

PLANNING COMMISSION  
RESOLUTION NO. 2018-14

A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME FOR FILING PARCEL MAP TPM-08-005 DIVIDING 1.28 ACRES INTO A FLAG LOT AND A REMAINDER PARCEL, FOR PROPERTY LOCATED AT 1618 SCENIC DRIVE (DENNIS WILSON)

WHEREAS, in 2008 Horizon Consulting Services filed an application for a Vesting Tentative Parcel Map (TPM-08-005) to subdivide 1.28 acres located at 1618 Scenic Drive into a flag lot and a remainder parcel; and

WHEREAS, an Initial Study (EA/C&ED 2008-35) was prepared for the VTPM, which concluded that the project was within the scope of the previously approved Master Environmental Impact Report (SCH No. 1999082041) and that pursuant to Section 15177 of the CEQA Guidelines, no new environmental review was required; and

WHEREAS, on November 3, 2008 by Resolution No. 2008-44 the Planning Commission approved the VTPM to divide 1.28 acres located at 1618 Scenic Drive; and

WHEREAS, Government Code Section 66452.22 has extended the expiration of said tentative parcel map to November 3, 2010; and

WHEREAS, Government Code Section 66452.23 has extended the expiration of said tentative parcel map to November 3, 2012; and

WHEREAS, Government Code Section 66452.24 has extended the expiration of said tentative parcel map to November 3, 2014; and

WHEREAS, Government Code Section 66452.25 has extended the expiration of said tentative parcel map to November 3, 2016; and

WHEREAS, a letter dated November 1, 2018, was submitted by Dennis Wilson of Horizon Consulting Services to request a time extension of two years for filing of a Parcel Map, as authorized in Sec. 4-4.503(a) of the Modesto Municipal Code; and

WHEREAS, the Planning Commission considered the requested time extension at its regularly scheduled meeting on December 3, 2018, in Chambers, Tenth Street Place, 1010 Tenth Street, Modesto, California; and

WHEREAS, the Planning Commission has determined that conditions affecting Vesting Tentative Parcel Map TPM-08-005 have not substantially changed, since the tentative parcel map was originally approved.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it finds and determines, as per Modesto Municipal Code Section 4-4.503(a), that good cause for a two-year parcel map time extension exists as follows:

1. Conditions affecting Vesting Tentative Parcel Map TPM-08-005 have not substantially changed since the tentative parcel map was approved, as there has been no significant new development in the vicinity of the parcel map, and site conditions have not changed.

2. There are no substantial changes proposed in the parcel map which result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and, therefore, no major revisions to the Initial Study EA/C&ED 2008-35, are required.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby grants an extension of time to November 3, 2020, for filing Vesting Tentative Parcel Map TPM-08-005 dividing 1.28 acres located at 1618 Scenic Drive into a flag lot and remainder parcel.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on December 3, 2018, by Commissioner Lucas, who moved its adoption, which motion was seconded by Commissioner Birring, and carried by the following vote:

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

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

Signed original on file at CEDD  
Steve Mitchell, Acting Secretary