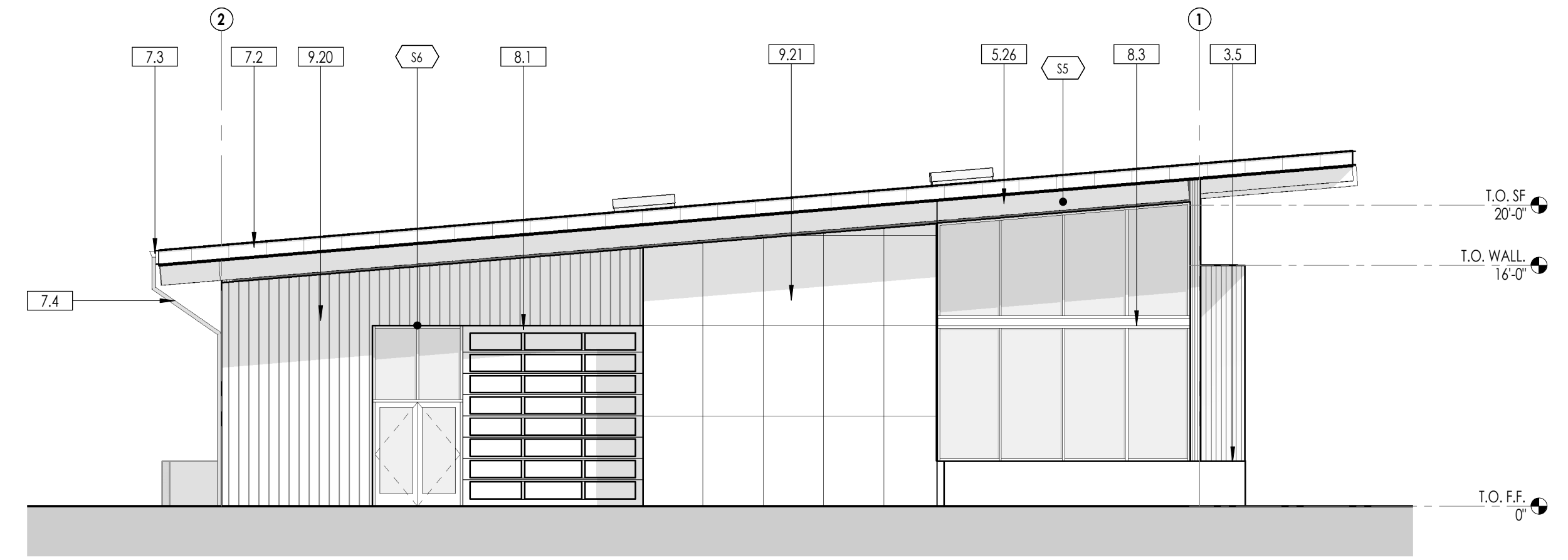
A210



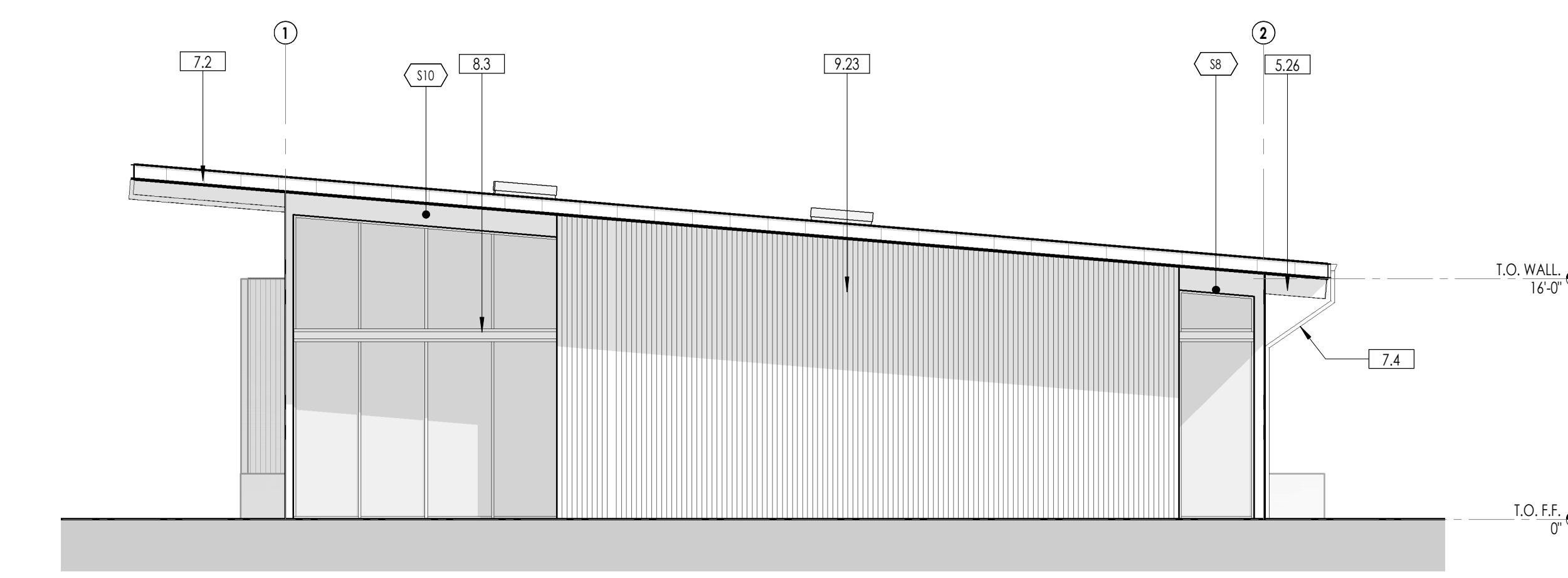
1 NORTH ELEVATION
AS00 1/8" = 1'-0"



2 SOUTH ELEVATION
AS00 1/8" = 1'-0"

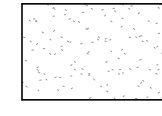

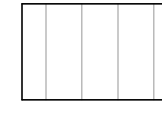


3 EAST ELEVATION
AS00 1/8" = 1'-0"



4 WEST ELEVATION
AS00 1/8" = 1'-0"

EXTERIOR MATERIALS:

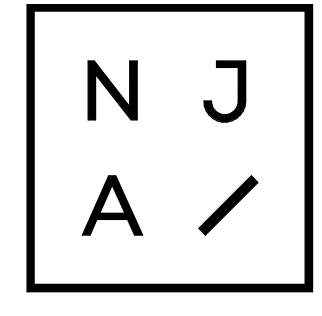
-  EW01 STUCCO - SEE FINISH SCHED.
-  EW02 STUCCO - SEE FINISH SCHED.
-  EW03 METAL SIDING - SEE FINISH SCHED.

GENERAL NOTES:

1. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL.
2. PROVIDE GUTTERS AND DOWN SPOUTS - SEE ROOF PLAN.
3. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A9 SERIES.

KEYNOTES:

- 3.5 CAST-IN-PLACE CONC. PLANTER - S.S.D.
- 5.26 MET. BLDG. STRUCTURE - S.S.D.
