

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 Trieweiler 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 Trieweiler 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.

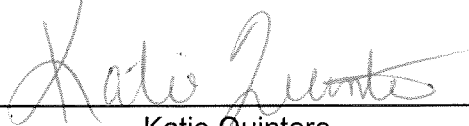
10. ADJOURNMENT

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