

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 15, 2026

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

Present: Joseph Brichetto, Neill Callis, Becky Campo, Andrew Huff, and Wayne Zipser

Absent: Kanwarbir Chima, Carmen Morad, Jose Sabala, and Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; and Shante Ruiz, Assistant Planner. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Christian Bolanos, Assistant Engineer/Surveyor, Department of Public Works; and Alondra Estrada, Environmental Health Specialist III, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. November 20, 2025
Callis/Brichetto (5/0) **ACCEPTED**
5. **CORRESPONDENCE** - None
6. **CONFLICT OF INTEREST** - None
7. **PUBLIC HEARINGS (* - Consent Items)** - None

* CONSENT ITEMS - None

NON-CONSENT ITEMS - None
8. **OTHER MATTERS (NOT PUBLIC HEARINGS)**
 - A. **GENERAL PLAN (GP) CONSISTENCY FINDING FOR STANISLAUS COUNTY 2026-2030 CAPITAL IMPROVEMENT PLAN (CIP)** – A County-initiated request to consider consistency of the proposed Stanislaus County 2026-2030 CIP with the Stanislaus County GP.

Callis/Zipser (5/0) **APPROVED THE GENERAL PLAN (GP) CONSISTENCY FINDINGS FOR THE STANISLAUS COUNTY 2026-2030 IMPROVEMENT PLAN (CIP) AS OUTLINED IN THE PLANNING COMMISSION MEMO.**

B. Election of the Chair and Vice-Chair for the 2026 Calendar

Upon the motion of Commissioner Brichetto, seconded by Commissioner Huff voted (5/0) to elect Commissioner Campo as Chair and Commissioner Callis as Vice-Chair for the 2026 calendar.

C. Assignment of Nuisance Abatement Hearing Board Members

The following assignments were made by Chair Campo: Commissioners Brichetto and Callis as members and Commissioner Willerup as an alternate.

D. Appointment of Commissioners to General Plan Update Committee for the 2026 Calendar

The following appointments were made by Chair Campo: Commissioners Morad and Zipser as members and Commissioner Campo as an alternate.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

December 9, 2025: Conducted public hearing and approved the Planning Commission's recommendations for General Plan Amendment Application No. PLN2022-0045 – Sixth Cycle Housing Element Update and General Plan Amendment, Rezone, and Ordinance Amendment Application No. PLN2025-0053 – Sixth Cycle Housing Element Implementation.

December 16, 2025: Conducted a public hearing and approved the Planning Commission's recommendation of approval for General Plan Amendment Application No. PLN2025-0070 – Highway Commercial Planned Development.

Conducted a public hearing and approved the Planning Commission's recommendation of approval for Rezone and Parcel Map Application No. PLN2023-0099 - Power Play.

Approved reappointment of Andrew Huff to the Planning Commission.

January 6, 2026: Conducted a public hearing and approved the Planning Commission's recommendation of approval for Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 - Silva Revocable Trust.

Approved appointment of Kanwarbir Chima to the Planning Commission.

January 13, 2026: Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 1347 N Carpenter Rd, Modesto, California – Environmental Resources

Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 859 N Kenwood Ave, Turlock, California – Environmental Resources

MISCELLANEOUS & ON THE HORIZON

Planning Commission

February 5, 2026: No items currently scheduled.

February 19, 2026: Two use permits, one in the Hughson area and one in the Turlock area and one development standard amendment and time extension in the Denair area.

Director Freitas reported that on December 31, 2025, the State Housing and Community Development Department provided notice that the 6th Cycle Housing Element of the Stanislaus County's General Plan had been certified.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None

11. ADJOURNMENT

The meeting was adjourned at 6:24 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>.)