

City of Modesto Board of Zoning Adjustment

**Minutes**

February 24, 2022

Being the hour of 10:00 am, the meeting was called to order by Chairperson Goriel.

**I. ROLL CALL**

Board Members Blom, Desai, Goriel, Niskanen, Riddle, and Vohra present

**II. APPROVAL OF MINUTES**

It was moved by Board Member Niskanen, seconded by Board Member Blom, and carried unanimously that the minutes of the special meeting of December 16, 2021, be approved.

Board Member Desai and Board Member Vohra abstained due to being absent at the December 16, 2021 meeting.

**III. CONFLICT OF INTEREST DECLARATION**

None.

**IV. CONSENT ITEM**

**Item A** Continuing to authorize remote teleconference meetings pursuant to AB 361

Motion/Action (Approved)

It was moved by Board Member Niskanen, seconded by Board Member Vohra, and carried unanimously (Blom, Desai, Niskanen, Riddle, Vohra Goriel, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2022-01** RESOLUTION AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF MODESTO PURSUANT TO ASSEMBLY BILL 361

**V. PUBLIC HEARING ITEMS**

**Item B** CUP-21-011 – A Conditional Use Permit to allow for an 8,931 sq. ft expansion of the Abundant Life Christian Center, located at 3121 Snyder Avenue; submitted by the Abundant Life Christian Center/Pastor Stephen Allard.

Contact Info: Sean Manalo, 577-5267 [smanalo@modestogov.com](mailto:smanalo@modestogov.com)

Motion/Action (Approved)

It was moved by Board Member Niskanen, seconded by Board Member Blom, and carried unanimously (Blom, Desai, Niskanen Riddle, Vohra Goriel, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution 2022-02** A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN 8,931 SQ. FT. EXPANSION OF THE ABUNDANT LIFE CHRISTIAN CENTER LOCATED AT 3121 SNYDER AVENUE

**Item C** VAR-21-005 – A Variance for Height, new 80-ft camouflaged mono-pine cellular tower, located at 2716 Coffee Road; submitted by SAC Wireless on behalf of Verizon Wireless

Contact Info: Katharine Martin, 577-5267 [kamartin@modestogov.com](mailto:kamartin@modestogov.com)

Motion/Action (Approved)

It was moved by Board Member Vohra, seconded by Board Member Desai, and carried unanimously (Blom, Desai, Niskanen Riddle, Vohra Goriel, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution 2022-03** A RESOLUTION GRANTING A VARIANCE TO SAC WIRELESS ON BEHALF OF VERIZON WIRELESS TO PERMIT A 80-FOOT HIGH CAMOUFLAGED MONOPINE CELLULAR TOWER AT PROPERTY LOCATED AT 2716 COFFEE ROAD

**VI. OTHER BUSINESS**

**Item D** Election of Chair and Vice Chair

Motion/Action (Approved)

It was moved by Board Member Niskanen, seconded by Board Member Blom, and carried unanimously (Blom, Desai, Niskanen Riddle, Vohra Goriel, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment appoint Board Member Goriel as the Chair.

It was moved by Board Member Desai, seconded by Board Member Goriel, and carried unanimously (Blom, Desai, Niskanen Riddle, Vohra Goriel, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment appoint Board Member Vohra as Vice Chair.

**VII. MATTERS TOO LATE FOR THE AGENDA**

None

**VIII. ADJOURNMENT**

The meeting was adjourned at 11:05 am.

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Steve Mitchell, Secretary