

City Council Meeting Minutes



May 12, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

1. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 PM.

2. SALUTE TO THE FLAG

3. ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmembers Cassandra Abram, Kevin Bixel, Erika Phillips, Vice Mayor Rebecka Monez and Mayor Amy Bublak

Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
None	None	None	None	None

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as amended, motioned by Vice Mayor Monez, seconded by Councilmember Phillips to move Item 10B after the consent calendar and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

5. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A.

Turlock Partnership Incentive Program Check Presentation: AFS Investments (Economic Development)

This item was presented by Economic Director Sims.

B. Proclamation: National Police Week 2026 (Police Department)

This item was presented by Police Chief Hedden and Mayor Bublak.

C. Proclamation: National Public Works Week May 17-23, 2026 (Municipal Services)

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This item was presented by Municipal Services Director Fisher

6. PUBLIC PARTICIPATION

Mayor Bublak opened public comment at 6:10pm and the following members of the public spoke:

Milt Triewailer
No name provided
Brian Raymond
Carthy Prasad

With no further comments, Mayor Bublak closed public comment at 6:21pm.

7. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports

None

8. CONSENT CALENDAR

Mayor Bublak opened the item for public comment at 6:22pm. There were no comments from the public, and Mayor Bublak closed public comment.

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the Consent Calendar and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

A. Accepting the Weekly Demands of April 17, 2026 through April 30, 2026 in the amount of \$8,650,855.60 (Finance)

Action: Approved Motion: Accepting the Weekly Demands of April 17, 2026 through April 30, 2026 in the amount of \$8,650,855.60

B. Accepting the Minutes of the April 28, 2026 Regular City Council Meeting (City Clerk)

Action: Approved Motion: Accepting the Minutes of the April 28, 2026 Regular City Council Meeting

C. Authorizing the award of Community Events and Activities Grants as attached totaling \$60,000 Funded by Fund 120 "Tourism" in Fiscal Year 2026 - 2027 pending budget approval and finding said awards to be in the best interest of the City (Recreation)

Action: Approved Resolution No. 2026-042: Authorizing the award of Community Events and Activities Grants as attached totaling \$60,000 funded by Fund 120 "Tourism" in Fiscal Year 2026 - 2027 pending budget approval and finding said awards to be in the best interest of the City

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- D. Approving the Amendment No. 1 to the Design Professional Services Agreement with Bay Area Coating Consultants, Inc. for the City Project No. 23-027 "Secondary Clarifier No. 4 Recoating" for an Additional Compensation in the Amount of \$87,377.35 (Engineering)

Action: Approved Motion: Approving the Amendment No. 1 to the Design Professional Services Agreement with Bay Area Coating Consultants, Inc. for the City Project No. 23-027 "Secondary Clarifier No. 4 Recoating" for an additional compensation in the amount of \$87,377.35 increasing the total agreement compensation to a not to exceed amount of \$112,226.55 to be funded by Fund 410 "Water Quality Control".

- E. Accepting improvements for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Bid Package 2) and authorizing the City Engineer to file a Notice of Completion (Roads Program)

Action: Approved Motion: Accepting improvements for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects" (Bid Package 2) and authorizing the City Engineer to file a Notice of Completion

- F. Approving an Agreement with Government Consulting Partners, Inc for Preparation of a Cost Allocation Plan, for a Five-Year Term in an Amount not to Exceed \$85,000 (Finance)

Action: Approved Motion: Approving a Professional Services Agreement with Government Consulting Partners, Inc for preparation of a Cost Allocation Plan required under federal regulations for Fiscal Years 2026-2027 through 2031-2032, for a five-year term in an amount not to exceed \$85,000, expensed to Fund 110 General Fund

- G. Accepting the 2024-2025 Schedule of Maximum Allowable Fees Charged by Tow Companies (Police Department)

Action: Approved Resolution No. 2026-043: Accepting the 2024-2025 schedule of maximum allowable fees charged by tow companies as adopted by the Modesto California Highway Patrol

- H. Approving the Revisions to the Job Description for Fire Battalion Chief Effective May 12, 2026, and Amending the Turlock Firefighters Local #2434 Fire Salary Schedule Effective March 1, 2026 (Human Relations)

Action: Approved Resolution No. 2026-050: Approving the revisions to the job description for Fire Battalion Chief effective May 12, 2026, and amending the Turlock Firefighters Local #2434 Fire Salary Schedule effective March 1, 2026, and appropriate \$10,535 to Fund 110 General salary and various benefits account numbers 110-30-300.xxx from March 1, 2026, through June 30, 2026.

- I. Authorize the Fire Department to Overhire One(1) Battalion Chief Position Effective June 1, 2026, to Address an Extended Operational Vacancy on B-Shirt (Fire Department)

Action: Approved Motion: Authorize the Fire Department to overhire one (1) Battalion Chief position effective June 1, 2026, to address an extended operational vacancy on B-Shift.

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9. FINAL READINGS

None

10. PUBLIC HEARINGS

- A. Adopting a Resolution of Concurrence with the Stanislaus HOME Consortium for the Fiscal Year 2026-2027 Annual Action Plan (Housing)

This item was presented by Housing Manager Figueroa.

Mayor Bublak opened the public hearing at 7:28pm and the following member of the public spoke:

Milt Trieweler

With no further comments, Mayor Bublak closed the public hearing at 7:31pm.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution No. 2026-045: Adopting a resolution of concurrence with the Stanislaus Urban County and Stanislaus HOME Consortium Annual Action Plan (AAP) for Fiscal Year 2026-2027 for the HOME Investment Partnership Program and support submission to the U.S. Department of Housing and Urban Development (HUD) by Stanislaus County.

- B. Consideration of Denying or Approving the Appeal and Granting Conditional Use Permit 2024-09 for a Food Truck Park at 2400 Fulkerth Road (Development Services)

Councilmember Abram disclosed that she had an ex parte communication with David Paul on May 7, 2025.

Mayor Bublak disclosed that she had ex parte communications via email with Mr. Vieira and received an email from Mr. Jolley.

Vice Mayor Monez disclosed that she had ex parte communications with Mr. Vieira and received the same email from Mr. Jolley.

Councilmember Bixel disclosed that he had an ex parte communication with a realtor in 2025.

The item was presented by Development Services Director Werner.

Mayor Bublak invited comments on behalf of the applicant. Architect Jim Shaw and Brett Jolley, counsel for the Paul Family, spoke on behalf of the applicant.

Mayor Bublak opened the public hearing at 6:54pm and the following members of the public spoke:

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Roberta
Deborah Scully-Miller
John Gabelon
Milt Trieweiler
Edmond Barron
Joe Vieira
Harprit Sumal

With no further comments, Mayor Bublak closed the public hearing at 7:06pm.

Director Werner addressed comments and questions from the public and council.

The applicant was entitled to a rebuttal and Mr. Jolley spoke again on the item.

Motioned by Vice Mayor Monez, seconded by Councilmember Phillips to adopt the resolution denying the appeal and reaffirming the Planning Commission Denial based on the findings of the adopted resolution, and carried 3/2 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
No	No	Yes	Yes	Yes

Action: Approved Resolution No. 2026-044: Denying the appeal and affirming the Planning Commission Denial of Conditional Use Permit 2024-09

- C. Revising the City of Turlock's Street Tree Policy by Adopting Resolutions Related to a New Street Tree List and Street Tree Planting, Watering, and Maintenance Guidelines and Presenting the Introduction and First Reading of an Ordinance Amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees) and Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 2 (Off-street Parking and Loading Regulations) (Municipal Services Department)

Management Analyst James Governale presented the item.

Mayor Bublak opened the public hearing at 7:45pm and the following members of the public spoke:

Milt Treiweiler
Bob Puffer
John Gableon

With no further comments, Mayor Bublak closed the public hearing at 7:50pm.

Motioned by Councilmember Abram, seconded by Vice Mayor Monez to adopt the resolutions and amend the ordinance to include only Title 7 and exclude Title 9, and carried 5/0 by the following vote:

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Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution No. 2026-046: Rescinding Resolution 2016-094 and adopting a new City of Turlock Street Tree List

Approved Resolution No. 2026-047: Adopting City of Turlock Street Tree Planting, Watering, and Maintenance Guidelines and authorizing administrative updates thereto

11. ACTION ITEMS

- A. Approving revised Measure A Expenditure Policy to establish guidelines on the allocation of three-quarter (3/4) cent transactions and use (sales) tax commencing Fiscal Year 2026-2027 and authorizing the addition of three full-time Firefighter positions

Item was presented by Finance Director Moreno.

