

City of Modesto Planning Commission

**Minutes**

January 5, 2009

Being the hour of 7:00 pm, the meeting was called to order by Chairperson Sanders.

**I. ROLL CALL**

Commissioners Berglund, Bernal, Brandvold, Gillum, Sanders, and Tyler present

**II. APPROVAL OF MINUTES**

It was moved by Chris Tyler, seconded by Tom Berglund, and carried unanimously that the minutes of the regular meeting of December 1, 2008, be approved.

**III. CONFLICT OF INTEREST DECLARATION**

None.

**IV. CONSENT AND JOINT PUBLIC HEARING ITEMS**

None.

**V. PUBLIC HEARINGS**

**Item A** TSM-08-008 and FDP-08-001 Time Extension, Rose Villas Vesting Tentative Subdivision Map and Final Development Plan, Mable/Oakdale (Mable, LLC)  
Contact Info: David Wage, 577-5267 [dwage@modestogov.com](mailto:dwage@modestogov.com)

**Motion/Action (Approved)**

It was moved by Chris Tyler, seconded by Ted Brandvold, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-01** Granting a one-year extension of time to file the final map of Rose Villas Subdivision with the City of Modesto Land Development Engineering Division, for property located on the west side of Oakdale Rd, between Mable and Claratina Aves

**Motion/Action (Approved)**

It was moved by Chris Tyler, seconded by Ted Brandvold, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-02** Approving a one year time extension to the development schedule of the final development plan for the Rose Villas small lot subdivision located on the west side of Oakdale Rd, between Mable and Claratina Aves

**Item B** TPM-08-003 - A VTPM and two appeals of an administrative approval of revised plans for P-D(537) and P-D(540) to divide a 19.7 acre property into five parcels and a remainder, on the north side of Pelandale Avenue, east of Chapman Road (Johannson)  
Contact Info: David Wage, 577-5267 [dwage@modestogov.com](mailto:dwage@modestogov.com)

**Motion/Action (Approved)**

It was moved by Tom Berglund, seconded by Patricia Gillum, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-03** approving the vesting tentative parcel map of property located on the north side of Pelandale Ave, east of Chapman Rd

**Motion/Action (Died, lack of second)**

It was moved by John Sanders, but died for a lack of second that the Planning Commission deny the appeal of Dave Romano to the Planning Commission of a staff decision approving an amendment of P-D(537) and P-D(540), property located on the north side of Pelandale Ave, east of Chapman Rd

**Motion/Action (Died, lack of second)**

It was moved by John Sanders, but died for a lack of second that the Planning Commission partially deny the appeal of Dennis Wilson to the Planning Commission of a staff decision approving an amendment of P-D(537) and P-D(540), property located on the north side of Pelandale Ave, east of Chapman Rd retaining the parking spaces directly north of the 'Retail H' building and eliminating the remaining spaces shown shaded on the map

**Motion/Action (Approved-to Deny)**

It was moved by Chris Tyler, seconded by Patricia Gillum, and carried by majority (Berglund, Bernal, Brandvold, Gillum, and Tyler, ayes; Sanders no) that the Planning Commission adopt **Resolution No. 2009-04** denying the appeal of Dennis Wilson to the Planning Commission of a staff decision approving an amendment of P-D(537) and P-D(540), property located on the north side of Pelandale Ave, east of Chapman Rd

**Motion/Action (Approved-to Deny)**

It was moved by Chris Tyler, seconded by Tom Berglund, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-05** denying the appeal of Dave Romano to the Planning Commission of a staff decision approving an amendment of P-D(537) and P-D(540), property located on the north side of Pelandale Ave, east of Chapman Rd

Chair Sanders made a clarification of the motion that the parking to be removed in the future is in the manner noted on the stamped-approved site plan.

**VI. OTHER BUSINESS**

**Item C Resolution of Appreciation to Kent Newswander**

**Motion/Action (Approved)**

It was moved by Tom Berglund, seconded by Patricia Gillum, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-06** in appreciation to Kent Newswander

**Item D** Nomination and Election of Chairperson

It was moved by Patricia Gillum, seconded by Chris Tyler, and carried by unanimous voice vote that Tom Berglund be elected as Chairperson for calendar year 2009.

**Item E** Nomination and Election of Vice-Chairperson

It was moved by Tom Berglund, seconded by Chris Tyler, and carried by unanimous voice vote that Ted Brandvold be elected as Vice-Chairperson for calendar year 2009.

**Item F** Feedback – CIP Taskforce

Secretary Kelly provided a handout and Commissioner Berglund gave a brief explanation of the importance of keeping the CIP closely attached to the General Plan.

**Item G** Feedback – Traffic Signal Synchronization PDT

Commissioner Gillum was unable to attend the last meeting but obtained the latest information on the expected benefits of the project including \$4 million in fuel savings and approximately 17-18% less emissions. The synchronization is scheduled to be implemented Thursday January 8, 2009.

**Item H** Feedback – Citizen's Housing and Community Development Committee

Commissioner Sanders was unable to attend the last meeting.

**VII. ORAL COMMUNICATIONS**

None.

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

None.

**IX. ADJOURNMENT**

The meeting was adjourned at 9:02 pm.

Original, signed copy on file in CEDD

Patrick Kelly, Secretary