

City of Modesto Planning Commission

**Minutes**

July 12, 2021

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

**I. ROLL CALL**

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

Commissioners Smith absent

**MOTION**

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

**II. APPROVAL OF MINUTES**

It was moved by Commissioner Pollard, seconded by Commissioner Vohra, and carried by majority that the minutes of the regular meeting of June 21, 2021, be approved. Commissioner Morad abstained from voting due to being absent at the June 21, 2021, meeting.

**III. CONFLICT OF INTEREST DECLARATION**

None.

**IV. PUBLIC HEARINGS**

**Item A** CODE-20-001 - Omnibus Zoning Code Text Amendment (Continued from the June 21, 2021, meeting) submitted by City of Modesto  
Contact Info: Brad Wal, 577-5267 [bwall@modestogov.com](mailto:bwall@modestogov.com)

**Motion/Action (Approved)**

It was moved by Commissioner Vohra, seconded by Commissioner Shanks, and carried by majority (Birring, Morad, Pollard, Silva, Vohra, Shanks, ayes; None, noes; Smith, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-13** RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO CHAPTERS 3, 4, 5, 6, AND 9 OF TITLE 10 OF THE MODESTO MUNICIPAL CODE (ZONING REGULATIONS) TO 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, AND 10-9.108 (OMNIBUS ZONING CODE TEXT AMENDMENT CODE-20-001), excluding sections 10-3.210 and 10-3.212, regarding mobile food facilities.

**Item B** PDZ-21-001 – Rezone to Planned Development P-D(613) for property located at 1400 Coffee Road; submitted by Harwinder Kaur  
Contact Info: Cindy van Empel, 577-5267 [cvanempel@modestogov.com](mailto:cvanempel@modestogov.com)

**Motion/Action (Approved)**

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Birring, Morad, Pollard, Silva, Vohra, Shanks, ayes; None, none; Smith, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-14** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO SECTION 22-3-9 OF THE ZONING MAP TO

REZONE 0.825 ACRES FROM NEIGHBORHOOD COMMERCIAL (C-1) ZONE, TO PLANNED DEVELOPMENT ZONE, P-D(613) PROPERTY LOCATED AT THE NORTHEAST CORNER OF E. ORANGEBURG AVENUE AND COFFEE ROAD (KAUR) with the condition that the hours of operation for the carwash be limited to 7:00 a.m. to 8:00 p.m.

**V. OTHER BUSINESS**

None.

**VI. ORAL COMMUNICATIONS**

None.

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

None.

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:08 pm.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary