

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 2, 2026

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

Present: Neill Callis, Kanwarbir Chima, Andrew Huff, Carmen Morad, Lars Willerup, and Wayne Zipser

Absent: Joseph Brichetto and Becky Campo

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy 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, Senior Environmental Health Specialist, Department of Environmental Resources.

In the absence of Chair Campo, Vice-Chair Callis served as the Chair for the meeting.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

- A. March 05, 2026

- Willerup/Morad 5/0 **ACCEPTED**
Commissioner Huff abstained.

5. **CORRESPONDENCE –**

Director Freitas informed the Planning Commission of correspondence which was received too late for the agenda and placed before the Planning Commission:

- A. Email dated March 27, 2026, from Juie Chan for Consent Item 7.A – Appeal of Staff's Denial of Staff Approval Application No. PLN2025-0126 – The Towers, LLC
 - B. Email dated March 27, 2026, from Denise Huerta for Consent Item 7.A – Appeal of Staff's Denial of Staff Approval Application No. PLN2025-0126 – The Towers, LLC

6. **CONFLICT OF INTEREST** - None

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

In response to correspondence received, Chair Callis pulled Item 7.A - Appeal of Staff's Denial of Staff Approval Application No. PLN2025-0126 – The Towers, LLC from the Consent Agenda.

*** CONSENT ITEMS**

- *A. **APPEAL OF STAFF'S DENIAL OF STAFF APPROVAL APPLICATION NO. PLN2025-0126 – THE TOWERS, LLC – Request for an indefinite continuance.**
Request to appeal staff's denial of a request to establish a wireless communications facility on a 4.92± acre parcel, in the General Agriculture (A-2-10) zoning district. The project site is located at 642 W Mariposa Street, between Harvey Road and T Street, in the Newman area. APN: 026-026-029.
Staff Report: Emily DeAnda, Associate Planner, Recommends **Continuing indefinitely.**
Public Hearing opened.
OPPOSITION: Denise Huerta and Natalie Zalinski.
FAVOR: None.
Willerup/Zipser (4/2) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**
Roll Call Vote: Ayes – Callis, Morad, Willerup, and Zipser
 Noes – Chima and Huff
 Abstaining – None
 Absent – Bricchetto and Campo

NON-CONSENT ITEMS- None

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

On March 31, 2026 the Board of Supervisors received the resignation of Jose Sabala from the Stanislaus County Planning Commission effective March 17, 2026.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

April 16, 2026: Two use permit applications: one in the Hughson area and one in the Modesto area; one use permit and lot line adjustment application in the Modesto area; one rezone application in the Modesto area; and a General Plan Consistency request from General Services Agency (GSA) for the Grayson Well Site project.

May 7, 2026: One parcel map and variance in the Oakdale area; and one variance and lot line adjustment in the Waterford area.

10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**

11. ADJOURNMENT

The meeting was adjourned at 6:17 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>.)