

Thursday, January 15, 2026
 6:00 p.m.
 City of Turlock Yosemite Room
 156 S. Broadway, Turlock, California

MINUTES
Special 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 Patrick Shields, Matthew Davis, Constance Anderson, Jim Reape, Sukhminder Deol, Bryan Saint, Bryan Tribble

Absent: Commissioners Ray Souza

Commissioner Shields	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
None	7.A	None	None	None	None	None

4. ANNOUNCEMENTS & UPDATES & APPOINTMENTS

A. Election of Officers

Commissioner Tribble nominated Commissioner Anderson for Planning Commission Chair for 2026, seconded by Commissioner Reape. Motion carried 7/0 by the following vote

Commissioner Shields	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Commissioner Shields nominated Commissioner Deol for Planning Commission Vice Chair for 2026, seconded by Commissioner Reape. Motion carried 7/0 by the following vote

Commissioner Shields	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Planning Manager Katie Quintero welcomed new Planning Commissioner Patrick Shields.

She informed the Commission that a new Brown Act handout was placed at the dais for the Commissioners' reference.

She also announced that an email would be sent regarding the upcoming Planning Commission Academy, scheduled for March 11–13 in Anaheim. Due to budget constraints only two commissioners would be able to attend and first preference would be given to those that have not previously participated.

Planning Manager Quintero announced that a new Principal Planner will begin work next week and that second-round interviews are in process for the Assistant Planner position.

5. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

Hearing no one, 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: Accepting the Minutes of the December 4, 2025 Regular Meeting
- C. Motion: Waiving Reading of All Ordinances of the Agenda, Except by Title

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to approve waiving reading of all ordinances of the agenda, except by title. Motion carried 7/0 by the following vote:

Commissioner Shields	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

7. PUBLIC HEARINGS

Chair Anderson noted there were two items.

Commissioner Tribble exited the room at 6:06 p.m. due to a conflict of interest associated with Public Hearing Item 7.A.

A. Conditional Use Permit 2025-01 Amendment (Adult Day Care Center): Assistant Planner Kate Bailey presented the staff report. She explained that 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.

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 Davis determining Conditional Use Permit No. 2025-01 Amendment is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 and grant the amendment to Conditional Use Permit 2025-01 having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-01. Motion carried by a 6/0 vote.

Commissioner Reese	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Not Participating	Yes	Yes	Yes	Yes	Yes

Commissioner Tribble was reseated at the dais at 6:11 p.m.

B. Ordinance Amendment 2026-01 (OA 2026-01): Planning Manager Quintero stated that staff is requesting the item be continued to the next regularly scheduled Planning Commission meeting on February 5, 2026, as the amendment is primarily

being prepared by the City Attorney's Office and additional time is needed to complete the amendment sections.

Public Participation

Chair Anderson opened the floor for public hearing.

Milt Trieweiler asked what was going to be changed and the reason for it.

Planning Manager Quintero said that the public notice identifies various sections of the Turlock Municipal Code, Title 9, proposed for amendment and modification, which fall within the Planning Commission's purview to make recommendations to the City Council. She noted that once the staff report is prepared, the specific details will be included and the proposed changes will be available when the next agenda is published.

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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to continue Ordinance Amendment 2026-01 to the next scheduled Planning Commission meeting on February 5, 2026. Motion carried by a 7/0 vote.

Commissioner Shields	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Yes	Yes	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.

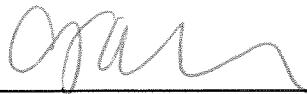
Commissioner Patrick Shields introduced himself and said he was excited for the opportunity to be on the Planning Commission. He thanked everyone for the warm welcome.

The Commissioners welcomed Commissioner Shields again.

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: 6:16 p.m.

RESPECTFULLY SUBMITTED



Constance Anderson
Planning Commission Chair



Katie Quintero
Planning Manager