

Planning Commission Meeting Agenda



May 7, 2026
6:00 PM
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

AMENDMENT NO. 1

Commission Chair
Constance Anderson

Planning Manager
Katie Quintero

Commission Members

Patrick Jensen
Matthew Davis
Sukhminder Deol
(Vice Chair)

Ray Souza
Bryan Saint
Jim Reape
Bryan Tribble
(Alternate)

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

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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 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 April 2, 2026 Regular Meeting
- B. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

7. PUBLIC HEARINGS

- A. Variance 2024-01 Time Extension (Self Storage Facility): The applicant is requesting a one-year time extension for the previously approved variance 24-01. The approved variance allowed for the required 20-foot side and rear setbacks established in the Heavy Commercial (HC) zoning district of the Northwest Triangle Specific Plan to be reduced to zero feet to allow for the development of the site located at 2820 Countryside Drive, Stanislaus County APN 088-003-072 with an approximately 48,424 square foot Self-Storage Facility.
- B. Annual Review of, Amendments to and Time Extension of Development Agreement for the Evergreen Market at 101 E Glenwood Avenue: Turlock Municipal Code §9-5-912 and Conditional Use Permit 2022-07 require the Planning Commission to conduct an annual review to verify the business owner's compliance with the terms of the Development Agreement and Conditional Use Permit. In addition, TMC §9-5-912 directs the Planning Commission to recommend to the City Council whether the business has complied in good faith with the terms and conditions of the Development Agreement.
- C. Annual Review of, Amendments to and Time Extension of Development Agreement for NHC at 3401 W Monte Vista Avenue: The Turlock Municipal Code §9-5-912 requires the Planning Commission review the development agreement annually and make a recommendation to the City Council as to whether or not the property owner has complied in good faith with the terms and conditions of the agreement. Likewise, City Council Resolution 2020-145 requires annual review of the Conditional Use Permit, by the Planning Commission, for compliance with the conditions of approval.
- D. Annual Review of, Amendments to and Time Extension of Development Agreement for Perfect Union at 2500 N Golden State Boulevard: Turlock Municipal Code §9-5-912 and Conditional Use Permit 2019-07 require the Planning Commission to conduct an annual review to verify the business has complied with the terms of the Development Agreement and Conditional Use Permit. In addition, TMC §9-5-912 requires the Planning Commission to

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recommend to the City Council whether the business has complied in good faith with the terms and conditions of the Development Agreement.

- E. Annual Review of, Amendments to and Time Extension of Development Agreement for Fire House at 1601 W Main Street: Turlock Municipal Code §9-5-912 and Conditional Use Permit 2019-08 require the Planning Commission to conduct an annual review to verify the business has complied with the terms of the Development Agreement and Conditional Use Permit. In addition, TMC §9-5-912 requires the Planning Commission to recommend to the City Council whether the business has complied in good faith with the terms and conditions of the Development Agreement.
- F. Annual Review of, Amendments to and Time Extension of Development Agreement for Plan4Dream Investments LLC at 600 D Street: The Turlock Municipal Code §9-5-912 requires the Planning Commission review the development agreement annually and make a recommendation to the City Council as to whether or not the property owner has complied in good faith with the terms and conditions of the agreement. Likewise, Conditional Use Permit 2020-02 requires annual review by the Planning Commission for compliance with the conditions of approval.

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

--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--**

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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.