

City of Modesto Board of Zoning Adjustment

Minutes

June 24, 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, Rodriguez, and Vohra present

II. APPROVAL OF MINUTES

It was moved by Board Member Vohra, seconded by Board Member Rodriguez, and carried unanimously that the minutes of the regular meeting of April 22, 2021, be approved.

III. CONFLICT OF INTEREST DECLARATION

None

IV. PUBLIC HEARINGS

Item A CUP-21-006 – A Conditional Use Permit to convert an existing unipole cellular tower into a non-camouflaged monopole with an open antenna array, located at 529 Enslin Avenue: (Chad Christie for T-Mobile West).
Contact Info: Katharine Martin, 577-5267, kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Board Member Vohra, seconded by Board Member Blom, and carried unanimously (Blom, Desai, Goriel, Rodriguez, Vohra, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2021-05** A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO T-MOBILE WEST FOR THE CONVERSION OF AN EXISTING CELLULAR UNIPOLE TO A NON-CAMOUFLAGED MONOPOLE LOCATED AT THE MODESTO IRRIGATION DISTRICT ELECTRICAL SUBSTATION FACILITY AT 529 ENSLEN AVENUE

Item B CUP-21-007 – A Proposed Childcare Center at Existing Church Facility, located at 3000 Prescott Road (Elisha Hawkins)
Contact Info: Katharine Martin, 577-5267, kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Board Member Blom, seconded by Board Member Vohra, and carried unanimously (Blom, Desai, Goriel, Rodriguez, Vohra, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2021-06** A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ELISHA HAWKINS AND LISA STUCK FOR A NEW CHILD DAYCARE CENTER LOCATED WITHIN AN EXSTING CHURCH LOCATED AT 3000 PRESCOTT ROAD

Item C VAR-21-001 – A Variance for Height, new 75-ft camouflaged mono-pine cellular tower, located on Neece Drive east of Rouse Avenue (Vertical Bridge)
Contact Info: Katharine Martin, 577-5267, kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Board Member Vohra, seconded by Board Member Desai, and carried unanimously (Blom, Desai, Goriel, Rodriguez, Vohra, ayes; None, noes; None, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2021-07** A RESOLUTION GRANTING A VARIANCE TO VERTICAL BRIDGE TO PERMIT A 75-FOOT HIGH CAMOUFLAGED MONOPINE CELLULAR TOWER AT PROPERTY LOCATED ON NEECE DRIVE EAST OF ROUSE AVENUE

V. OTHER BUSINESS

None.

VI. ORAL COMMUNICATIONS

None

VII. MATTERS TOO LATE FOR THE AGENDA

None

VIII. ADJOURNMENT

The meeting was adjourned at 10:45 am.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary