

City of Modesto Board of Zoning Adjustment

**Minutes**

March 25, 2021

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

**I. ROLL CALL**

Board Members Blom, Desai, Goriel, Roddick, Rodriguez, Vohra and Yare present

**II. APPROVAL OF MINUTES**

It was moved by Board Member Vohra, seconded by Board Member Roddick, and carried by majority that the minutes of the regular meeting of February 25, 2021, be approved, with the following changes: Board Member Yare clarified that she voted No on the conditional use permit for the Freeway-oriented sign on Zeff Road, Northwest of Pecos Ave. Board Member Roddick noted the mistake that Board Member Rodriguez was appointed Vice Chair not Chair, for BZA for 2021. Board Member Blom abstained from voting due to being absent at the February 25, 2021, meeting.

**III. CONFLICT OF INTEREST DECLARATION**

None

**IV. PUBLIC HEARINGS**

**Item A** CUP-21-001 – A Conditional Use Permit for a new freestanding electronic message board sign, located at 4040 Tully Road (United Sign Systems on behalf of Big Valley Grace Community Church)

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Motion/Action (Approved)

It was moved by Board Member Roddick, seconded by Board Member Rodriguez, and carried by majority (Blom, Desai, Roddick, Rodriguez, Vohra, Goriel, ayes; Yare, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2021-02 A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO UNITED SIGN SYSTEMS ON BEHALF OF BIG VALLEY GRACE COMMUNITY CHURCH FOR A NEW FREESTANDING ELECTRONIC MESSAGE BOARD SIGN LOCATED AT 4040 TULLY ROAD.**

**V. OTHER BUSINESS**

None.

**VI. ORAL COMMUNICATIONS**

None.

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

None.

**VIII. ADJOURNMENT**

The meeting was adjourned at 10:32 am.

Original, signed copy on file in CEDD  
Steve Mitchell, Secretary