- 7.1 STANDING SEAM MET. ROOF PANELS - COLOR AS SELECTED BY ARCH. - SEE ROOF PLAN
- 7.2 PREFINISHED G.S.M. FASCIA TRIM - COLOR AS SELECTED BY ARCH.
- 7.3 PREFINISHED G.S.M. GUTTER - COLOR AS SELECTED BY ARCH. - SEE ROOF PLAN
- 7.4 PREFINISHED G.S.M. D.S. - CONN. TO S.D. - COLOR AS SELECTED BY ARCH. - SEE ROOF PLAN
- 8.1 DOOR PER PLAN & SCHED.
- 8.3 STOREFRONT PER PLAN & SCHED. - DARK BRONZE FRAMING
- 9.19 MET. SOFFIT - PRIME & PAINT - SEE RCP
- 9.20 LIGHT GRAY METAL SIDING - SEE EXTERIOR ELEVATIONS
- 9.21 CORTEN METAL SIDING - SEE EXTERIOR ELEVATIONS
- 9.22 CHARCOAL HIGH PRESSURE LAMINARE (FUNDERMAX) - SEE EXTERIOR ELEVATIONS
- 9.23 JAPANESE CHARRED WOOD (SHOU SUGI BAN) SIDING - SEE EXTERIOR ELEVATIONS
- 26.22 PV SOLAR PANEL - S.E.D.



ARCHITECT
NJA ARCHITECTURE
212 W PINE STREET, STE #11
LOS ANGELES, CA 90012
209.402.6380
www.njarchitecture.com

ZANDY INVESTMENT LLC
3461 W. GETTYSBURG AVE.
FRESNO, CA 93722

AMVA ADULT DAY PROGRAM
2600/2630 POLOUS DRIVE
TURLOCK, CA 95382

REVISIONS

NO.	DESCRIPTION	DATE

PERMIT SUBMITTAL
12.13.2025

EXTERIOR ELEVATIONS

A500





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.

DRAFT RESOLUTION NO. 2026-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF TURLOCK
AMENDING CONDITIONAL USE PERMIT 2025-01
(ADULT DAY CARE CENTER)**

PROPERTY OWNER: Zandy Investments LLC
3461 W Gettysburg Ave
Fresno, CA 93722

APPLICANT: Zandy Investments LLC
3461 W Gettysburg Ave
Fresno, CA 93722

SITE ADDRESS: 2600 and 2630 Polous Drive

APN: 089-019-013, 089-019-014

WHEREAS, Zandy Investments has applied for an amendment to the approval to construct an Adult Day Care Center on two parcels totaling 2.31 acres.

WHEREAS, The project is proposed to be completed in two phases: Phase 1 will include a 11,500 square foot main facility with communal spaces, activity rooms, dining areas, and administrative offices to support social engagement and specialized care services. Phase 2, to commence within 24-months of granting of a CUP, will add a 10,000 square foot expansion with additional program spaces, therapy rooms, and recreational areas.

WHEREAS, the properties are zoned Community Commercial (CC); and

WHEREAS, the properties are located in the Westside Industrial Specific Plan and the Northwest Triangle Specific Plan; and

WHEREAS, Day Care facilities, trade schools and offices may be permitted with a Minor Discretionary Permit (MDP) in Community Commercial (CC) zoned districts pursuant to the Turlock Municipal Code Section 9-3-202; and

WHEREAS, the Turlock Municipal Code Section 9-3-302 requires a Conditional Use Permit for uses not contained in the use schedule that are similar to other allowed uses in the district; and

WHEREAS, the Adult Day Care Facility is not a listed use in the CC zoning district but is similar in intensity to other uses allowed in the district; and

WHEREAS, the properties affected by this Resolution are located at 2600 and 2630 Polous Drive, more specifically described as Stanislaus County Assessor's Parcel Numbers 089-019-013 and 089-019-014; and

WHEREAS, after a duly noticed public hearing was held on January 15, 2026, 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 hereby determines that the project is exempt from CEQA in accordance with Section 15332 of the CEQA Guidelines and grants an amendment to Conditional Use Permit 2025-01 (Adult Day Care Center) 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 resolution authorizes the construction of an adult day care center on two parcels totaling 2.31 acres at 2600 and 2630 Polous Drive, Stanislaus County APNs 089-019-013 and 089-019-014. The site will feature perimeter fencing, a gated transportation area, and on-site improvements such as paving, curbing, lighting, parking, a trash enclosure, and landscaping. Off-site improvements will include new curb, gutter, and sidewalk installations.

The program is licensed by the California Department of Social Services, Community Care Licensing Division and will operate Monday through Friday from

7:30 a.m. to 4:00 p.m., with direct services provided from 9:00 a.m. to 3:00 p.m. No medical services or 24-hour care is provided or permitted.

The facility, will serve adults ages 18-64 that have a diagnosis of either an Intellectual/Developmental Disability, Autism, Cerebral Palsy, or Seizure Disorders and require specialized treatment including behavioral intervention and mental health support. The staff-to-client ratio is 1:3. The program will provide services for 100-125 individuals and will employ approximately 50-55 employees.

2. Phasing Schedule

- Phase 1 will include a 11,500 square foot main facility with communal spaces, activity rooms, dining areas, and administrative offices to support social engagement and specialized care services. Phase 1 shall commence within 12-months of granting of a CUP. Pursuant to Turlock Municipal Code (TMC) §9-5-610, Phase 1 of this permit shall expire one (1) year from the date of approval, if construction has not begun or the use commenced. If requested prior to the date of expiration, the conditional use permit may be extended for an additional one-year period pursuant to TMC§9-5-611.
 - Phase 2 shall commence within 24-months of granting of a CUP, and will add a 10,000 square foot expansion with additional program spaces, therapy rooms, and recreational areas. If Phase 2 has not started construction or the use commenced within the required time frame, a one-year time extension must be requested prior to the date of expiration. If construction has not started or the use commenced within 60-months from the granting of the Conditional Use Permit, Phase 2 shall expire and a new Conditional Use Permit will be required for Phase 2.
3. The site shall be developed in accordance with the site plan submitted in conjunction with the application, and attached hereto, except as amended herein (Attachment 1).
 4. Minor amendments to the site layout and other conditions contained within this approval may be authorized by the Development Services Director on a case-by-case basis, provided that such amendments are consistent with the overall intent and purpose of the conditions contained herein.
 5. If at any time the State license of the adult day program facility is proposed to change an amendment to the Conditional Use Permit is required in accordance with TMC §9-3-202 ART3 Commercial Districts.
 6. The project shall be developed consistent with the standards and uses established for the Community Commercial (CC) zoning district in TMC §9-3-200, the Westside Industrial Specific Plan and the Northwest Triangle Specific Plan.
 7. All roof mounted mechanical equipment shall be screened from view from Polous Drive and Highway 99 by parapet walls or other architecturally integrated features of the building. Mechanical equipment shall be located below the highest vertical element of the building. Prior to the issuance of the building permit this requirement shall be verified and approved through review of the construction plans.

8. All electrical, gas, telephone, cable television, and similar distribution lines, including existing distribution lines, providing immediate service to the site shall be installed underground within the site.
9. Any proposed signs must meet comply with the Turlock Municipal Code for signage. A separate sign permit reviewed and issued by the Planning Division is required prior to the installation of any signs.
10. All above-ground utilities, such as backflow protection devices, fire department connections and transformers shall be located on the site in such a manner as to minimize the visual impact from the public right of way and adjacent properties and shall be adequately screened from public view through a combination of the use of colors and landscaping to create a continuous screen of a height comparable to the height of the equipment. Whenever possible, utilities and cabinets shall be placed to minimize exposure of the equipment to public view. A minimum three (3) foot wide path shall be provided for pedestrian clearance consisting of crushed gravel or similar material shall be provided to allow easy access to the equipment and, if applicable, the concrete base for the equipment.
11. All HVAC units, trash/recycle/refuse compactors and other mechanical equipment shall be screened from public view and adjacent properties, including adjoining rights-of-way, in accordance with TMC § 9-2-118. The method of screening such equipment shall be architecturally integrated into the main structure in terms of design, materials, colors, shape and size. Prior to issuance of the building permit, this requirement shall be verified through review of construction plans.
12. In the event the city determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the city, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the city should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails on every issue in the enforcement proceeding.

Site Plan-

13. Turlock Municipal Code §9-2-209 establishes the parking requirements for specific land uses. TMC §9-2-209 also allows alternative methods for determining parking requirements. Using the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition Land Use: 565 Day Care Center a total of 52 onsite parking spaces are required. The project will construct 68 onsite parking spaces substantially complying with the parking standards in the TMC.
14. All parking spaces shall comply with dimensional standards for the City of Turlock. Standard parking spaces measure 9'x19' and compact spaces measure 8'x16'.
15. A maximum of 30% of the total parking spaces may be constructed as compact spaces.
16. The minimum driveway width for 2-way circulation shall be 24-feet.
17. Wheel stops and striping are required.

