

PLANNING COMMISSION
RESOLUTION NO. 2017-21

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT ZONE, P-D(597), PROPERTY LOCATED AT 1520 STANDIFORD AVENUE, TO REMOVE A REQUIREMENT FOR A RECIPROCAL ACCESS TO THE PROPERTY TO THE EAST (HUFF CONSTRUCTION CO.)

WHEREAS, Planned Development Zone, P-D(597) was approved by the City Council on September 23, 2014, by Ordinance No. 3608-C.S. to allow for a medical and professional office complex on property located at 1520 Standiford Avenue; and

WHEREAS, by Resolution No. 2014-383 adopted on September 23, 2014, the City Council approved a development plan for P-D(597); and

WHEREAS, Condition No. 14 of City Council Resolution No. 2014-383 required the recordation of an access agreement for on-site circulation to access the property to the east, 1500 Standiford Avenue, APN 054-010-057, prior to the issuance of a building permit; and

WHEREAS, the development schedule specified that development occur and be completed not later than September 23, 2017; and

WHEREAS, the applicant has requested the removal of Condition No. 14 from the development plan for P-D(597), to allow for the construction of a new veterinary hospital building; and

WHEREAS, City Planning staff have determined that the existing access point at 1500 Standiford Avenue no longer meets City standards, a need for cross-vehicle access between the properties is not anticipated, and that Condition of Approval No. 14 of City Council Resolution No. 2014-383 is therefore unnecessary and consequently should be removed; and

WHEREAS, City Planning staff also recommends an extension of time to the development schedule of the development plan for P-D(597), to provide that development begin on or before August 21, 2019 and be completed not later than August 21, 2021; and

WHEREAS, Section 10-7.108(b) of the Modesto Municipal Code authorizes the Planning Commission to approve revisions to the development plan of a Planned Development Zone; and

WHEREAS, on August 21, 2017, the Planning Commission considered the proposed amendment to P-D(597) to remove Condition of Approval No.14 from City Council Resolution No. 2014-383 and; and

WHEREAS, this application is Categorically Exempt under Section 15332 of the CEQA Guidelines which exempts in-fill development where the site is within city limits, is less than five acres in size, is substantially surrounded by urban uses, has no value as a

habitat for threatened species, is adequately serviced by utilities and public services, and is consistent with applicable General Plan land use designations and Zoning regulations.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it hereby approves the proposed amendment to Planned Development Zone, P-D(597), to remove Condition of Approval No. 14 of City Council Resolution No. 2014-383.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby grants an extension to the development schedule of P-D(597) to read as follows:

The construction permit issuance to begin on or before August 21, 2019, with completion to be not later than August 21, 2021.

IT IS FURTHER RECOMMENDED that the revised development plan be approved subject to the following condition:

1. That all conditions of City Council Resolution No. 2014-383 not in conflict with this action shall remain in full force and effect.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on August 21, 2017, by Commissioner Morad, who moved its adoption, which motion was seconded by Commissioner Birring and carried by the following vote:

Ayes:	Birring, Lucas, Morad, Pollard, Smith, Vohra, Escutia-Braaton
Noes:	None
Absent:	None
Recused:	None

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MODESTO.

Patrick Kelly, Secretary