

Thursday, April 2, 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, Bryan Tribble, Matthew Davis, Constance Anderson, Jim Reape, Sukhminder Deol, Bryan Saint

Absent: Commissioner Ray Souza

Commissioner Jensen	Commissioner Tribble	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
None	None	7A	None	None	None	None

4. ANNOUNCEMENTS & UPDATES

Planning Manager Katie Quintero introduced Sarah Yonan from the City Attorney's office and Captain Pacheco and Sergeant Inderbitzen from Turlock Police Department

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 March 5, 2026 Regular Meeting

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

Motion:

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

Commissioner Jensen	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 was one item.

Commissioner Davis stepped down from the dais and exited the room at 6:03pm.

- A. CUP 26-01 Back Nine Golf:** Principal Planner Teddie Hernandez presented the staff report. She explained the applicant is requesting approval to construct and operate The Back Nine Golf simulation facility in an existing approximately 3,031 square foot building located at 693 N. Golden State Blvd. The facility will provide four (4) indoor golf simulator bays that can hold up to four (4) members per simulator bay at one time. The members can use the simulators for recreation play, lessons, or small group gatherings. Members will have 24-hour per day, 7-days per week access through a keyless reservation system and general public will have access from 8:00 a.m. – 7:00 p.m. The building would have security cameras operating at all times, including inside each simulator bay. The draft resolution includes conditions to address safety and operations. These include a review by the Turlock Police Department after six months and once each year after that. Alcohol sales and consumption would not be allowed on-site. The business would also take part in the Fusus Program, which allows law enforcement to access video footage if needed. Staff would be present during parties or large events. These events must take place between 8:00 a.m. and 10:00 p.m. The project requires a Conditional Use Permit because it is considered a commercial recreation use in the Community Commercial zone.

Public Participation

Chair Anderson opened the floor for public hearing.

Applicants Leonard and Selena Williams spoke in support of the project. They said they hope to give back to the community by hosting fundraisers for local high schools and youth programs.

Chair Anderson asked for more details about the app-based entry system.

Mr. Williams said all reservations are made through the app. Members would have access, and non-members could book and pay for tee times through the app.

Chair Anderson asked what happens after someone books a reservation.

Mr. Williams said the customer receives a key code. The code works during a 15-minute window before and after the reserved time. Once the customer leaves, they cannot re-enter. He added that the camera system allows him to monitor the facility and receive alerts.

Chair Anderson asked if the code can be shared with others.

Mr. Williams said it cannot.

Commissioner Jensen asked about how long people typically stay and how the lounge area would be used.

Mr. Williams said most sessions last between 1 and 3 hours. The lounge area would be used as a waiting space for larger groups.

Commissioner Jensen asked about the maximum number of people allowed.

Mr. Williams said the maximum occupancy is about 49 people.

Commissioner Jensen asked about outside food.

Mr. Williams said outside food would be allowed, but alcohol would not be permitted.

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

Chair Anderson asked for clarification on the hours of operation.

Principal Planner Hernandez said members would have 24/7 access, while the general public would be limited to 8:00 a.m. to 7:00 p.m.

Motion:

Commissioner Jensen moved, seconded by Commissioner Saint to grant the approval of Conditional Use Permit 2026-01 (The Back Nine Golf), 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. 2026-06. Motion carried by a 6/0 vote.

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

Commissioner Davis returned to the dais at 6:16 p.m.

Chair Anderson called a five-minute recess to allow the Commissioners time to review the green sheets provided.

The meeting resumed at 6:21 p.m.

B. Appeal of Administrative Decision Concerning Building Permit No. 25-1123:

Development Services Director Adrienne Werner presented the staff report. She explained that the appellant has filed an appeal of the City's administrative decision dated February 27, 2026 (Building Division) and March 2, 2026 (Interim City Manager) concerning Building Permit #25-1123. Specifically, the appellant has challenged the

validity of the building permit questioning the applicant's authority to sign the building permit application as "Owner-Builder." A building permit is required in order to perform repairs and modifications to the exterior apartment stairs at the property located at 290 N. Thor Street. Director Werner explained that under the Turlock Municipal Code, any action or decision made by the Building and Safety Division can be appealed to the Planning Commission. She clarified that the Commission's role is narrow. The Planning Commission's role is to determine whether or not the administrative decisions made by the Development Services Director and Interim City Manager were made appropriately. She stated that the Commission may uphold, modify, or overturn the administrative decision.

Commissioner Reape asked if a written determination from the City Attorney's Office was included in the agenda packet.

Director Werner said it was not included in the agenda packet. She clarified that the determination was provided in an email from the City Attorney.

Commissioner Reape asked who is allowed to obtain a building permit.

Director Werner stated that building permits may be issued to a property owner, a licensed contractor, a property owner's agent, or a licensed contractor's agent.

Commissioner Reape asked whether it is routine for applicants to provide engineered structural calculations.

Director Werner deferred to Building Inspector Enrique Delgadillo.