18. Vehicle overhangs may encroach a maximum of two (2) feet into landscape areas which are a minimum of 10-feet wide.
19. A minimum of seven (7) secure bicycle parking spaces shall be provided. All bicycle racks and/or bike lockers shall meet the requirements of the California Building Code. Bicycle parking shall be provided in an open area near the building entrance(s) that allow public access to the bicycle rack and shall not interfere with pedestrian or vehicular circulation.
20. On-site security lighting shall be located and directed so as not to spill over onto adjoining properties. A lighting plan is required for review and approval as part of the building permit and site improvement plan submittals.
21. Limit intensity, shield and/or situate all on-site lighting such that light does not spill over to adjacent properties. All lighting fixtures must be shielded to confine light spread within the site boundaries.
22. Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached.
23. Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.
24. Light standards for parking areas shall not exceed 30-feet in height.
25. Lights shall be placed to direct and control glare.
26. All lighting shall be designed to confine light spread within the site boundaries. Lighting shall not become a source of glare for adjoining properties.
27. Automatic shutoff or motion sensors shall be used for lighting to be used intermittently or for safety purposes.
28. The end of each row of parking stalls shall be separated from drive aisles by a landscaped planter or sidewalk.
29. All planting areas shall be protected with raised concrete curbs.
30. Chain link fencing is not permitted. All fencing shall be decorative fencing such as wrought iron, black powder coated, or other material reviewed and approved by the Planning Division.
31. A reciprocal access and parking agreement shall be required. A copy of the recorded agreement shall be provided to the Planning Division prior to issuance of a Certificate of Occupancy.

Landscaping

32. Fully detailed landscape and irrigation plans shall be submitted to the Engineering Division for review and approval prior to the installation of any landscaping material or irrigation system and prior to the issuance of any building permits.
33. All landscaping and irrigation shall comply with the State Model water Efficient Landscape Ordinance.

34. A minimum 15-foot-wide landscaped area shall be provided along the Polous Drive frontage. A minimum 5-foot landscape bed shall be provided along the property(ies) perimeter.
35. Landscaping along the Polous Drive frontage shall be installed as part of Phase 1 of the project.
36. Interior landscaped areas shall be a minimum of 5-feet in width and length (minimum of 25 square feet for tree wells), exclusive of curbs.
37. All landscaping material shall be maintained in accordance with the provisions of TMC §9-2-215: Driveway and corner visibility.
38. Any stormwater basins shall be incorporated into the overall landscape plans.
39. All off-street parking areas shall be visibly screened from public streets by planting or a combination of plantings and low decorative walls. A continuous screen at least 36" high should be formed by plantings or a combination of plantings and low decorative walls. If shrubs are used to create the screen, the shrubs shall be at least 36" in height after two-years of growth. Solid walls used for screening should be accompanied by a minimum 5-foot-wide landscaped edge facing the street
40. All landscaped beds, including parking lot shade tree beds, shall be a minimum of five-feet in depth and width.
41. All walls and/or fences over three (3') feet in height shall be fully landscaped, including vines, shrubs, and ground cover.
42. All planting areas shall be protected with a raised concrete curb.
43. All planting areas shall include a three (3) inch top dressing of an organic mulch or equivalent material. Mulches shall be reapplied as part of a regular maintenance program to reduce evaporation, soil compaction, and weeds.
44. Parking lot shade trees shall be installed in accordance with Turlock Municipal Code Section 9-2-109(e)(7)(iv): one shade tree per five (5) parking spaces. Tree spacing shall be such that every designated parking space is within 30-feet of the trunk of a shade tree. All parking lot shade trees and City Standard Street Trees shall be planted within a deep root barrier as shown in City Standard L-1.
45. A minimum 10-foot-wide landscaped area shall be provided along the Highway 99 frontage.

Building Department (668-5560)

1. A separate building permit is required for all structures (buildings, electrical gates, site lighting, etc.,) associated with the project.
2. Plans must be submitted electronically. Plans shall be prepared by a California licensed design professional, architect or engineer.
3. The project shall comply with the California Building Code (CBC) and the Turlock Municipal Code (TMC) in effect at the time of building permit application.
4. Additional requirements may be applicable upon review of the submitted building permits.

