

City of Modesto Planning Commission

Minutes

July 19, 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 Pollard, seconded by Commissioner Birring, and carried unanimously that Commissioner Smith be excused from this meeting.

II. APPROVAL OF MINUTES

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried unanimously that the minutes of the regular meeting of July 12, 2021, be approved.

III. CONFLICT OF INTEREST DECLARATION

None.

IV. PUBLIC HEARINGS

Item A TPM-21-003 – Tentative Parcel Map, division of 6.18-acre portion of an existing shopping center into five parcels: submitted by Hawkins and Associates Engineering, Inc.

Contact Info: Katharine Martin, 577-5267 kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Morad, and carried by majority (Birring, Morad, Pollard, Silva, Vohra, Shanks, ayes; None, noes; Smith, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-15** APPROVING THE TENTATIVE PARCEL MAP OF PROPERTY LOCATED AT 2900 STANDIFORD AVENUE (HAWKINS AND ASSOCIATES ENGINEERING INC.)

Item B PDZ-20-004 – Rezone to Planned Development P-D(612) for property located along the south side of Miller Avenue between Rosina Avenue and N. Conejo Avenue: submitted by Sandeep Minhas

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

Motion/Action (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Morad, and carried by majority (Birring, Morad, Pollard, Silva, Vohra, Shanks, ayes; None, none; Smith, absent; None, recused) that the Planning Commission adopt **Resolution No. 2021-16** RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO SECTION 27-3-9 OF THE ZONING MAP TO REZONE APPROXIMATELY 0.80 ACRES FROM MEDIUM DENSITY RESIDENTIAL (R-2) ZONE, TO PLANNED DEVELOPMENT ZONE, P-D(612) PROPERTY LOCATED

ALONG THE SOUTH SIDE OF MILLER AVENUE BETWEEN ROSINA AVENUE AND
N. CONEJO AVENUE (MINHAS)

V. OTHER BUSINESS

None.

VI. ORAL COMMUNICATIONS

None.

VII. MATTERS TOO LATE FOR THE AGENDA

None.

VIII. ADJOURNMENT

The meeting was adjourned at 6:37 pm.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary