

PLANNING COMMISSION MEETING AGENDA

THURSDAY, MARCH 6, 2025– 6:00 PM
City of Turlock, Yosemite Community Room
156 South Broadway
Turlock, California



Commission Chair
Constance Anderson

Commission Members
Mark Reese (Vice Chair)
Ray Souza
Sukhminder Deol
Patrick Johnson

Jim Reape
Mark Reese
Matthew Davis

Planning Manager
Katie Quintero

Alternate Members
Bryan Saint
Bryan Tribble

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the Planning Division at (209) 668-5640. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section § 54954.3, any member of the public may directly address the Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item.

AGENDA PACKETS: Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and at the Planning Division office at 156 S. Broadway, Suite 120, Turlock, CA during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. CALL TO ORDER

2. SALUTE TO THE FLAG

3. ROLL CALL, DECLARATION OF CONFLICTS OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATIONS

4. ANNOUNCEMENTS & UPDATES

5. PUBLIC PARTICIPATION

This is the time set aside for members of the public to directly address the Planning Commission concerning any item that has been described in the notice for this meeting, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Commission addresses the matter.

6. CONSENT CALENDAR

Information concerning the consent items listed herein below has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting the Minutes of the February 6, 2025 Regular Planning Commission meeting [View Item](#)
- B. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title

7. PUBLIC HEARINGS

These items will be individually discussed and reviewed in detail.

- A. **VARIANCE 2024-02 (UNDERGROUNDING UTILITIES)**: The applicant is requesting a Variance from TMC Section 9-2-120 requiring the underground installation of all new and existing overhead utility lines for the properties located at 1620 & 1660 N Tully Road and 2099 Fulkerth Road, Stanislaus County APNs 088-030-003, 004 and 005. (Quintero) [View Item](#)
 - 1. Planning Commission to determine if the project is Categorically Exempt from CEQA, based on Section 15332 [In-Fill Development Project].
 - 2. Planning Commission action on Variance 2024-02.
- B. **CONDITIONAL USE PERMIT 2024-09 (2400 FULKERTH ROAD)**: The applicant has submitted an application to develop a 1.31-acre parcel for a mobile food truck park at 2400 Fulkerth Road, Stanislaus County APN 089-019-022. The applicant has planned for 14 food trucks, a 40'x20' covered eating area, parking, trash enclosure, restrooms, landscaping, 6'8" wrought iron fencing and gates on the west, south, and north property lines securing the food park area and a 7' masonry wall along the east property line. (Quintero) [View Item](#)
 - 1. Planning Commission to determine if the project is Categorically Exempt from CEQA, based on Section 15332 [In-Fill Development Project].
 - 2. Planning Commission action on Conditional Use Permit 2024-09.

8. SCHEDULED MATTERS

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.

10. ADJOURNMENT

AT THE ABOVE TIME AND PLACE ALL INTERESTED PARTIES WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ANYONE MAY PRESENT HIS OR HER VIEWS ON THESE MATTERS IN PERSON, BY WRITING, OR BY REPRESENTATIVE. CHALLENGES IN COURT TO ANY OF THE ITEMS LISTED ABOVE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TURLOCK PLANNING COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING. ANY MATERIALS SUBMITTED TO THE PLANNING COMMISSION FOR CONSIDERATION (PHOTOGRAPHS, SLIDES, PETITIONS, LETTERS, ETC.) BECOME THE PROPERTY OF THE CITY OF TURLOCK AND WILL BE RETAINED AS PART OF THE PUBLIC RECORD AND ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF TURLOCK PLANNING DIVISION, CITY HALL, 156 SOUTH BROADWAY, TURLOCK. INFORMATION MAY ALSO BE OBTAINED BY CALLING THE CITY OF TURLOCK PLANNING DIVISION AT (209)

668-5640. WRITTEN CORRESPONDENCE MAY BE MAILED TO THE CITY OF TURLOCK PLANNING DIVISION, 156 SOUTH BROADWAY, SUITE 120, TURLOCK, CA 95380-5456.

--APPEAL--

Anyone who is dissatisfied with the action(s) of the Planning Commission may file an appeal within **TEN (10) DAYS** following the decision of the Planning Commission. The appeal must be written and filed with the Turlock City Clerk. Appeal Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$550.00 filing fee for the Appeal Application. If an Appeal Application is filed, a Public Hearing will be scheduled by the City Council to consider the appeal.

**-- CONTINUANCE--
-- APPLICANT REQUESTS--
-- EFFECTIVE NOVEMBER 27, 1989--**

An applicant may request the continuance of a pending application or scheduled matter set for consideration by the Planning Commission by filing a request for a continuance not less than three (3) hours prior to the scheduled consideration of the application pursuant to City Council Resolution No. 89-248. The request must be written and filed with the City of Turlock Planning Division. Continuance Request Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$390.00 Filing Fee Deposit for the Continuance Request Application. **The granting of a request for a continuance of a pending application is discretionary on the part of the City of Turlock. The applicant's compliance with the regulations does not imply, guarantee, or otherwise supersede the City of Turlock's authority to deny the request.**