5. Energy compliance documents are required. Documents to be part of the plan set. HERS testing will be required.
6. PV required by the current California Energy Code is to be part of the set, NOT by a separate permit and NOT by deferred submittal.
7. A separate permit is required for site lighting.
8. Clearly identify which section the project is required to comply with current CBC 11A or 11B.

Engineering Division

1. The developer shall pay all applicable City of Turlock city wide and specific plan development impact fees adjusted to the current Engineering News Record, prior to issuance of a building permit.
2. Developer shall provide written consent, as provided in Section 54715 of the California Government Code, to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service which benefits the area to be developed. As an alternative to this, the City may form a community facilities district (CFD) to finance the operation and maintenance of said improvements and services.
3. Developer shall submit on-site and off-site (non-structural) improvement plans to the **Engineering Division** for review and approval. Please submit an improvement plan application along with the current plan check fee, five (5) sets of civil improvement plans including erosion control and landscape plans, an erosion and sediment control plan (ESCP) worksheet, one (1) copy of the soils report (California Building Code requirement) and one (1) copy of the land use permit. Landscape plans shall meet the requirements of the Model Water Efficient Landscape Ordinance (MWELo). All projects disturbing more than one acre of land must apply for a Notice of Intent with the State of California Water Quality Control Board. The W.D.I.D. number, which is provided by the state, must be provided prior to grading permit issuance.
4. Developer shall procure a grading permit from the **Engineering Division** for all on-site (non-structural) work prior to issuance of any building permits. Upon approval of the on-site improvement plans, please submit a grading permit application and a cost estimate for all on-site (non-structural) work.
5. Developer shall procure an encroachment permit from the **Engineering Division** for all off-site work done within existing City of Turlock right-of-way, proposed right-of-way and within any easements prior to the issuance of any building permits. Upon approval of the off-site improvement plans, please submit an encroachment permit application, a cost estimate for all off-site work, liability insurance as detailed in the encroachment permit application listing the City of Turlock as additional insured, and an improvement security equal to 110% of the valuation of the work in the form of a bond, letter of credit, cash or check.

6. Developer shall remove and replace any existing curb, gutter, sidewalk, driveway approaches, streetlights and roadway improvements along the road frontages in accordance with City of Turlock Standard Specifications and Drawings if, in the City Engineers opinion, the existing improvements do not meet current City Standards, accessibility standards or are in poor/damaged condition.
7. Access, parking, and maintenance agreements shall be submitted to Planning and recorded between the separate parcels.
8. If the storm drainage crosses property lines, storm drain utility and drainage easements and maintenance agreements will be required between the properties. They shall be recorded prior to the issuance of any Building Permit.
9. If the grade differential between lots or surrounding ground is between 1/2 foot and 1 foot, the developer shall use a wood type retaining wall/fence depending on the individual situation, to be approved by the City Engineer as part of the improvement plans. If the grade differential is over 1 foot, a retaining wall will be required and a building permit for the retaining wall will be required.
10. The Public Works Director, City Engineer, or their designee reserves the right to require full roadway reconstruction or a 2" asphalt overlay from curb to curb on the road frontages if, in their opinion, the roadway is in disrepair or the integrity of the roadway has been compromised by: utility cuts (3 or more) or construction practices. Asphalt oil shall be PG 64-10.
11. Side yard fences, signs, and trees shall be set back 30 feet from street corners and 15 feet from driveways per City Standards.
12. Driveway approaches on the road frontage shall be C-8 or C-9 commercial type in accordance with the City of Turlock Standard Specifications and Drawings.
13. Developer shall remove any unused driveway approaches and place with City Standard curb, gutter and sidewalk.
14. The City of Turlock standard improvements necessary for fire and safety purposes shall be installed and accepted by the Fire Department prior to the issuance of any Building Permit.
15. Any existing or new domestic, landscape, and fire water services shall be fitted with backflow prevention devices that meet the current City Standards. All water services shall have its own tap off the main.
16. Existing Sewer, Water, and Fire Services that will not be utilized for the developed area shall be abandoned in accordance with the requirements of Municipal Services.
17. A grease interceptor, if required, shall be installed per City Standards. The grease interceptor shall be installed outside of the PUE unless approved by all utility companies.

