

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 20, 2025

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

Present: Joseph Brichetto, Neill Callis, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad

Absent: Jose Sabala, Lars Willerup, and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Senior Planner; Teresa McDonald, Associate Planner; Marcus Ruddicks, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Isael Ojeda, Engineer II, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. March 6, 2025

Callis/Campo (5/0) **ACCEPTED**
Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, and Morad
Noes – None
Abstaining – Maring
Absent – Sabala, Willerup, and Zipser
5. **CORRESPONDENCE**

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

 - A. Campaign Disclosure (Levine Act) forms, received March 19, 2025, from Rosemary Bueno, Petrulakis Law & Advocacy, APC, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2019-0075 – Masroc Farms.
 - B. Letter, received March 20, 2025, from Tom and Karen Weimer, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2019-0075 – Masroc Farms.

- C. Memo, received March 20, 2025, from the Planning Department, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2019-0075 – Masroc Farms.
- D. Letter, received March 20, 2025, from Johan and Wendy Warwick, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2019-0075 – Masroc Farms.

6. CONFLICT OF INTEREST

- A. Commissioner Brichetto declared a conflict with Non-Consent item 7.C. – Use Permit Application No. PLN2019-0075 – Masroc Farms.

7. PUBLIC HEARINGS (* - Consent Items)

Chair Morad informed the public of the consent item procedure.

*** CONSENT ITEMS**

- *A. **USE PERMIT APPLICATION NO. PLN2023-0134 – LUCKY STAR LOGISTICS, INC. – Requesting a continuance to April 3, 2025.** Request to permit an existing truck parking facility for up to 12 tractor-trailer combinations, on 1.5-acre portion of a 10.3± acre parcel, in the General Agriculture (A-2-10) zoning district. The property is located at 1005 E. Greenway Avenue, between Lander Avenue and Golf Road, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 044-028-011.
Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.

Maring/Callis (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Maring, and Morad
 Noes – None
 Abstaining – None
 Absent – Sabala, Willerup, and Zipser

NON-CONSENT ITEMS

- B. **USE PERMIT APPLICATION NO. PLN2024-0115 – AMERICAN CHEVROLET –** Request to construct a 4,140 square-foot auto part storage building, accessory to an existing car dealership on an 8.51± acre parcel, in the Planned Development (P-D) (213), P-D (244), and P-D (280) zoning districts. The project site is located at 4742 and 4748 McHenry Avenue (State Route 108), between Claribel Road and East Galaxy Way, in the Modesto area. The project is considered CEQA Exempt under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). APNs: 082-006-053 and 082-006-073.
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Callis/Campo (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Maring, and Morad
 Noes – None
 Abstaining – None
 Absent – Sabala, Willerup, and Zipser

6:11 p.m. Commission Brichetto left the Chambers.

- C. **USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS** – Request to legalize the expansion of legal non-conforming (LNC) almond hulling facility by permitting shelling activities, construction of a 2,500 square-foot office and breakroom, conversion of a 5,400 square-foot agricultural storage building, and expansion of outdoor storage, on two parcels totaling 36.84± acres in the general agriculture (A-2-40) zoning district. The property is located at 616 and 610 North Hopper Road, on the southeast corner of Hopper Road and Creekside Lane, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for this project. APNs: 009-016-024 and 009-016-025.

Staff Report: Kristen, Anaya, Senior Planner, Recommends **CONTINUANCE TO APRIL 17, 2025 PLANNING COMMISSION MEETING.**

Public hearing opened.

OPPOSITION: None.

FAVOR: Debbie Whitmore.

Maring/Callis (5/0) **CONTINUED THE ITEM TO THE APRIL 17, 2025 PLANNING COMMISSION MEETING AS OUTLINED IN THE STAFF MEMO.**

Roll Call Vote: Ayes – Callis, Campo, Huff, Maring, and Morad
 Noes – None
 Abstaining – None
 Absent – Brichetto, Sabala, Willerup, and Zipser

6:15 p.m. Commissioner Brichetto returned to the Chambers.

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there have been no planning items considered by the Board; however, the Board did receive an appeal of the Planning Commission's March 6, 2025 decision of approval for Avila and Sons Packing House Project (PLN2018-0102) from the City of Turlock. The set public hearing for the appeal will be on April 1, 2025 and the Board public hearing will be on April 15, 2025.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

- April 3, 2025: One use permit in the Turlock area; and a General Plan amendment and rezone in the Modesto area.
- April 17, 2025: Two parcel maps, one in the Community of Del Rio and one in the Hickman area; and two use permits, one in the Crows Landing area and one in the Modesto area.
- May 1, 2025: Two parcel maps, one in Vernalis and one in the Oakdale area; and one rezone in the Modesto area.

Director Freitas welcomed Commissioner Brichetto to his first meeting.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

Chair Morad gave Commissioner Brichetto an opportunity to introduced himself to the Planning Commission.

11. ADJOURNMENT

The meeting was adjourned at 6:18 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>.)

AF/ad