

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 3, 2025

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Joseph Brichetto, Neill Callis, Andrew Huff, Thomas Maring, Carmen Morad, Jose Sabala, Lars Willerup, and Wayne Zipser  
  
Absent: Becky Campo  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristen Anaya, Senior 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 20, 2025  
Zipser/Callis (8/0) **ACCEPTED**
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 31, 2025, from Gallo Glass Company, regarding Non-Consent Item 7.C. – General Plan Amendment and Rezone Application No. PLN2024-0100 – Gallo Glass Company.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (\* - Consent Items)**

Chair Morad informed the public of the consent item procedure.

**\* CONSENT ITEMS**

- \*A. **PARCEL MAP, VARIANCE, & EXCEPTION APPLICATION NO. PLN2024-0087 - ROGERS – Requesting a continuance to April 17, 2025.** Request to subdivide two parcels, totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± in size in the Rural Residential (R-A) zoning district. A variance to the R-A Zoning Ordinance is required to allow Proposed Parcel 2 to be less than 65-feet-wide and an exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcel 3. The project site is located at 7025 Hillcrest Drive, between Ladd Road and the Stanislaus River, in the Community of Del Rio. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APNs: 004-059-054 and 004-059-055. Staff Report: Jeremy Ballard, Senior Planner, Recommends **CONTINUANCE TO APRIL 17, 2025 PLANNING COMMISSION MEETING.**

Willerup/Callis (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

- B. **USE PERMIT APPLICATION NO. PLN2023-0134 – LUCKY STAR LOGISTICS, INC.** – 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 **DENIAL.** Public hearing opened. **OPPOSITION:** None. **FAVOR:** Rajinder Bhullar, Applicant/Property Owner.

A motion was made by Commissioner Willerup to approve the project with the findings in the staff report and with the addition of a condition of approval prohibiting Surface Transportation Assistance Act (STAA) trucks.

After discussion with County Counsel and staff, the motion was withdrawn by Commissioner Willerup and a new motion was introduced.

Willerup/Callis (5/3) **APPROVED THE PROJECT SUBJECT TO THE FINDINGS AND CONDITIONS AS OUTLINED IN THE STAFF REPORT.**

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

*7:14 p.m. In response to a request by Commissioner Callis a recess was called by Chair Morad.*

*7:19 p.m. Meeting was called to order by Chair Morad and the public hearings continued.*

- C. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0100 – GALLO GLASS COMPANY** – Request to amend the General Plan designation of two parcels totaling 0.64± acres from Industrial Transition to Industrial and the zoning designation from Single-Family Residential (R-1) to Planned Development (P-D) (373), to allow for development of a stormwater drainage basin serving P-D (373), located north of Tenaya Drive, between Santa Rita and South Santa Cruz Avenues, in the Modesto area. The Planning Commission will consider a California Environmental Quality Act Negative Declaration for the project. APNs: 035-011-002 and 035-011-003. Staff Report: Kristen, Anaya, Senior Planner, Recommends **APPROVAL**. Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** Drew Layland, Applicant’s Representative.

Callis/Brichetto (8/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT, INCLUDING AN AMENDMENT TO CONDITION OF APPROVAL NO. 2, AS PRESENTED BY STAFF AT THE PUBLIC HEARING TO READ AS FOLLOWS:**

2. Prior to **final occupancy** issuance of a building or ~~grading~~ permit, a lot merger shall occur for all contiguous parcels zoned under P-D (373).

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

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

April 1, 2025:                   Set a public hearing for April 29, 2025 to consider an appeal of the Planning Commission’s approval of Use Permit PLN2018-0102 – Avila and Sons Packing House Project. The appeal was filed by the City of Turlock.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

April 17, 2025:                   Two parcel maps, one in the Community of Del Rio and one in the Hickman area; and two use permits, one use permit in the Turlock 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.

May 15, 2025: One parcel map in the Oakdale area and one countywide General Plan Amendment.

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

**11. ADJOURNMENT**

The meeting was adjourned at 7:42 p.m.

Signature on file.

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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