

PLANNING COMMISSION MEETING AGENDA

THURSDAY, MAY 1, 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
Vacant

Jim Reape
Matthew Davis

Planning Manager
Katie Quintero

Alternate Members
Bryan Saint
Bryan Tribble

SPEAKER CARDS: To accommodate those wishing to address the Commission and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the Planning Commission Secretary or Clerk.

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**

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Planning Commission and to address the Commission on any item on tonight's agenda, including Consent Calendar items. You will be allowed three 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. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Commission, or its staff, may briefly respond to comments or questions.

from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

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 April 3, 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. **Planned Development 285 (PD285), Rezone 25-01, and VTSM 25-01:** The applicant has submitted an application for a Vesting Tentative Subdivision map to subdivide one 11.42-acre parcel into 22 single family residential lots. The subject property is located at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007. A rezoning of the property to Planned Development 285 is proposed to allow for various deviations from the Very Low-Density Residential development standards in the East Tuolumne Master Plan (ETMP). (Quintero) [View Item](#)
 - 1. Planning Commission determination on the adoption of the proposed Mitigated Negative Declaration of environmental effect and Mitigation Monitoring and Reporting Program.
 - 2. Planning Commission recommendation to City Council on Planned Development 285 and Rezone 25-01.
 - 3. Planning Commission action on VTSM 25-01.
- B. **Conditional Use Permit 2025-01 (Adult Day Care Center):** The applicant is requesting approval to construct a new Adult Day Care Center on two parcels totaling 2.31 acres at 2600 & 2630 Polous Drive (Stanislaus County APNs 089-019-013 & 089-019-014). The project will be completed in two phases: Phase 1 will include a 12,000 sq. ft. main facility with communal spaces, activity rooms, dining areas, and administrative offices to support social engagement and specialized care services. Phase 2, to commence within two years from issuance of CUP, will add a 10,000 sq. ft. expansion with additional program spaces, therapy rooms, and recreational areas. (Bailey) [View Item](#)
 - 1. Planning Commission determination that the project is Categorically Exempt from CEQA, based on Section 15332 [In-Fill Development Project].
 - 2. Planning Commission action on Conditional Use Permit 2025-01.

C. TIME EXTENSION FOR DEVELOPMENT AGREEMENT FOR JDI FARMS at

600 D STREET: The Planning Commission will consider a request for a Time Extension through June 30, 2026 for the Development Agreement for the operation of the indoor cannabis cultivation, manufacturing, and distribution business located at 600 D Street, Stanislaus County APN 043-018-016 through an amendment to the Development Agreement. The Planning Commission will review and make a recommendation to the City Council regarding whether or not to extend the Development Agreement through June 30, 2026. (Werner)

[View Item](#)

1. Planning Commission determination that this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement. This action will not result in direct or indirect physical changes in the environment.
2. Planning Commission recommendation to City Council on Time Extension for Development Agreement for JDI Farms.

D. TIME EXTENSION FOR DEVELOPMENT AGREEMENT FOR FIRE HOUSE at

1601 W. MAIN STREET: The Planning Commission will consider a request for a Time Extension through June 30, 2026 for the Development Agreement for the operation of the cannabis retail dispensary located at 1601 W. Main Street, Stanislaus County APN 089-015-005 through an amendment to the Development Agreement. The Planning Commission will review and make a recommendation to the City Council regarding whether or not to extend the Development Agreement through June 30, 2026. (Werner)

[View Item](#)

1. Planning Commission determination that this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement. This action will not result in direct or indirect physical changes in the environment.
2. Planning Commission recommendation to City Council on Time Extension for Development Agreement for Fire House.

E. TIME EXTENSION FOR DEVELOPMENT AGREEMENT FOR PERFECT

UNION at 2500 N. GOLDEN STATE BOULEVARD: The Planning Commission will consider a request for a Time Extension through June 30, 2026 for the Development Agreement for the operation of the cannabis retail dispensary located at 2500 N. Golden State Boulevard, Stanislaus County APN 088-007-025 through an amendment to the Development Agreement. The Planning Commission will review and make a recommendation to the City Council

regarding whether or not to extend the Development Agreement through June 30, 2026. (Werner) [View Item](#)

1. Planning Commission determination that this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) [Project] of the CEQA guidelines. This is an organizational or administrative activity involving the request for a time extension for the Development Agreement. This action will not result in direct or indirect physical changes in the environment.
2. Planning Commission recommendation to City Council on Time Extension for Development Agreement for Perfect Union.

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.**