Mayor Bublak opened public comment at 8:03pm and the following members of the public spoke:

Milt Trieweiler
Bob Puffer

With no further comments, Mayor Bublak closed public comment at 8:08pm.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram, to approve with the amendment that no overtime will be paid from the additional 3% and that the matter will be revisited in one year and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Action: Approved Resolution No. 2026-048: Approving revised Measure A Expenditure Policy to establish guidelines on the allocation of three-quarter (3/4) cent transactions and use (sales) tax commencing Fiscal Year 2026-2027

Approved Resolution No. 2026-049: Approving the Amendment to Fiscal Year 2025-2026 budgeted Full-time Employee allocation by the addition of three Firefighters

12. COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS

Vice Mayor Monez spoke on the Brown Act. She thanked the Modesto Fire Department for assisting with a recent two-alarm fire, and ended by recognizing National Police Week and thanked law enforcement officers and local prosecutors for their service and memorial tribute.

Mayor Bublak stated her support for HR 309, a proposal to establish a national law enforcement museum in Washington, D.C., announced the upcoming 58th Annual Assyrian Convention on May 22–25, and requested staff explore additional options to address ongoing concerns regarding Race

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Communications.

13. CLOSED SESSION

Closed sessions were read out loud by City Clerk Fiez.

- A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)
"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."
Agency Designated Representative: Interim City Manager, Gary Hampton
Employee Organization: Turlock Associated Police Officers
- B. Threat to Public Services of Facilities, Cal. Gov't Code §54957(a)
"This chapter shall not be construed to prevent the legislative body of local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater treatment, natural gas service, and electric service, or a threat to the public's right of access to public series or public facilities."
Consultation with: City Attorney Katie Lucchesi
- C. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Manager (Discussion Only)

14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:32 PM.

Respectfully Submitted



Kelly Renteria, Deputy City Clerk



156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5640 | FAX 209-668-5107 | TDD 1-800-735-2929

MEMORANDUM

DATE: May 12, 2026
TO: City Council
FROM: Adrienne Werner – Development Services Director
RE: Item 10B – Appeal of Planning Commission Conditional Use Permit 2024-09

Attached are emails received by the Development Services Department and the City Clerk's Office on May 11 and May 12 regarding Item 10B on tonight's agenda. These emails were received after the agenda and staff reports had already been posted and, therefore, were not included in the original agenda packet provided to the City Council.

**Pushpinder Kahlon and Nimrat Sandhu
3451 Catamaran Ct.
Atwater, CA 95301**

May 11, 2026

SENT VIA EMAIL ONLY

Hon. Mayor Amy Bublak
And members of the Turlock City Council
C/O City Clerk
156 S. Broadway, Ste. 120
Turlock, CA 95380-5456
Email: nfiez@turlock.ca.us
abublak@turlock.ca.us
kbixel@turlock.ca.us
rmonez@turlock.ca.us
cabram@turlock.ca.us
ephillips@turlock.ca.us

**Re: May 12, 2026 Continued Hearing on CUP 2024-09 (Agenda Item 10.B.)
(Food Truck Project - 2400 Fulkerth Road)**

Dear Mayor Bublak and Councilmembers:

As you may recall, we are the applicants for the above-referenced Food Truck Project.

While we were available for the continued hearing initially scheduled for April that was pushed to May 12, 2026 due to a public notice issue, unfortunately we are out of the country for tomorrow's continued meeting and cannot attend. However our architect Jim Shaw will be present to address the Council, as will the members of the landowner Paul Family and their land use attorney Brett Jolley.

As a reminder, the application was heard by the Turlock City Council on May 13, 2025, and continued to allow us to revise the project to address concerns raised during the meeting. At that time our application proposed developing the site with thirty-three on-site parking spaces, paving, and landscaping to allow fourteen mobile food trucks to operate onsite with a canopy, seating area, trash enclosure, and restroom building. The mobile food truck park would be closed by 10:00 p.m. daily, with all vendors required to have their vehicles moved at that time.

At the City Council meeting members of the public and Council articulated concerns surrounding the number of trucks, available parking, noise, traffic, and better defining

hours of operation. Although our original proposal is consistent with the Turlock General Plan, zoning designation, and would be developed consistent with Turlock Municipal Code, in an effort to address the concerns raised, we have voluntarily revised the original site plan as shown in the staff report.

