

Thursday, March 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 Patrick Jensen, Ray Souza, Matthew Davis, Constance Anderson, Jim Reape, Sukhminder Deol, Bryan Saint, Bryan Tribble

Absent: None

Commissioner Jensen	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 welcomed Commissioner Patrick Jensen to the Planning Commission and introduced Assistant Planner Tania Hernandez, who recently joined the Planning Division.

5. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

Milt Trieweiler spoke about the shift in unemployment rates and discussed projected unemployment levels and impacts of AI. He also inquired about the apartments being built on Monte Vista, including the number of units being built and the size of the lots.

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

6. CONSENT CALENDAR

A. Motion: Accepting the Minutes of the February 5, 2026 Regular Meeting

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

Motion:

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

Commissioner Jensen	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 was one item.

A. Amendment to Conditional Use Permit 2016-08 (1350 W. Main Street – Get Air Trampoline Park): Planning Manager Quintero presented the staff report. She explained the request for a 6,935 square foot expansion to the existing 12,102 square foot Get Air Trampoline Park located at 1350 W Main Street. An additional 6,935 square foot area would be added to the space by removing the wall between the existing Get Air suite and the existing vacant, 12,000 square foot adjacent suite located at 1340 W. Main Street. The expansion area would consist of approximately 2,320 square feet of party area and the remaining area is proposed to accommodate new play equipment.

She explained that a commercial recreation use in the Community Commercial zoning district requires a Conditional Use Permit (CUP) and because the project involves expanding the existing use, an amendment to the original CUP is required. She also noted that the proposed improvements will open portions of the wall connecting the existing Get Air space to the adjacent suite. New walls will be constructed to separate the expanded Get Air area from the remaining portion of Suite 1340. She said due to the location of the new walls, the bathrooms that currently serve Suite 1340 will become part of the expanded Get Air space, and Suite 1340 will no longer have restrooms.

She explained that tenant improvements will be required for Suite 1340 before it can be occupied. These improvements must include installing new restrooms and completing any other upgrades required by the Building Code. This requirement will be included as a condition of approval in the resolution. Currently, there is no proposed tenant for Suite 1340.

She also noted that staff reviewed parking as a key element for the proposed expansion. The shopping center currently provides 426 parking spaces, and staff determined that the expansion would not negatively impact parking availability at the site.

Chair Anderson opened the floor for public participation.

The applicant's general contractor, John Allison, spoke in favor of the project. He said the plan is to add playground equipment to create a more inclusive and enjoyable space for children and families.

Chair Anderson asked if Mr. Allison had been involved in the original development of the project.

Mr. Allison said he was not part of the original project.

Commissioner Deol asked what items would be added to the space and whether the existing facility is busy.

Mr. Allison said the addition would include pre-manufactured playground equipment that will be purchased and installed on-site. He noted that the facility is usually fairly busy.

A few commissioners commented that the facility is often busy and mentioned that their families have enjoyed visiting the trampoline park.

Public Participation

Chair Anderson opened the floor for public hearing.

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

Commissioner Souza commented that it was great to see a business expanding in the West side of town.

Motion:

Commissioner Reape moved, seconded by Commissioner Souza to grant the amendment to Conditional Use Permit 2016-08 (Get Air Trampoline Park Expansion), having determined that the project is "Categorically Exempt" from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-04. Motion carried by a 7/0 vote.

Commissioner Jensen	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 Commissioner Jensen to introduce himself.

Commissioner Jensen shared that his family has lived in Turlock for five generations. He is currently retiring from his family's 85-year-old business in Turlock and said he looks forward to giving back to the community.

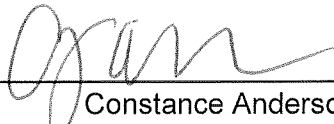
Chair Anderson asked Assistant Planner Tania Hernandez to introduce herself.

Assistant Planner Tania Hernandez said she has been with the City for 11 years and is happy to now be part of the Planning Team and excited to be in her new role. She also mentioned that she is a busy mom of three boys.

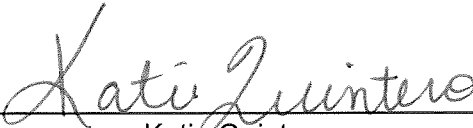
10. ADJOURNMENT

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: 19 p.m.

RESPECTFULLY SUBMITTED



Constance Anderson
Planning Commission Chair



Katie Quintero
Planning Manager