Mr. Delgadillo stated that a structural engineer is typically involved and provides the design and calculations needed for the project.

Commissioner Jensen asked whether a permit can be issued to a property owner, licensed contractor, or agent.

Director Werner confirmed that it can.

Commissioner Jensen asked about the ownership of the property, noting it is held in a family trust, and whether the son is included in the trust.

Director Werner answered that she did not know the details of the family trust and it is not information that would be requested or is required.

Commissioner Saint asked to clarify that the issue is not related to Osvaldo Reyes signing the application.

Director Werner clarified that Osvaldo Reyes signed and submitted the application. Anyone can submit an application, but the permit can only be issued to the property owner or a licensed contract or their agents.

Public Participation

Chair Anderson opened the floor for public hearing.

Shawn Sheridan, the appellant, spoke in favor of overturning the administrative decision and revoking the building permit.

Armando Garcia Jr. spoke in favor of upholding the administrative decision.

Milt Trieweiler offered a possible solution, suggesting that relocating the appellant to a first-floor unit might address the concerns.

Director Werner clarified that the California Building Code governs the building application and building permit process. The California Building Code also allows the City to determine what information is required on the application as long as it meets the requirements of the CBC.

Mr. Sheridan provided a rebuttal stating that he is not an attorney and cited Health and Safety Code Section 19825(a) which provides the minimum information that must be included in the building permit application and Owner-Builder Declaration.

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

Commissioner Reape stated that it is important for the City to support both tenants and property owners. Based on the information presented, he said he did not find that the City had deviated from its standard procedures.

Commissioner Jensen asked Mr. Sheridan what outcome he is seeking.

Mr. Sheridan responded that he wants to live in a city that doesn't go rogue.

Commissioner Jensen asked specifically what outcome he wanted regarding the construction of the stairs.

Mr. Sheridan stated that he wants the issue to be fixed.

Commissioner Jensen noted that revoking and reissuing the permit would be a longer process delaying the construction of the stairs.

Mr. Sheridan acknowledged that and stated that his appeal is based on his belief that the City is acting outside of its authority.

Commissioner Jensen asked Director Werner to clarify the Planning Commission's role.

Director Werner explained that the Commission's role is to review the administrative decision and determine whether it was made properly. She noted that some of the topics discussed, such as plan review, inspections and construction are outside the Commission's scope.

Commissioner Davis stated that he agreed with Commissioner Reape's comments. He said that City processes can sometimes feel overwhelming, but staff works to guide applicants and residents through them. He added that the Commission's role is limited and focuses on whether City staff acted within their authority. Based on the information presented, he believed that staff acted appropriately.

Motion:

Commissioner Reape moved, seconded by Commissioner Tribble to deny the appeal and uphold the administrative decision declaring Building Permit #25-1123 valid and active subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-07. Motion carried by a 7/0 vote.

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

C. Amendment to Conditional Use Permit No. 2008-07 (Turlock Public Safety Building): Planning Manager Katie Quintero presented the staff report. She explained the proposed project consists of increasing the height of the fencing around the existing facility from 6' to 8' in height and adding metal panels to the existing wrought iron fencing to improve site security. The project is a minor alteration to the fencing around a portion of the site and will not expand or change the use of the site. She also noted that, during the original Conditional Use Permit process, extensive public outreach was conducted to develop the site plan and architectural design. Because the original conditions were very specific, an amendment to the Conditional Use Permit is required for this change. Planning Manager Quintero added that safety concerns have increased in recent years within the facility's parking lot. The proposed fencing improvements are intended to address those concerns.

Commissioner Tribble asked whether the existing wrought iron fencing would remain or be removed.

Stephen Fremming stated that they had hoped to retain the wrought iron, but it cannot be reused for the project. The existing material will be removed and replaced.

Commissioner Jensen asked how the project would be funded.

Planning Manager Quintero responded that the project is funded through ARPA funding allocated for public safety-related improvements. She stated that the funding has already been budgeted and allocated at the Council level for this project.

Public Participation

Chair Anderson opened the floor for public hearing.

Captain Miguel Pacheco spoke in support of the project. He stated that part of his ancillary duties is oversight of safety and maintenance of the public safety facility, and staff have experienced physical altercations in the parking lot. He noted that both sworn personnel and support staff use the parking area and that the goal is to create a safer environment. He added that there have been several occasions where the existing fence has been breached.

Milt Trieweiler spoke in support of the project but opposed the fence color.

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

Commissioner Tribble commented that he has experience approving expenditures with the school district and noted that fencing for schools and police departments may require similar levels of protection.

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to grant the amendment to Conditional Use Permit 2008-07 (Public Safety fencing), 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. 2026-05. Motion carried by a 7/0 vote.

Commissioner Jensen	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.

There were none.

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 7:23 p.m.

RESPECTFULLY SUBMITTED



Constance Anderson
Planning Commission Chair



Katie Quintero
Planning Manager