As reflected in the revised site plan and my December 2025 letter to Planning Staff, the project has been modified as follows:

- **Number of Operators:** Reduced the number of food truck operators from a maximum of 14 to a maximum of 12. This reduction will reduce the number of visitors to the Project and in turn free up additional space for parking.
- **Parking:** Adding 3 additional parking spaces. As a result, the project will offer a total of 36 parking spaces. That results in 3 spaces per truck which is 50% more than what is required by the ordinance. Additional parking addresses the concerns stated regarding street parking and parking in adjacent parking lots.
- **Traffic Control:** Installing new 8" by 8" concrete curb with 36" High by 3" dia. rubber diverter posts per city standards at the entrance/exit onto Fulkerth Road. This will prevent left-out turns from the site.
- **Hours of Operation:** The six spaces furthest from the residences would be allowed to operate from 6 a.m. to 10 p.m. while the other six spaces would be allowed to operate from 10 a.m. to 10 p.m. This revision would allow some breakfast crowd service while limiting morning noise to adjacent residential properties.
- **Noise/Smoking:** A condition requiring that we post signs prohibiting smoking and loud music on site. This condition would place customers on notice that such activities are prohibited in the mobile food truck park.

Regarding the evaluation of traffic impacts from the project in compliance with CEQA, please refer to the memorandum prepared by McKinley, Conger, Jolley, & Galarneau, LLP, counsel for the landowner Paul Family, attached to the staff report, that explains that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.

This parcel has long been planned and zoned for development of a commercial business like the project. This project implements that goal and will bring new and desired use to Turlock. Members of the public at the City Council Meeting expressed a desire for this type of use to prevent having to travel outside of Turlock to experience a mobile food truck park. (<https://turlockca.portal.civicclerk.com/event/37/media>; 2:16:24-2:16:33.) Amilia Giomo expressed that she "hoped [that the City Council] actually open[s] it up to be able to offer something to the people of Turlock that's affordable" as she noted "food is getting pretty expensive" and "food trucks are affordable." (2:16:29-2:16:38)

It was further articulated that this type of use will bring new customers into this area benefiting surrounding businesses and that it would benefit the residents as a central hub for members of the community to share a meal, hang out, and talk with one another enhancing their overall sense of community (2:14:45-2:15:35.) As articulated by members of the public at the City Council Meeting this is a desired and needed use in the area that will provide the residents of Turlock with a place to hang out and talk with one another (2:14:45 - 2:15:35; 2:16:53-2:17-47.)

Accordingly, we request that the Council approve the project, as modified, and further promote small business development and operations in Turlock.

Very truly yours,

 Authentisign
Pushpinderdeep Singh Kahlon

Pushpinder Kahlon
05/11/2026

 Authentisign
Nimrat Kaur Sandhu

Nimrat Kaur Sandhu
05/11/2026

cc: Adrienne Werner, Development Services Director (awerner@turlock.ca.us)
Katie Quintero, Senior Planner (kquintero@turlock.ca.us)

Joseph B. Vieira
The Vieira Company
227 North Santa Cruz Avenue, Suite B
Los Gatos, CA 95030
Phone 408.354.5817 Fax 408.384.6224
joe@vieiraco.com



May 11, 2026

Members of the Turlock City Council
c/o Katie Quintero, Planning Manager
156 S. Broadway, Ste. 120
Turlock, CA 95380-5456

VIA EMAIL: KQuintero@turlock.ca.us

RE: Appeal of Planning commission Denial of Conditional Use Permit (2024-09) - Non-Compliance with TMC §9-5-604: Traffic, Parking, and Noise Impacts

Dear Members of the City Council,

I am writing to respectfully urge the City Council to **deny Conditional Use Permit (CUP) 2024-09** for the proposed food truck park at **2400 Fulkerth Road**. While I appreciate efforts to support economic development, the proposed project does **not meet the findings required for approval under Turlock Municipal Code (TMC) §9-5-604**, even with the applicant's revisions and proposed conditions of approval.

Under TMC §9-5-604, all required findings must be met in order to grant a conditional use permit. In this case, substantial evidence in the record demonstrates that **the City cannot make several of these required findings**.

1. The Site Is Not Adequate to Accommodate the Intensity of the Proposed Use (TMC §9-5-604(a))

Although the parcel is 1.31 acres in size, **site adequacy is not determined by acreage alone**, but by whether the site can accommodate the *intensity* of the proposed use in a manner compatible with surrounding properties.

The revised proposal concentrates **12 food service operations on a single site**, along with on-site seating, restrooms, extended customer dwell times, and synchronized evening peak hours. Functionally, this resembles a **multi-restaurant destination use**, not a single commercial tenant.

The project relies on **36 parking spaces, or three spaces per food truck**. This number is not supported by comparative parking requirements for brick-and-mortar restaurants in Turlock. In commercial retail shopping centers, restaurants are typically required to provide **approximately one parking space per 100 square feet of floor area or per 3 to 4 seats**. If even a fraction of the food trucks were treated as restaurant-equivalent uses, the parking demand would exceed what is provided on site.

When parking demand exceeds supply, impacts are not eliminated—they are **exported off-site** into surrounding streets, drive aisles, adjacent neighborhoods and shopping centers. This directly undermines the site adequacy finding.

2. The Project Is Not Properly Related to the Street System to Carry Its Traffic (TMC §9-5-604(b))

The City's reliance on the **2012 General Plan traffic analysis** is insufficient for this discretionary decision.

General Plan EIRs are **program-level documents**, not substitutes for evaluating the unique traffic characteristics of a **destination food truck park**. The analysis conducted in 2012 did not examine the cumulative effects of multiple food vendors operating simultaneously on a constrained site adjacent to residential uses.

The report affirmatively states, "Because the study analyzed traffic conditions through the 2030 horizon year, it already accounted for the cumulative traffic expected from planned development throughout the community, including development on this site." It is assumed this references the Turlock General Plan Final Environmental Impact Report dated August 2012, which has no actual traffic study or traffic count. The City of Turlock 2015 Traffic Count Database confirms the traffic count on Countryside/Fulkerth/Hwy 99 for a 3-day average (T-Th) of 24,381, 5-day average (M-F) of 24,978, and weekend average of 22,668 (5th highest in the City).

Additionally, Food truck parks generate:

- Focused on peak hour traffic
- Circulating vehicles searching for parking
- Uber Eats and Ride-share drop-offs and short-term stopping
- Higher evening congestion than typical retail uses

The project's **right-in/right-out access** further concentrates traffic movements on Fulkerth Road and limits circulation options when congestion occurs. Without a site-specific traffic analysis addressing these operational realities, the City cannot reasonably conclude that the street system can safely and efficiently carry the quantity and kind of traffic generated by this use.

3. The Use Will Adversely Affect Adjacent Residential Properties (TMC §9-5-604(c))

Despite proposed conditions, the project will create **ongoing and unavoidable land-use conflicts** with the residential subdivision to the east.

Food truck parks are inherently outdoor, transient, and activity-intensive. Even with limits on amplified music and operating hours, the project will introduce:

- Evening and weekend noise from customers
- Late-night vehicle movements and headlights
- Trash, odors, and operational disturbances
- Cumulative impacts that conditions cannot fully mitigate

A masonry wall and landscaping buffer do not eliminate these impacts; they merely reduce them. A conditional use permit requires a finding that the use **will not adversely affect abutting properties**, not that impacts will be partially reduced.

4. The Project Is Functionally Inconsistent With the General Plan's Compatibility Objectives (TMC §9-5-604(d))

While the site is designated Community Commercial, **General Plan consistency involves more than land-use labels**. It also requires compatibility with surrounding development patterns, infrastructure capacity, and neighborhood character.

The General Plan did not contemplate **food-truck-park-scale intensity** on this site, particularly adjacent to established residential uses. Allowing this project sets a precedent for high-intensity, quasi-restaurant developments without requiring the same parking, infrastructure investment, and operational controls imposed on traditional restaurants.

5. The Project Exceeds the Scope of TMC §9-2-124 (Mobile Food Facilities)

TMC §9-2-124 regulates **individual mobile food facilities**, not permanent, multi-vendor food parks operating as a primary land use. The scale, permanence, and infrastructure of this proposal place it well outside the intent of §9-2-124, reinforcing the need for strict compliance with CUP findings rather than relaxed standards.

Approving the project despite these inconsistencies would effectively create a **de facto zoning exception**, contrary to the structure of Title 9.

Conclusion

Conditional use permits are discretionary precisely because **not every use is appropriate on every site**, even within the same zoning district. In this case, the proposed food truck park may be viable elsewhere, but **it is not appropriate at this location**.

