

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 19, 2026

1. **ROLL CALL:** Meeting called to order at 6:01 p.m.

Present: Joseph Brichetto, Neill Callis, Kanwarbir Chima, Andrew Huff, Lars Willerup, Wayne Zipser

Absent: Becky Campo, Carmen Morad, Jose Sabala

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Deputy Director; Emily DeAnda, Associate Planner; 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. January 15, 2026
Willerup/Zipser (6/0) **ACCEPTED**
5. **CORRESPONDENCE** - None
6. **CONFLICT OF INTEREST**
 - A. Commissioner Callis – Non-Consent Item 7.A. Development Standard Amendment (DSA) For Tentative Map No. PLN2022-0026 – Elmwood Estates

6:03 p.m. Commissioner Callis left the Chambers. Commissioner Willerup assumed the role of Chair.

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

***CONSENT ITEMS** – None

NON-CONSENT ITEMS

- A. **DEVELOPMENT STANDARD AMENDMENT (DSA) FOR TENTATIVE MAP NO. PLN2022-0026 – ELMWOOD ESTATES** – Request to amend Development Standard No. 43 to replace the requirement for a masonry block wall with a chain link fence with slats. The approved Tentative Map (TM) subdivided a 4.82± acre parcel into 17 parcels, ranging in size between 8,000± to 10,594± square feet, in the Planned Development (P-D) (367) zoning district. The property is located at 3700 Story Road, between Zeering Road and Walton Street, in the Community of Denair. This request is considered Exempt from the California Environmental Quality Act. APN: 024-055-060.

Planning Commission Memo: Emily DeAnda, Associate Planner, Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: None.

FAVOR: Torre Reich, developer, spoke to inform the commissioners that the chain link fencing will be seven feet tall to match the existing fencing along the east side of the parcel, not six feet tall.

Public hearing closed.

Brichetto/Huff (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

Roll Call Vote: Ayes – Brichetto, Chima, Huff, Willerup, and Zipser

Noes – None

Abstaining – Callis

Absent – Campo, Morad, Sabala

8. **OTHER MATTERS (NOT PUBLIC HEARINGS) - None**

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

January 13, 2026 No Planning items.

January 27, 2026 No Planning items.

February 03, 2026 Authorized the recording of the Williamson Act Contract Certificate of Cancellation associated with the Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 - Silva Revocable Trust recommended for approval by the Planning Commission.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

March 05, 2026: One parcel map in the Riverbank area. One appeal of staff's denial for a staff approval application in the Newman area.

March 19, 2026: One use permit in the Hughson area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None

11. ADJOURNMENT

The meeting was adjourned at 6:12 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>. **Video recording of this meeting is unavailable due to technical issues.**)