

City of Modesto Planning Commission

Minutes

January 26, 2009

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

I. ROLL CALL

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

II. APPROVAL OF MINUTES

None.

III. CONFLICT OF INTEREST DECLARATION

None.

IV. CONSENT AND JOINT PUBLIC HEARING ITEMS

JOINT PUBLIC HEARING ITEMS - ROLL CALL VOTE REQUIRED

Item A PDA-08-004 - Amend portion of P-D(247) to approve plans for a fast food restaurant and a convenience market with gas pumps and carwash, property located at 2301 Crows Landing Road; submitted by Premier Real Estate Development, LLC

Contact Info: Bob Cannell, 577-5267 bcannell@modestogov.com

Motion/Action (Approved)

It was moved by Chris Tyler, seconded by Patricia Gillum, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-07** Approving an amendment to Planned Development Zone P-D(247), to allow the development of a fast food restaurant and a convenience market with gasoline pumps and car wash in place of previously-approved building pads on a commercial center on property located on the west side of Crows Landing Rd north of the Crows Landing Rd/Whitmore Ave intersection

V. PUBLIC HEARINGS

Item B RZN-08-002 - R-1 to P-O, Orangeburg/Oakdale(Trinity Ventures)

Contact Info: Rita Doscher, 577-5267 rdoscher@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. 2009-08** Recommending to the City Council an amendment to Section 23-3-9 of the Zoning Map to rezone from Low Density Residential (R-1) to Professional Office Zone (P-O) property located on the south side of East Orangeburg Ave east of Oakdale Rd (Trinity Ventures, LLC)

Item C RZN-08-001 - R-3 to P-O, 1108 Oakdale(Trinity Ventures)
Contact Info: Rita Doscher, 577-5267 rdoscher@modestogov.com

Motion/Action (Approved)

It was moved by John Sanders, seconded by Carolina Bernal, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-09** Recommending to the City Council an amendment to Section 23-3-9 of the Zoning Map to rezone from Medium-High Density Residential (R-3) to Professional Office Zone (P-O) property located at the southeast corner of Oakdale Road and Peppermint Drive (Trinity Ventures, LLC)

VI. OTHER BUSINESS

Item D GPC-08-001 - General Plan Conformity - Sylvan School District's Elementary School No. 12
Contact Info: Paul Liu, 577-5267 pliu@modestogov.com

Motion/Action (Approved)

It was moved by Ted Brandvold, seconded by Patricia Gillum, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-10** Determining and recommending to the Sylvan Union School District that the acquisition of Elementary School No. 12 located in the Tivoli Specific Plan Area is in conformance with the City of Modesto's General Plan, Tivoli Specific Plan and Zoning ordinance

Item E GPC-08-002 - General Plan Conformity - County Courthouse Property Transfer
Contact Info: Kristinae Toomians, 577-5267 ktoomians@modestogov.com

Motion/Action (Approved)

It was moved by Patricia Gillum, seconded by John Sanders, and carried unanimously that the Planning Commission adopt **Resolution No. 2009-11** Determining General Plan Conformity of the transfer of downtown Modesto main courthouse and hall of records from Stanislaus County to the State of California

Item F Feedback - CRAC

Commissioner Gillum reported that the RDA is currently reprioritizing projects such as the Modesto Arch refurbishing and Kansas/Woodland Business Park due to funding shortfalls.

Item G Feedback – CIP

Secretary Kelly reported on the status of the CIP update underway, referring to the handout included in the Commissions packets. Mr. Kelly informed the Commission that the list of CIP projects will be updated to separate projects already awarded bids from future projects; an upcoming task before the CIP taskforce is to prioritize future projects. Chair Berglund reported that the CIP is

now an on-going process and that some projects are affected by grants with funding having to be spent in a specific period of time (which could affect prioritization). Also, Commissioner Berglund indicated that the CIP Update is now a community effort and that the taskforce is responsible for voting on the projects. The new CIP is also easier to follow being in more of a spreadsheet form than in the large binder.

Item H Feedback – CH&CDC

Commissioner Bernal has not attended her first meeting with the CHCDC yet and therefore, had no feedback at this time.

VII. ORAL COMMUNICATIONS

Commissioner Sanders inquired as to the design of a building going up on McHenry.

Commissioner Berglund asked if staff could report back to the Commission on the status of said building at the next meeting.

Commissioner Tyler mentioned the Urban Growth Review Workshops and invited the other Commissioners and members from the public who might be interested to attend the next meeting scheduled for February 9, 2009.

VIII. MATTERS TOO LATE FOR THE AGENDA

None.

IX. ADJOURNMENT

The meeting was adjourned at 8:20 pm.

Original, signed copy on file in CEDD

Patrick Kelly, Secretary