They are intended to allow certain uses **only when they demonstrably fit a site without creating adverse impacts**. In this case, the record shows that:

- The site is not adequate for the intensity proposed
- Traffic impacts are not sufficiently evaluated
- Adjacent residential properties will be adversely affected
- General Plan consistency is nominal rather than substantive

Because the City Council **cannot make all findings required under TMC §9-5-604**, I respectfully urge the Council to **deny CUP 2024-09 and uphold the Planning Commission's original denial.**

Thank you for your careful consideration of this matter and for your service to the Turlock community.

Sincerely,

A handwritten signature in black ink that reads "Joseph B. Vieira". The signature is written in a cursive style with a long, sweeping underline.

Joseph B. Vieira

Property Manager/Owner
Countryside Plaza

cc: Gary Hampton, Interim City Manager ghampton@turlock.ca.us

Adrienne Werner

From: BP <[REDACTED]>
Sent: Tuesday, May 12, 2026 12:50 PM
To: Planning (General); Adrienne Werner
Subject: Comments: Conditional Use Permit Item 24-09

This Message Is From an External Sender

This message came from outside your organization.

Dear Mayor Bublak and Turlock City Council Members,

We are writing as property owners in Turlock to express our strong support for the proposed food truck court at 2400 Fulkerth. This casual, outdoor setting would be a unique option, setting it apart from traditional restaurants in the surrounding area.

This project represents an important opportunity to foster small business growth and cultivate the entrepreneurial spirit that has long defined our community. Food truck courts provide an accessible entry point for new and emerging business owners—many of whom are working to establish themselves, support their families, and contribute meaningfully to the local economy.

Turlock has a proud history shaped by immigrants and first-generation families, like our own, who built their livelihoods through determination, hard work, and small business ownership. This proposal reflects those same foundational values. By creating a space where entrepreneurs can launch and grow their ventures, the food truck court will continue that legacy for the next generation.

Beyond its economic impact, the food truck court will help strengthen a sense of community in Turlock. It will serve as a gathering place where neighbors, families, and visitors can come together, share meals, and build connections. These everyday interactions—meeting friends, supporting local vendors, and experiencing diverse cultures through food—help foster belonging and civic pride.

The project will also bring vibrant, diverse dining options to our town, enhancing the energy and character of the area. It will encourage relationship-building, support collaboration among small business owners, and contribute to a welcoming, inclusive atmosphere that reflects the best of Turlock.

We believe this development will be a meaningful and positive addition to the city and respectfully urge your support.

Thank you for your time and consideration.

Sincerely,

Bernadette Paul - Trustee

Dean Paul - Trustee

Mary Paul Stewart - Trustee

Adrienne Werner

From: Beatriz Saldana <beatriz.saldana08@gmail.com>
Sent: Tuesday, May 12, 2026 6:26 AM
To: Adrienne Werner
Subject: Opposition to Proposed Food Truck Parking Location

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Turlock City Counsel,

Thank you for this opportunity to express my opposition to the proposed food truck project parking location near our neighborhood.

I respectfully oppose the proposed food truck parking site near our neighborhood for the following concerns.

First, I am concerned about security, loitering, traffic, litter, and whether this area can realistically be monitored and enforced properly at all times. If enforcement or security issues arise, who will be responsible for those costs? Will the owner of the parking space be held accountable for providing ongoing security and ensuring the area remains safe and secured at all times?

Another important concern is whether nearby property values will be negatively affected. Has any consideration or study been done regarding the impact this type of operation may have on surrounding homes and neighborhoods?

Also, the proposed hours of operation are not acceptable. Beginning operations as early as 6:00 a.m. appear inconsistent with city ordinances that require businesses to begin later in the day. In addition, although operations may officially end at 10:00 p.m., that does not guarantee that customers, vehicles, noise, or truck activity will cease at that time.

I respectfully ask the developer and the city to consider an alternative location better suited for this type of operation, preferably in a commercial or business area rather than adjacent to established neighborhoods.

Lastly and most importantly, our community is a quiet, family-friendly neighborhood where residents look out for one another and value safety, peace, and quality of life. I have serious concerns regarding the impact this proposal may have on nearby residents. I truly hope the concerns of residents like myself are heard and seriously considered. Again, I respectfully ask the city and developer to look for a more appropriate location in a commercial business area rather than next to homes and families.

For these reasons, my vote is **“No”** on the proposed food truck parking stand.

Thank you for your consideration.

Sincerely,

Beatriz Saldaña

May 10, 2026

Signed letter to follow via mail.