18. Developer shall repave all trenching in existing right-of-way per the current City Standards, including Errata 1, and pay applicable trench restoration fees in accordance with Section 7-4-203 of the City of Turlock Municipal Code.
19. Parking lot drive aisles and parking stalls shall follow the current City Standards.
20. Developer shall provide a Low Impact Development (LID) design for all added and/or reconstructed impervious surfaces that includes measures for site design, sources control, runoff reduction, storm water treatment, and baseline hydromodification management as defined in the Phase II MS4 General Permit in order to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.
21. Developer shall maintain the 85th percentile storm event (0.5 inches) on-site prior to connecting to the existing storm drain system.
22. Prior to improvement plan approval, a detailed hydrology/drainage study will be required to be submitted to the City Engineer for review and approval. The study shall be prepared by a registered Civil Engineer and shall include existing and proposed conditions.
23. Developer shall implement source control measures consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment for the pollutant generating activities listed in Section E.12.d of the Phase II MS4 General Permit.
24. Developer shall incorporate all post construction BMPs necessary to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.
25. Developer shall execute an Operations and Maintenance Agreement with the City of Turlock for all post construction best management practices (BMPs) associated with the development prior to occupancy of the building.
26. Accessible signage and striping for accessible parking shall meet the requirements of the current California Building Code. The additional signage required under Section 11B-502.8 shall notify owners that towed vehicles may be reclaimed at: Turlock Police Department or by telephoning (209) 668-5550.
27. Developer shall provide an accessible pedestrian path from the entrance of all buildings to an accessible parking stall and to the public right-of-way. Handrails for pedestrian ramps shall not extend into the public right-of-way.
28. Trash enclosures, if required, shall be per the current City Standards, located within the development as directed by Turlock Scavenger. A pedestrian path from an entrance for each building to a trash enclosure, meeting all accessible requirements, shall be indicated on the plans.

29. Developer shall install street trees spaced 30'-35' apart along the road frontages per the City Standard Specifications and Drawings.
30. If any survey monuments will be at risk during construction activities, the City of Turlock will require that there is an individual in responsible charge of the Land Surveying activities within the bounds of proposed development as follows:
 - **Acknowledgement of Monument Responsibility** certificate signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to issuance of the grading and/or encroachment permit.
 - **Acknowledgement of Monument Preservation** certificate signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to final sign acceptance of the grading and/or encroachment permit.

Fire Department

1. The project shall be required to meet the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the City of Turlock Municipal Code in effect at the time of building permit application. Additional requirements may be applicable upon Fire Dept. review of building plans.
2. Before vertical construction begins: 1) Onsite fire hydrant shall be in service; 2) Blue hydrant markers shall be in street; 3) Asphalt or concrete fire access roadway shall be installed; 4) Temporary address signage shall be clearly visible from the primary roadway.
3. Buildings or structures shall have an approved asphalt or concrete fire access road installed and accepted prior to final inspection.
4. Address numerals shall be a *minimum* of 6" tall with $\frac{3}{4}$ " stroke, contrast with background, be clearly visible from the primary roadway and be illuminated either internally or externally between dusk and dawn daily.
5. Permanent all weather signage shall be installed: (minimum 3" letters/numbers)
 - a. MAIN ELECTRICAL DISCONNECT
 - b. MAIN GAS SHUT OFF
 - c. FIRE CONTROL ROOM
 - d. FDC (address numerals)
 - e. ELECTRICAL ROOM
 - f. HVAC units shall be numbered (coordinating with breakers and fire alarm systems)
6. A Knox Box key safe may be installed to the right of the main entrance door. Safe shall be securely mounted between 4 feet and 8 feet above finished grade. Safe may be ordered online at www.knowbox.com or by visiting our office.
7. A Knox Box key safe may be installed on each suite and at the Fire Control Room. Safe shall be securely mounted between 4 feet and 8

