

City of Modesto Planning Commission

Minutes

June 21, 2021

Being the hour of 6:00 pm, the meeting was called to order by Chairperson Shanks.

I. ROLL CALL

Commissioners Birring, Pollard, Shanks, Smith and Vohra present

Commissioners Silva and Morad absent

MOTION

It was moved by Commissioner Vohra, seconded by Commissioner Smith, and carried unanimously that Commissioner Silva and Morad be excused from this meeting.

II. APPROVAL OF MINUTES

It was moved by Commissioner Pollard, seconded by Commissioner Vohra, and carried unanimously that the minutes of the regular meeting of June 7, 2021, be approved.

III. CONFLICT OF INTEREST DECLARATION

None

IV. PUBLIC HEARINGS

Planning Secretary, Steve Mitchell, asked the Chair that Item C, the two tentative subdivision maps and the planned development amendment, be heard first.

Item C PDA-21-001/TSM-21-001/TSM-21-002 – Amendment to Planned Development Zone P-D(607), Vesting Tentative Subdivision Map Tesoro Homes and Vesting Tentative Subdivision Map Wells Avenue Subdivision; submitted by Tesoro Homes Inc. and Calandev, LLC.

Contact Info: Cindy van Empel, 577-5267 cvanempel@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Birring, Pollard, Smith, Vohra, Shanks, ayes; None, none; Morad, Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-09** A RESOLUTION APPROVING AN AMENDMENT TO P-D (607) TO ALLOW THE DEVELOPMENT OF 112 DETACHED DWELLINGS IN TWO SUBDIVISIONS

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Birring, Pollard, Smith, Vohra, Shanks, ayes; None, none; Morad, Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-10** A RESOLUTION APPROVING THE VESTING TENTATIVE SUBDIVISION MAP OF TESORO HOMES, INC.

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Birring, Pollard, Smith, Vohra, Shanks, ayes; None, none;

Morad, Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-11** A RESOLUTION APPROVING THE VESTING TENTATIVE SUBDIVISION MAP OF CALANDEV, LLC.

- Item A** SPA-21-001 – Amendment No. 11 to the Kiernan Business Park Specific Plan, Amendment of Land Use Diagram, 3.5 acres from Business Park to Mixed Use; submitted by Jivtesh Gil
Contact Info: Katharine Martin, 577-5267 kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Smith, seconded by Commissioner Vohra, and carried by majority (Biring, Pollard, Smith, Vohra, Shanks, ayes; None, none; Morad, Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-12** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 11 TO THE KIERNAN BUSINESS PARK SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATION OF 3.5 ACRES FROM BUSINESS PARK (BP) TO MIXED USE (MU) (JIVTESH GILL)

- Item B** CODE-20-001 - Omnibus Zoning Code Text Amendment (City of Modesto)
Contact Info: Brad Wall, 577-5267 bwall@modestogov.com

Motion/Action (Withdrawn)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and ultimately withdrawn that the Planning Commission adopt A RESOLUTION RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO CHAPTERS 2, 3, 4, 5, 6, 7 AND 9 OF TITLE 10 OF THE MODESTO MUNICIPAL CODE (ZONING REGULATIONS) TO ADD SECTION 10-2.156.1, AND EDIT SECTIONS 10-3.101, 10-3.210, 10-3.212, 10-4.104, 10-4.115, 10-4.406, 10-5.102, 10-5.103, 10-5.104, 10-6.107, 10-7.514 AND 10-9.108 (OMNIBUS ZONING CODE TEXT AMENDMENT CODE-20-001) excluding the provision concerning nightclubs.

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Biring, Pollard, Smith, Vohra, Shanks, ayes; None, none; Morad, Silva, absent; None, recused) that the Planning Commission continue the item to the July 12th Planning Commission meeting, at staff's recommendation.

V. OTHER BUSINESS

None.

VI. ORAL COMMUNICATIONS

None.

VII. MATTERS TOO LATE FOR THE AGENDA

None.

VIII. ADJOURNMENT

The meeting was adjourned at 7:28 pm.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary