

Thursday, February 5, 2026
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

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, Bryan Saint, Bryan Tribble

Absent: None

Commissioner Tribble	Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
None	None	None	None	None	None	None

4. ANNOUNCEMENTS & UPDATES

Planning Manager Katie Quintero introduced Teddie Hernandez, Principal Planner, and announced that the new Assistant Planner will be starting on February 17 and will attend the March meeting.

She also announced that there is currently a vacancy on the Planning Commission. Anyone interested in applying, or who knows someone who may be interested, can contact the City Clerk's Office.

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 January 15, 2026 Special Meeting
- B. Motion: Waiving Reading of All Ordinances of the Agenda, Except by Title

Motion:

Commissioner Reape moved, seconded by Commissioner Tribble to approve the consent calendar. Motion carried 7/0 by the following vote:

Commissioner Tribble	Commissioner Souza	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.

- A. **Ordinance Amendment 2026-01 (OA 2026-01)**: City Attorney George Petrulakis presented the staff report. He explained that the amendments address several different code topics and are intended to modernize various provisions, improve internal consistency, clarify standards and procedures, and reflect the first update arising from the City’s Housing Element process.

Commissioner Souza asked if the amendments would address the abandoned signs issue that he has raised at prior meetings.

City Attorney Petrulakis said the amendments would not affect signage as those regulations are addressed in a different municipal code section.

Public Participation

Chair Anderson opened the floor for public hearing.

Milt Trieweler asked what impact the amendments may have on home-based businesses and homeschooling operators

City Attorney Petrulakis answered that the amendments were not reviewed from that perspective and clarified that due to state law, the only use affected is in-home day care. He explained that the provisions related to nonconforming uses and Conditional Use Permits are mostly cleanup and clarification.

Planning Manager Quintero said that there is a permitting process for home-based businesses and noted that the proposed amendments do not affect those uses. She

explained that the amendments primarily apply to residentially zoned properties being used solely for commercial operations without a residential component.

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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to approve recommending the City Council approve Ordinance Amendment 2026-01 (Amendments to the Turlock Municipal Code Related to Family Day Care Home, Nonconforming Structures and Uses, and Administration Governing Permits and Certificates) having determined that the appropriate findings can be made, as conditioned in draft Planning Commission Resolution No. 2026-02. Motion carried by a 7/0 vote.

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

B. Ordinance Amendment 2026-02 (OA 2026-02): City Attorney George Petrulakis presented the staff report and explained that the proposed Zoning Text Amendment would establish zoning regulations for smoke shops that primarily sell cigarette and nicotine products. He noted that the City Council declared a moratorium on January 13, initially for 45 days to allow staff to evaluate the issue. He stated that the Planning Commission would review amendments to Title 9 (Land Use) only and not Title 5. He further explained that staff would recommend extending the moratorium to one year, inclusive of the initial 45 days, and that the amendment would clearly define smoke shops and identify where they may operate.

Commissioner Reape asked how smoke shop is defined and if the definition was based on another city's ordinance.

City Attorney Petrulakis responded that the City of Modesto was consulted due to its recent moratorium and stated that staff would ensure the square-footage and linear-footage standards are appropriate.

Commissioner Tribble asked how many violations would be allowed before a permit could be revoked.

City Attorney Petrulakis said that staff is recommending not using a Conditional Use Permit and instead utilizing a Smoke Shop Permit outside of the land use context. He explained that enforcement would occur under Title 5, including due process requirements such as notice, hearing, and appeal rights, and that enforcement would likely occur through the administrative citation process.

Chair Anderson asked how many smoke shops currently operate and how many may be out of compliance with zoning requirements.

Planning Manager Quintero said that staff would verify that information, noting that distance requirements had not yet been reviewed and that at least one location in the CO zone would likely be considered a legal nonconforming use.

Public Participation

Chair Anderson opened the floor for public hearing.

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

Commissioner Davis commented about one shop that is painted and advertised in a similar fashion as cannabis dispensary.

Motion:

Commissioner Reape moved, seconded by Commissioner Tribble to approve recommending the City Council approve Ordinance Amendment 2026-02 (Amendments to the Turlock Municipal Code Related Smoke Shops) having determined that the appropriate findings can be made, as conditioned in draft Planning Commission Resolution No. 2026-03. Motion carried by a 7/0 vote.

Commissioner Tribble	Commissioner Souza	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.

Chair Anderson asked Principal Planner Teddie Hernandez to introduce herself.

Principal Planner Teddie Hernandez said that she has seven years of planning experience and previously worked for San Joaquin County and the City of Ceres. She expressed that she is excited to be working with the City of Turlock.

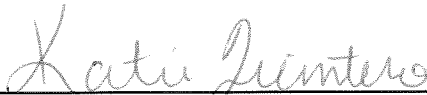
10. ADJOURNMENT

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 6:36 p.m.

RESPECTFULLY SUBMITTED



Constance Anderson
Planning Commission Chair



Katie Quintero
Planning Manager