

City of Modesto Planning Commission

Minutes

February 28, 2022

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

I. ROLL CALL

Commissioners Birring, Morad, Pollard, Shanks, Vazquez and Vohra present

MOTION

It was moved by Commissioner Morad, seconded by Commissioner Birring, and carried unanimously that Commissioner Silva 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 December 20, 2021, be approved.

III. CONFLICT OF INTEREST DECLARATION

None

IV. CONSENT ITEMS

Item A Continuing to authorize remote teleconference meetings pursuant to AB 361

Motion/Action (Approved)

It was moved by Commissioner Pollard, seconded by Commissioner Morad, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes; None, noes; Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2022-01** RESOLUTION AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE PLANNING COMMISSION OF THE CITY OF MODESTO PURSUANT TO ASSEMBLY BILL 361

V. PUBLIC HEARINGS

Item B PDA-21-004 - Amend P-D (247) to allow for commercial development and commissary with food truck parking/storage/repair services (Fernandez)
Contact Info: Sean Manalo, 577-5267 smanalo@modestogov.com

Motion/Action (Continued)

No action was taken. Staff indicated that the item will be re-noticed for a future meeting.

Item C TPM-21-005 – Parcel Map to Divide a 1.28-Acre Parcel into Two Parcels; submitted by Genesis KC Development LLC
Contact Info: Cindy van Empel, 577-5267 cvanempel@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Pollard, seconded by Commissioner Morad, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes; None, noes; Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2022-02** A RESOLUTION APPROVING THE TENTATIVE PARCEL

MAP OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF HEALTH CARE WAY AND DALE ROAD (GENESIS KC DEVELOPMENT LLC)

- Item D** PDZ-21-003 – Proposed Rezone from Low Density Residential (R-1) Zone to Planned Development Zone P-D(614); submitted by U-Haul
Contact Info: Katharine Martin, 577-5267 kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes; None, noes; Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2022-03** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE DENIAL OF AN AMENDMENT TO SECTION 17-3-9 OF THE ZONING MAP TO REZONE FROM LOW DENSITY RESIDENTIAL (R-1) ZONE TO PLANNED DEVELOPMENT ZONE P-D(614) PROPERTY LOCATED AT THE SOUTHEAST CORNER OF JUDITH LANE AND TIMOTHY AVENUE (CHRIS TRUDEL/U-HAUL)

VI. OTHER BUSINESS

- Item E** Election of Chair and Vice Chair for 2022

Motion/Action (Approved)

It was moved by Commissioner Pollard, seconded by Commissioner Birring, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes; None, noes; Silva, absent; None, recused) that the Planning Commission appoint Commissioner Vohra as the 2022 Planning Commission Chair.

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Birring, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes; None, noes; Silva, absent; None, recused) that the Planning Commission appoint Commissioner Morad as the 2022 Planning Commission Vice Chair.

- Item F** Nomination of PC Representative to BZA

Motion/Action (Approved)

It was moved by Commissioner Pollard, seconded by Commissioner Vazquez, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes; None, noes; Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2022-04** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THAT AMIN VOHRA BE APPOINTED TO THE BOARD OF ZONING ADJUSTMENT FOR THE CALENDAR YEAR 2022

- Item G** Nomination of PC Representative to CH&CDC

Motion/Action (Approved)

It was moved by Commissioner Morad, seconded by Commissioner Pollard, and carried by majority (Birring, Morad, Pollard, Silva, Vazquez, Vohra, Shanks, ayes;

None, noes; Silva, absent; None, recused) that the Planning Commission adopt **Resolution No. 2022-05A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THAT JOSE VAZQUEZ BE APPOINTED TO THE CITIZEN'S HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE AS PLANNING COMMISSION REPRESENTATIVE FOR CALENDAR YEAR 2022**

VII. ORAL COMMUNICATIONS

None.

VIII. MATTERS TOO LATE FOR THE AGENDA

None.

IX. ADJOURNMENT

The meeting was adjourned at 6:35 pm.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary