

PLANNING COMMISSION  
RESOLUTION NO. 2020-10

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO PRECISE PLAN AREA NO. 20 SUBAREA C OF THE VILLAGE ONE SPECIFIC PLAN, TO ALLOW SMALL-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS AT A MINIMUM DENSITY OF 10 UNITS PER NET ACRE WITHIN THE SENIOR HOUSNG LAND USE DESIGNATION, ON CHANDON DRIVE NORTH OF MONTORRA DRIVE (NRB INVESTMENTS, LLC)

WHEREAS, the City Council, on October 16, 1990, adopted the Village One Specific Plan, pursuant to California Government Code Section 65450 et. seq., to implement the Modesto Urban Area General Plan in this area; and

WHEREAS, the Village One Specific Plan is divided into 35 precise plan areas, and a precise plan is required prior to development in each area; and

WHEREAS, Precise Plan No. 20 Subarea C was approved by the City Council by Ordinance No. 3155-C.S. on September 7, 1999; and

WHEREAS, an application has been filed by NRB Investments, LLC for an amendment to Precise Plan No. 20 Subarea C to allow small-lot single family residential developments at a minimum density of 10 units per net acre within the Senior Housing Land Use designation, to facilitate the development of a 5.36 acre vacant infill property with a small-lot single-family residential subdivision of 46-lots, property located on Chandon Drive north of Montorra Drive; and

WHEREAS, a public hearing was held by the Planning Commission on September 14, 2020, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, the Planning Commission has considered an Initial Study, Environmental Assessment No. EA/C&ED 2 2020-11, which concluded that the potential environmental effects of the proposed specific plan amendment have been adequately addressed within the context of the previously-certified City of Modesto Master EIR (SCH No. 2014042081), and that, pursuant to Section 21157.1 of the Public Resources Code, no new environmental review is required.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it hereby finds and determines as follows:

1. The proposed amendment to Precise Plan No. 20 Subarea C is consistent with the Village One Specific Plan and the General Plan, because the amendment to clarify that the Senior Housing land use designation allow for small-lot single-family residential developments at a minimum density of 10 units per net acre and multi-family residential uses would facilitate the development of a small-lot single-family residential development of a net 11.3 dwellings per acre on a vacant infill parcel of 5.36 acres. The General Plan designates the proposed development site as Residential

(R), which allows for a mixture of uses, including single-family residential uses.

2. The proposed amendment to Precise Plan No. 20 Subarea C is consistent with the Housing Element of the General Plan because the site was considered by the Housing Element as a site of potential residential development of 21 dwelling units, and the proposed development would provide for 46 single-family lots in a small-lot subdivision, resulting in no net loss towards the City’s Regional Housing Needs Allocation (RHNA).
3. The proposed amendment facilitates the development of housing because the property, with the designation of Senior Housing of a higher density than typical single-family residential uses, has remained vacant with no development since adoption of the Village One Specific Plan on October 16, 1990.
4. The subsequent project will have no additional significant effect on the environment, as defined in subdivision (d) of Section 21158 of the Public Resources Code, that was not identified in the Master EIR.
5. No new or additional mitigation measures or alternatives are required.
6. The subsequent project is within the scope of the project covered by the Master EIR.
7. All applicable policies, regulations, and mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.
8. The Initial Study, Environmental Assessment No. EA/C&ED 2020-11, provides the substantial evidence to support findings 4-7 noted above.

BE IT FURTHER RESOLVED by the Planning Commission that it recommends to the City Council adoption of an amendment to Precise Plan No. 20 Subarea C as stamped approved by the Planning Commission on September 14, 2020, and on file in the office of the Community Development Department.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on September 14, 2020, by Commissioner Escutia-Braaton, who moved its adoption, which motion was seconded by Commissioner Pollard, and carried by the following vote:

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

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

Original, signed copy on file in CEDD  
Steve Mitchell, Secretary