

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

October 16, 2025

6:00 P.M.

CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

CONSENT CALENDAR: These are items on this agenda designated by an asterisk (*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA: While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

PLANNING COMMISSION AGENDAS AND MINUTES: Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page (www.stancounty.com/planning/agenda/index.shtm). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

AUDIO/VIDEO BROADCAST: All Planning Commission meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: www.stancounty.com/board/broadcasting-schedule.shtm. In addition, a live audio/video broadcast of this meeting can be heard/seen via the World Wide Web at: www.stancounty.com/sclive.

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

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

1. **ROLL CALL:** Joseph Brichetto, Neill Callis, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad, Jose Sabala, Lars Willerup, Wayne Zipser

2. PLEDGE OF ALLEGIANCE
3. CITIZEN'S FORUM
4. MINUTES
 - A. October 2, 2025 [\[View Item\]](#)
5. CORRESPONDENCE
6. CONFLICT OF INTEREST DECLARATION
7. PUBLIC HEARINGS

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD** – Request to subdivide an 82.93± acre parcel into one 40± acre parcel and a 42.93± acre remainder in the Planned Development (P-D) (214) and General Agriculture (A-2-40) zoning districts. The property is located at 107 and 585 River Road, between Maze Boulevard (State Route 132) and the Hetch Hetchy Aqueduct, west of the San Joaquin river, in the Vernalis area. The Planning Commission will consider adoption of a California Environmental Quality Act (CEQA) Mitigated Negative Declaration for this project. APN: 016-002-066.
[\[View Item\]](#)

NON-CONSENT ITEMS

- B. **GENERAL PLAN AMENDMENT APPLICATION NO. PLN2022-0045 – SIXTH CYCLE HOUSING ELEMENT UPDATE** – *Continued from October 2, 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). [\[View Item\]](#)
- C. **GENERAL PLAN AMENDMENT, REZONE, AND ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0053 – SIXTH CYCLE HOUSING ELEMENT IMPLEMENTATION** – *Continued from October 2, 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. [\[View Item\]](#)

- D. **ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0069 – TRUCK PARKING** – Request to add Chapter 21.89 Truck Parking and to amend Chapters 21.20 General Agriculture (A-2) and 21.94 Home Occupations of the Stanislaus County Zoning Ordinance to update existing allowances for truck parking in the unincorporated General Agriculture (A-2) zoned areas of Stanislaus County. APN: County-wide. This project is considered exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3). [\[View Item\]](#)

- E. **GENERAL PLAN AMENDMENT APPLICATION NO. PLN2025-0070 – HIGHWAY COMMERCIAL PLANNED DEVELOPMENT** – Request to amend the text of the Highway Commercial Planned Development land use designation in the Land Use Element of the Stanislaus County General Plan to update the intent for development of large-scale truck parking facilities in the unincorporated areas of Stanislaus County. APN: County-wide. This project is considered exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3). [\[View Item\]](#)
8. **OTHER MATTERS (Not a Public Hearing)**
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**
11. **ADJOURNMENT**

DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,727.00.