

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

May 7, 2026

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

Present: Joseph Brichetto, Becky Campo, Kanwarbir Chima, Andrew Huff,  
Carmen Morad, Lars Willerup

Absent: Neill Callis and Wayne Zipser

Staff present: The following Planning & Community Development staff were present:  
Angela Freitas, Director; Kristy Doud, Deputy Director; Marcus Ruddicks,  
Assistant Planner; and Roxanne Rodrigues, Planning Commission Clerk.  
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.

Commissioner Campo arrived late at 6:05 p.m. In the absence of both the Chair (Commissioner Campo) and vice-Chair (Commissioner Callis), Commissioner Morad called the Commission to Order, and a motion by Commissioner Willerup, seconded by Commissioner Huff, was approved, on a vote of 5-0, to elect Commissioner Morad to serve as the Chair pro tem. Commissioner Morad served as the Chair for the entirety of the meeting.

**2. PLEDGE OF ALLEGIANCE**

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

**4. MINUTES**

A. April 16, 2026  
Willerup/Brichetto (5/0) **ACCEPTED**

**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. Campaign Disclosure (Levine Act) form received May 1, 2026, from Timothy Byrd, regarding Non-Consent item 7.A. – Variance Application No. PLN2024-0072- BYRD.

**6. CONFLICT OF INTEREST - None**

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

\*CONSENT ITEMS- None

NON-CONSENT ITEMS

- A. **Variance Application NO. PLN2024-0072 – BYRD** – Request to allow a 40.49± acre parcel to be adjusted to 29.55± acres in size, in the General Agriculture (A-2-40) zoning district. A variance is required to adjust the parcel to a size less than 40-acres in size. The project site is located at 17300 Yosemite Boulevard, between Reservoir Road and Dienstag Road, in the Waterford area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 008-005-031 and 008-005-032.

Staff Report: Kristy Doud, Deputy Director , Recommends, **APPROVAL**.

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** Tim Byrd, applicant.

Public hearing closed.

Willerup/Brichetto (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Campo, Chima, Huff, Morad, Willerup

Noes – None

Abstaining - None

Absent – Callis, Zipser

B. **PARCEL MAP AND VARIANCE APPLICATION NO. PLN2025-0124 -**

**ROSE & MARMON PARTNERSHIP** - Request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.46± acre remainder in the General Agriculture (A-2-10) zoning district. A variance is required to create a parcel less than 10-acres in size. The project site is located at 7524 Gilbert Road, between Valley Home Road (SR 120) and Rodden Road, in the Oakdale area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 006-083-048.

Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** Dave Romano, applicant's representative.

Public hearing closed.

Brichetto/Huff (6/0) **APPROVED**

Roll Call Vote: Ayes - Brichetto, Campo, Chima, Huff, Morad, Willerup

Noes - None

Abstaining - None

Absent - Callis, Zipser

**8. OTHER MATTERS (Not a Public Hearing) - None**

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

April 28, 2026: Set a public hearing for May 19, 2026 to consider the Planning Commission's Recommendation of Approval for Rezone Application No. PLN2026-0002 Modesto Toyota.

May 5, 2026: Set a public hearing for May 19, 2026 to consider an appeal of the Planning Commission's denial of Use Permit Application No. PLN2025-0049 - Madrigal.  
Approved

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

May 21, 2026: One use permit application in the Hughson area.

June 4, 2026: Two use permit applications: one in the Modesto area and one in the Hughson area.

**10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None**

**11. ADJOURNMENT**

The meeting was adjourned at 6:29 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>.)