

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 2, 2025

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Joseph Brichetto, Becky Campo, Andrew Huff, Thomas Maring, and Wayne Zipser

Absent: Neill Callis, Carmen Morad, Jose Sabala, and Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Senior Planner; Marcus Ruddicks, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Christian Bolanos, Engineer I, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

A. August 21, 2025

Maring/Zipser (5/0) **ACCEPTED**

5. **CORRESPONDENCE**

A. Email, received October 2, 2025, from Surinderjit 'Jimmy' Shergill, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2024-0114 – Shergill and Sons.

6. **CONFLICT OF INTEREST** – None.

7. **PUBLIC HEARINGS (* - Consent Items)**

CONSENT ITEMS

Prior to the Planning Commissions consideration of the Consent Items, Director Freitas clarified that staff was requesting both Housing Element items be continued to the October 16, 2025, Planning Commission meeting to allow staff additional time to work on the staff reports.

In response to several members of the public in attendance for the Housing Element items, Chair Campo opened a public hearing for the consent items. Tom Krane and Wei see Lim spoke regarding the Housing Element items. The public hearing was then closed, and the

consent items were brought back to the Planning Commission for a single motion and a vote.

- *A. **GENERAL PLAN AMENDMENT APPLICATION NO. PLN2022-0045 – SIXTH CYCLE HOUSING ELEMENT UPDATE** – *Requesting a continuance to October 16, 2025.* An update and amendment to the Housing Element of the Stanislaus County General Plan. The proposed 2023-2031 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update. This project is considered exempt from the California Environmental Quality Act (CEQA).

Maring/Brichetto (5/0) **APPROVED THE CONTINUANCE AS OUTLINED IN THE STAFF MEMO.**

- *B. **GENERAL PLAN AMENDMENT, REZONE, AND ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0053 – SIXTH CYCLE HOUSING ELEMENT IMPLEMENTATION** – *Requesting a continuance to October 16, 2025.* Request to add amend the County's General Plan and Zoning Ordinance; to amend the General Plan designation and to rezone property; and adopt objective design standards, to be applied to new multi-family developments to implement various actions included in Stanislaus County's draft sixth Cycle Housing Element. The specifics of the request are as follow:

- An amendment to the Commercial land use designation of the Land Use Element of the County's General Plan to incorporate the proposed new Mixed Use District (MU) as a compatible zoning district.
- An amendment to the County's Zoning ordinance to add Chapter 21.58 MU zoning district.
- An amendment to the County's Zoning ordinance to amend the following zoning ordinance chapters: Chapters 21.08 General Provisions, 21.12 Definitions, 21.20 General Agriculture District (A-2), 21.24 Rural Residential District (R-A), 21.28 Single-Family Residential District (R-1), 21.32 Medium Density Residential District (R-2), 21.36 Multiple-Family Residential District (R-3), 21.44 Historical Site District, 21.52 Neighborhood Commercial District (C-1), 21.48 Highway Frontage District (H-1), 21.56 General Commercial District (C-2), 21.60 Industrial District (M), 21.72 Mobile Homes, 21.74 Accessory Dwelling Units, 21.76 Off-Street Parking, 21.82 Density Bonus for Affordable Housing, and 21.100 Staff Approval Permits.
- An amendment to the General Plan land use designations (from Low-Density Residential, Commercial, and Planned Development to Medium High-Density Residential) and rezone (from R-1, R-A, P-D, and H-1 to R-3) of 101 parcels identified by following Assessor Parcel Numbers (APNs): Denair - 024-012-004 and -005, 024-033-001 and -002, 024-033-006 to -009, 024-033-011 and -012, 024-033-015 to -022, 024-033-025 and -026, 024-033-029 and -030, 024-033-032; Empire - 133-017-002 to -006, 133-017-011, 133-017-023 to -026, 133-017-033 and -034, 133-017-036, 133-017-065; Keyes - 045-021-019 and -020, 045-033-007; North Ceres (Bystrom) - 038-017-041, 038-039-012 and -013, 038-039-016, 038-039-019 and -020, 038-039-030 and -031; North Ceres

(Hatch/Stonum) - 039-025-015, 039-025-017 to -019, 039-025-030 and -031; South Ceres - 053-031-023; South Modesto (Bret Harte) - 056-032-069, 056-033-049, 056-034-001, 056-035-001, and 056-036-036; West Modesto (Spencer/Marshall Neighborhood) - 030-004-002 to -010, 030-004-013 to -017, 030-005-001 to -018, 030-005-026, 030-008-003 to -006, 030-008-015 and -016; and West Modesto (Beverly/Waverly Neighborhood) - 037-004-061 and 037-004-068.

- An amendment to the zoning designations (from C-2 to MU) of 38 parcels identified by the following APNs: Salida - 135-041-004 and -005, 135-041-009 to -016, 135-041-018 and -019, 135-041-024, 135-041-031 and -032, 135-041-034 to -036; and South Modesto (Crows Landing Road) - 056-011-023 to -028, 056-017-020 and -021, 056-017-023, 056-018-001 and -002, 056-018-026, 056-048-018 and -019, 056-048-052 and -053, and 086-010-033 to -036.

An Addendum to the certified Environmental Impact Report (EIR) prepared for the County's 2015 General Plan has been prepared for the project.

Maring/Brichetto (5/0) **APPROVED THE CONTINUANCE AS OUTLINED IN THE STAFF MEMO.**

NON-CONSENT ITEMS

Prior to the Planning Commission considering the Non-Consent Items, Director Freitas presented the Planning Commission with the applicants request for a continuance, which had been presented to the Planning Commission as Correspondence too late for the agenda. Chair Campo requested a staff presentation and proceeded with opening the public hearing.

- C. **USE PERMIT APPLICATION NO. PLN2024-0114 – SHERGILL AND SONS –**
Request to permit an existing truck parking facility for up to 12 tractor-trailer combinations, on a 1.47-acre portion of a 19.2± acre parcel, in the General Agriculture (A-2-40) zoning district. The property is located at 2500 W Barnhart Road, between Mountain View Road and Walnut Road, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 045-055-003.
Staff Report: Marcus Ruddicks, Assistant Planner.
Public hearing opened.
OPPOSITION: Calvin Lee Heim, Junior; and Matt Nascimento.
FAVOR: None.
Public hearing closed.

Maring/Zipser (4/1) **DENIED THE USE PERMIT.**

Roll Call Vote: Ayes – Brichetto, Campo, Maring, and Zipser
Noes – Huff
Abstaining – None
Absent – Callis, Morad, Sabala, and Willerup

8. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

September 9, 2025: Conducted a public hearing and approved the Planning Commission's recommendation of approval for Rezone Application No. PLN2025-0005 – West Stanislaus Irrigation District, located in the Community of Westley.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

October 16, 2025: The sixth Cycle Housing Element Update and Implementation package continued from the 10/02/2025 Planning Commission meeting. One parcel map in the Vernalis area; a truck parking ordinance amendment; and a general plan amendment to the Highway Commercial Planned Development Designation.

November 6, 2025: One parcel map, variance, and Williamson Act cancellation in the Crows Landing area.

November 20, 2025: One rezone and parcel map in the Modesto area.

Director Freitas announced that the October 23, 2025, Nuisance Abatement Hearing Board meeting will have truck parking items on the agenda.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

11. ADJOURNMENT

The meeting was adjourned at 6:58 p.m.

Signature on file.

Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)

AF/ad