- feet above finished grade. Safe may be ordered online at www.knowbox.com or by visiting our office.
8. Two locking FDC plugs (2-2 ½") shall be installed. Plugs may be ordered at www.knoxbox.com or by visiting our office. Please allow 7-10 day for deliver.
 9. Fire sprinklers shall be required. Four (4) sets of sprinkler plans, architecture plans and calculations shall be submitted by a licensed c-16 fire sprinkler contractor to the Fire Department in accordance with NFPA 13 and Turlock Municipal Code.
 10. On-site fire hydrant required. Location and number to be determined at civil plan review. Fire hydrant shall be within 75 feet of the FDC.
 11. Four (4) sets of fire alarm system plan set shall be submitted to the fire department by licensed C-10 fire alarm professional. System shall be U.L. certified and monitored by a U.L. central station for the life of the building. U.L. Certificate requires at final.
 12. Fire extinguishers with a minimum rating of 2-A:10-B:C shall be provided such that no point in the building is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted on the wall or in cabinets, such that the top of the extinguisher is no more than four (4') feet above floor level.
 13. Electrical disconnect shall be accessible from the exterior of the building or in a secure electrical room that opens directly to the outside. Disconnect or electrical room will be identified with an approved all-weather sign.
 14. Fire lane requirements shall be met. Fire lanes shall be painted throughout project. Additional red curbs may be required upon Fire Department review of the building plans and civil improvement plans.
 15. Driveway entrance shall be a minimum of 20' wide.

Municipal Services

1. Prior to issuance of a building permit, water and sewer utilities shall be reviewed and approved by Municipal Services.

Public Works - Parks (668-5594)

1. Street trees shall be installed in accordance with City of Turlock standards TMC §7-7-500 and §9-2-109(8)(ii). The variety of street tree to be installed is October Glory Acer Rubrum variety. Any variation from the above listed street tree requirement must first be approved by the City of Turlock Public Works - Parks Department. The property owner or developer shall contact the department for review of tree layout and inspection prior to installation of street trees.

Turlock Irrigation District (209-883-8367 Irrigation System requirements, 209-883-8659 Electric Utility requirements)

Irrigation Requirements

1. The District has no comments concerning irrigation facilities on the above referenced project. There is an existing irrigation pipeline on the adjacent property to the east that should not be impacted by the proposed development.

Electric Requirements

2. The District has an underground electric distribution line in an existing Public Utility Easement (PUE) fronting the development parcels. The Developer will be required to complete an application for new service and submit approved City of Turlock development plans to begin the District's design process. Any vegetation planted in or near the PUE must maintain a minimum 15-foot radial clearance from any District above-ground equipment.
3. A 10-foot Public Utility Easement must be dedicated along all street frontages.
4. The District's electric utility has an existing underground power line within the 10-foot Public Utility Easement. Underground Service Alert must be notified before digging.
5. The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back-of-sidewalk to enable the safe placement of utilities.

San Joaquin Valley Air Pollution Control District (559-230-6139)

1. The developer shall comply with all of the rules and regulations of the San Joaquin Valley Air Pollution Control District, including but not limited to District Rule 9510 (Indirect Source Rule), Regulation VIII (Fugitive PM 10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) and Rule 4702 (Internal Combustion Engines).

Section 3. That said Conditional Use Permit Amendment 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 special meeting of said Planning Commission held on the 15TH day of January 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

NOT PARTICIPATING:

ATTEST: _____

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

WITNESS: _____

ALEXIA FUENTES
STAFF SERVICE TECHNCIAN
CITY OF TURLOCK

Planning Commission Staff Report

January 15, 2026



From: Katie Quintero, Planning Manager
Prepared by: George Petrulakis, City Attorney
Agendized by: Adrienne Werner, Development Services Director

1. ACTION RECOMMENDED:

I move that the Planning Commission continue Ordinance Amendment 2026-01 to the February 5, 2026 Planning Commission meeting.

2. NARRATIVE:

Staff has requested this item to be continued to the next scheduled Planning Commission meeting on February 5, 2026.

3. FISCAL IMPACT / BUDGET AMENDMENT:

4. ENVIRONMENTAL DETERMINATION:

5. ATTACHMENTS:

None