

City of Modesto Planning Commission

Minutes

April 15, 2019

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

I. ROLL CALL

Commissioners Birring, Escutia-Braaton, Lucas, Morad, Pollard and Smith present

Commissioner Vohra absent

MOTION

It was moved by Commissioner Pollard, seconded by Commissioner Lucas, and carried unanimously that Commissioner Vohra be excused from this meeting.

II. APPROVAL OF MINUTES

It was moved by Commissioner Smith, seconded by Commissioner Pollard, and carried unanimously that the minutes of the regular meeting of March 18, 2019, be approved.

III. CONFLICT OF INTEREST DECLARATION

None

IV. CONSENT ITEMS

Item A MISC-18-009 – 2018 General Plan Annual Report (City of Modesto)
Contact Info: Cindy van Empel, 577-5267 cvanempel@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Escutia-Braaton, seconded by Commissioner Pollard, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Vohra, Morad, ayes; None, noes; Vohra, absent; None, recused) that the Planning Commission recommend, by motion, to the City Council acceptance of the 2018 General Plan Annual Report and authorize staff to submit it to the State of California.

V. PUBLIC HEARINGS

Item B TPM-19-001 – Vesting Tentative Parcel Map, division of 19.03 acres into twelve parcels (M&B Bruno Family LP)
Contact Info: Katharine Martin, 577-5267 kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Smith, seconded by Commissioner Lucas, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Morad, ayes; None, noes; Vohra, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-11** APPROVING THE VESTING TENTATIVE PARCEL MAP OF PROPERTY LOCATED AT 2706 KIERNAN AVENUE (M&B BRUNO FAMILY LP)

Item C ANX-18-001, GPA-18-001 – Annexation of approximately 35.19 acres of land designated R (Residential), west of McHenry Avenue and south of Pelandale Avenue, to the City of Modesto, prezone to P-D, Planned Development, and a General Plan Amendment to eliminate the requirement to prepare a specific plan

for the Pelandale / McHenry Comprehensive Planning District and related text amendments (Tesoro Homes and Calandev, LLC)

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

Motion/Action (Approved)

It was moved by Commissioner Lucas, seconded by Commissioner Smith, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Morad, ayes; None, noes; Vohra, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-12** RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO THE URBAN AREA GENERAL PLAN TO ELIMINATE THE REQUIREMENT TO PREPARE A SPECIFIC PLAN FOR THE PELANDALE / MCHENRY COMPREHENSIVE PLANNING DISTRICT AND RELATED TEXT AMENDMENTS (TESORO HOMES AND CALANDEV, LLC)

Motion/Action (Approved)

It was moved by Commissioner Escutia-Braaton, seconded by Commissioner Smith, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Morad, ayes; None, noes; Vohra, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-13** RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO SECTIONS 5-3-9 AND 8-3-9 OF THE ZONING MAP TO PREZONE 35.19 ACRES TO PLANNED DEVELOPMENT ZONE, P-D(XXX), PROPERTY LOCATED WEST OF MCHENRY AVENUE AND SOUTH OF PELANDALE AVENUE (TESORO HOMES AND CALANDEV, LLC)

Motion/Action (Approved)

It was moved by Commissioner Smith, seconded by Commissioner Birring, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Morad, ayes; None, noes; Vohra, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-14** RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A RESOLUTION APPROVING THE FILING OF AN APPLICATION TO THE STANISLAUS LOCAL AGENCY FORMATION COMMISSION FOR THE REORGANIZATION OF APPROXIMATELY 35.19 ACRES LOCATED WEST OF MCHENRY AVENUE AND SOUTH OF PELANDALE AVENUE, INCLUDING RIGHT OF WAY ON PELANDALE AVENUE, FOR ANNEXATION TO THE CITY OF MODESTO AND SIMULTANEOUS DETACHMENT FROM THE SALIDA FIRE PROTECTION DISTRICT (TESORO HOMES AND CALANDEV, LLC--UNINHABITED)

VI. OTHER BUSINESS

None.

VII. ORAL COMMUNICATIONS

Secretary Steve Mitchell provided an update to the Planning Commission regarding concerns that came up during the March 18th Planning Commission hearing concerning the Almond Grove Vesting Tentative Subdivision Map in the Fairview Village Specific Plan.

Planning has staff met with the Parks Planning Division of the City's Parks, Recreation and Neighborhoods Department to discuss the matter. The park in its current configuration is

partially built pending further development of the surrounding area. According to Parks Planning staff, restroom facilities are not included in the first phase of the park's development. Future planning of the remaining phases involves Parks staff outreach to the residents of the neighborhood the park serves, for input on site design and the need for restroom facilities. It has been noted that in some neighborhoods, residents do not desire restroom facilities in their nearby parks due to issues related to criminal activity and facility maintenance. As the surrounding area develops and the remaining land for the central park and school site is dedicated, such outreach will be conducted by staff as part of the planning process for the park's future phases, and a determination made on whether restrooms will be included in the buildout of the park.

VII. MATTERS TOO LATE FOR THE AGENDA

None.

IX. ADJOURNMENT

The meeting was adjourned at 6:55 pm.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary