

PLANNING COMMISSION
RESOLUTION NO. 2020-14

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO P-D (577) TO ALLOW THE DEVELOPMENT OF 23 DETACHED AND 12 ATTACHED UNITS OF AFFORDABLE HOUSING (HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS)

WHEREAS, Planned Development Zone, P-D (577), was approved by City Council by Ordinance No. 3432-C.S., which became effective on March 15, 2007, to allow for the construction of a one- and two-story multifunction building with a gym and two single family dwellings, and the continued operation of professional office space in one dwelling; and

WHEREAS, by Resolution No. 2007-097 adopted on February 6, 2007, the City Council approved a development plan for P-D (577) to allow the development of a one- and two-story multi-function building including a gym, two single family dwellings, and an office in the easterly dwelling; and

WHEREAS, an application for an amendment to P-D (577) was filed by the Housing Authority of the County of Stanislaus to allow the development of 23 one-bedroom detached and 12 attached one-bedroom units of affordable housing for veterans and senior, to be developed as a gated development in two phases, and 34 parking spaces; and

WHEREAS, a public hearing was held by the Planning Commission on October 19, 2020, in the Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, Planned Development Zones are processed as zone boundary changes and required findings for zone boundary changes are provided in Section 10-9.803 of the Modesto Municipal Code; and

WHEREAS, the City of Modesto has prepared a Finding of Conformance with the General Plan, Initial Study Environmental Checklist C&ED No. 2019-08; and

WHEREAS, the Planning Commission certifies it has received and reviewed the Initial Study, Environmental Assessment No. EA/C&ED 2019-08, which concludes that the project is within the scope of the General Plan 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 requested amendment will not be detrimental to the public health, safety or welfare because the project will dedicate and construct improvements for Vine Street between S. Martin Luther King Drive and Briggs Ditch and will conform to City standards.

2. The requested amendment will result in an orderly planned use of land because the project is infill residential development compatible with adjacent residential uses.
3. The requested change is in accordance with the community's objectives as set forth in the General Plan and any applicable specific plan(s) because the proposed change to Planned Development allowing for new multi-family residential uses is consistent with the Modesto Urban Area General Plan, which designates the property as Residential (R).
4. The requested reduction in parking of 10 parking spaces from the required number of 44 spaces will not adversely affect surrounding uses because it is anticipated that many residents of the project will not own motor vehicles and because on-street parking is available near the project.
5. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
6. 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.
7. No new or additional mitigation measures or alternatives are required.
8. The subsequent project is within the scope of the project covered by the Master EIR.
9. 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.

BE IT FURTHER RESOLVED by the Planning Commission that it recommends to the Council as follows" that Planned Development Zone P-D(577) be amended to permit 23 detached and 12 attached one-bedroom units of affordable housing and 34 parking spaces and permit the new development with parking at a level less than is required by the City's Zoning Code for multi-family residential uses.

IT IS FURTHER RECOMMENDED by the Planning Commission that a revised development plan for P-D(577) be approved subject to the following conditions:

1. Prior to the issuance of a building permit, all development shall conform to the Development Plan and building elevations titled "Vine Street Housing Project" stamped approved by the City Council.
2. Prior to the issuance of a building permit, any variation from the approved site plan or building elevations on file with the City must be reviewed and approved by the Director of Community and Economic Development or designee.

3. The improvement plans shall include all landscaping, parking and common areas, and any and all easements required for the establishment of new utilities and the preservation of existing utilities.
4. Prior to the issuance of a certificate of occupancy, dedication shall be provided for all parcels having a Vine Street easement unless determined by CED Director or designee that such dedication is infeasible.
5. Prior to issuance of a certificate of occupancy, Vine Street shall be constructed to City standards as a 44-foot street with curb, gutter, sidewalk, street trees, drive approaches, storm drainage, and utilities, as applicable, from S. Martin Luther King Drive to Briggs Ditch unless determined by CED Director or designee that such construction is infeasible, due to the inability to secure dedication for Vine Street, as outlined in Condition No. 4.
6. All existing underground and aboveground utilities, irrigation, and electrical lines shall be protected, relocated, or removed as required by the utility companies and City Engineer or designee. Easements for utilities, irrigation and electrical lines to remain shall be reserved as required.
7. Prior to the first Certificate of Occupancy, fences along all property lines except those along Vine Street, S. Martin Luther King Drive, and Briggs Ditch shall be replaced with six-foot-high double-alternating board fences with decorative masonry pilasters no more than sixteen (16) feet on center.
8. Prior to issuance of a building permit, trash enclosures shall be designed using building materials, colors and finishes which are consistent or compatible with those used for the residential buildings, as approved by the Community and Economic Development Director.
9. Prior to issuance of a building permit, the developer shall submit a lighting plan that includes the location and design of proposed lighting fixtures for review and approval by the Director of Community and Economic Development. Said plans shall include specifications of the proposed lighting fixtures and demonstrate the adequate shielding of lighting fixtures to minimize glare or light spillage upon neighboring residents west of the project site. The height of the lighting should not exceed 15 feet above grade.
10. Along pedestrian corridors, the use of low mounted bollard light standards, which reinforce pedestrian scale, shall be used. Steps and ramps should be illuminated wherever possible, with built-in light fixtures to the satisfaction of the Director of Community and Economic Development.
11. All signs shall comply with the sign requirements of the R-1 Zone, with placement, sizing, and number of monument signs in accordance to the requirements of the R-1 Zone. Prior to issuance of a sign permit, individual sign plans for the project shall be submitted for separate review and approval prior to installation.

12. Prior to Certificate of Occupancy of any structure, all ground mounted utility structures such as transformers and HVAC equipment shall be located out of view from a public street to the satisfaction of the Director of Community and Economic Development. Equipment shall be placed underground or adequately screened through the use of landscaping or masonry walls.
13. Exterior building elevations showing building wall materials, roof types, exterior colors and appropriate vertical dimensions shall be included in the development construction drawings.
14. Construction drawings shall demonstrate that all building drainage gutters, down spouts, vents, etc. located on exterior walls, are be completely concealed from public view or designed to be architecturally compatible (decorative) with the exterior building design and color to the satisfaction of the Director of Community and Economic Development.
15. Prior to occupancy of any structure, striping of parking stalls, aisles and driveways shall conform to the provisions of MMC Section 10-5.105, Parking Lot Design Standards. Parking area shall include two accessible parking spaces, with one space being van-accessible.
16. Parking lot shade trees shall be provided in all new parking areas to meet current parking lot shading requirements (1 tree per 8 stalls, 50 percent coverage within 10 years).
17. Any public improvements that are missing, damaged, or that are not consistent with current City standards shall be designed and constructed to City standards in accordance with Modesto Municipal Code Section 7-1.701. Such improvements may include, but may not be limited to, curb and gutter, drive approach, sidewalk, ADA access ramps, fire hydrants, and street lights. All public improvement plans shall be designed by a Registered Engineer and reviewed and approved by the City Engineer prior to issuance of an Encroachment Permit.
18. The City is replacing water lines in the area, including 8-inch lines in S. Martin Luther King Drive and Vine Street. When complete, the new water lines will provide adequate service for the project. The City must complete installation of water lines and the project must connect to the system prior to issuance of a certificate of occupancy. If additional connection or an upgrade to the existing connection is required, then water connection fees shall be paid and an encroachment permit obtained from the City prior to any work being done in the public right of way.
19. There is a 6-inch sewer main in Vine Street, which conveys flow to a 6-inch and 8-inch pipe in S. Martin Luther King Drive. This main has adequate capacity to serve the project. The project must connect to the system prior to issuance of a certificate of occupancy. If additional connection or an upgrade to the existing connection is required, then water connection fees shall be paid and an encroachment permit obtained from the City prior to any work being done in the public right of way.

20. The City does not have a gravity/positive storm system in Vine Street. The applicant has proposed an on-site storm drainage management system that will manage all storm water runoff generated from this development. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall submit improvement plans conforming to design requirements of the most current edition of the City of Modesto Guidance Manual for Development, Stormwater Quality Control Measures and the City of Modesto Municipal Code.
21. Prior to the issuance of a Grading, Demolition, or Building Permit, developer shall submit improvement plans that integrate Low Impact Development (LID) measures into a design that conforms to the requirements of the most current edition of the City of Modesto Guidance Manual for Development, Stormwater Quality Control Measures, and the City of Modesto Municipal Code. The plans shall retain, treat, and infiltrate the first 0.5 inch of stormwater runoff on site and incorporate pervious landscape features into the project design, wherever possible.
22. Prior to the issuance of a Grading, Demolition, or Building Permit, developer shall submit a plan to provide permanent, post-construction treatment (grass swale, bioretention, vegetative strip, or other approved proprietary device) to remove pollutants from the first 0.5 inch of stormwater runoff from site, consistent with the City's NPDES permit.
23. Prior to the issuance of a Grading, Demolition, or Building Permit, developer shall submit a plan for trash enclosures to be sufficiently elevated to prevent stormwater run-on from the parking lot. Floor of enclosures shall be graded to drain into adjacent landscape areas.
24. Prior to the issuance of a Grading, Demolition, or Building Permit, developer shall provide a signed and notarized Stormwater Treatment Device Access and Maintenance Agreement to Land Development Engineering, Stormwater, for recording.
25. Prior to the issuance of a Grading, Demolition, or Building Permit, Property Owner shall obtain coverage for project under the State Water Resources Control Board (SWRCB) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, as amended by 20210-0014-DWQ and 2012-0006-DWQ.
26. Prior to the issuance of a Grading, Demolition, or Building Permit, developer shall prepare and submit a Water Pollution Control Plan (WPCP) or Local SWPPP to Land Development Engineering, Stormwater, for review. The WPCP or Local SWPPP shall include a description of all erosion, sediment, and pollution control BMPs to be used at the construction or demolition site to prevent sediment and other sources of pollution from entering the City storm drain system, as well as a site plan showing their placement.

27. Prior to issuance of a building permit, applicant shall specify if solar will be applicable, with reference to current requirements, 2016 Title 24, Building Energy Efficiency Standards.
28. Fire hydrant spacing and distribution for this project is 500-feet O.C. Improvement plans shall demonstrate the provision of onsite fire hydrants as required.
29. Buildings shall be equipped with automatic fire sprinkler systems installed in accordance with NFPA 13 or 13R. Electronic monitoring of automatic fire sprinkler may be required if a separate sprinkler water supply or a separate shutoff valve from the domestic supply is provided.
30. Improvement plans shall demonstrate the provision of required fire hydrants within 90-feet of the Fire Department Connection (FDC) to fire sprinklers.
31. Plans for any electronically controlled vehicle access gates shall be submitted to an approved by the Fire Marshall prior to installation.
32. Applicant shall submit Landscape and Irrigation (L&I) plans for review and approval by the City's Parks Planning and Development (PPD) Division. L&I plans shall meet the current State of California Model Water Efficient Landscape Ordinance (MWELo) requirements, Modesto Municipal Code (MMC) requirements and City of Modesto standards at time of submittal.
33. Applicant shall provide street trees along Vine Street. Street tree(s) shall be spaced thirty-five (35') feet on center and located within seven feet (7') of the sidewalk or curb.
34. Applicant shall install parking lot shade trees per MMC requirements; one (1) shade tree for every eight (8) parking spaces, continuous and intermitted stall locations, within seven feet (7') of stalls.
35. Applicant shall install climbing vines on all walls, in a landscape planter, around the trash enclosure to discourage tagging.
36. Low Impact Development (LID) control and treatment measures shall be planted with vegetation for erosion protection and sediment entrapment to collect/treat storm water run-off before entering the storm drain system. Storm drainage basins shall be appropriately landscaped and irrigated to address the specific type of storm water control measure. Provide total square feet of the landscape area in project information.
37. Applicant shall install bicycle parking racks as part of the project development per MMC and Green Building Standards Code.
38. All department Conditions of Approval for the project shall be included with building plans and shall be continuously maintained on-site during project construction to the satisfaction of the Chief Building Official.
39. All landscaping, fences, and walls shall be maintained and the premises shall be kept free of weeds, trash, and other debris.

40. At the time of issuance of a building permit, the developer shall pay development impact fees at the established rate. Such fees may include but are not limited to, sewer and water connection fees, community facility fees, building permit and plan check fees.
41. Prior to start of construction, all-weather, hard-surfaced roadways shall be constructed and maintained free of obstructions at all times during construction as required by Director of Community and Economic Development.
42. Prior to Certificate of Occupancy for any structure, the applicant shall enroll and participate in the City's Crime-Free Multi-Family Housing Program as administered by the Modesto Police Department.
43. The property owner and developer shall, at their sole expense, defend, indemnify and hold harmless the City of Modesto, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include but is not limited to any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Modesto shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

The following conditions are mitigation measures from the City of Modesto Urban Area General Plan Master EIR, and policies in the Urban Area General Plan, that will be applied to the project:

44. Review of new development shall be coordinated with SJVAPCD staff to ensure all projects subject to the SJVAPCD Rule 9510 (Indirect Source Review) comply fully with the rule. This rule fulfills the SJVAPCD's emission reduction commitments in the PM10 and Ozone Attainment Plans through emission reductions from the construction and use of development projects through design features and onsite measures. Rule 9510 applies to any applicant that seeks to gain a final discretionary approval for a development project, or any portion thereof, which meets certain minimum thresholds. (AQ-85, Policy VII.H.2.u)
45. Reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible in accordance with the requirements of SJVAPCD Regulation VIII. Regulation VIII was adopted to reduce the amount of particulate matter suspended in the atmosphere as a result of emissions generated from anthropogenic (man-made) fugitive dust sources. (AQ-100, Policy VII.H.2.jj)
46. Require all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions in accordance with the requirements of SJVAPCD Regulation VIII and are appropriate to the scale and intensity of use. (AQ-101, Policy VII.H.2.kk)

47. Effectively stabilize dust emissions using water, chemical stabilizer / suppressant, cover with a tarp or other suitable cover or vegetative ground cover, all disturbed areas, including storage piles, which are not being actively utilized for construction purposes. (AQ-103, Policy VII.H.2.mm)
48. Effectively stabilize dust emissions using water or chemical stabilizer / suppressant, all onsite unpaved roads and off-site unpaved access roads. (AQ-104, Policy VII.H.2.nn)
49. Effectively control fugitive dust emissions utilizing application of water or by presoaking all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities. (AQ-105, Policy VII.H.2.oo)
50. When materials are transported off site, cover all materials, or effectively wet them to limit visible dust emissions, and maintain at least six inches of freeboard from top of container. (AQ-107, Policy VII.H.2.qq)
51. Limit operations or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday (the use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.) (AQ-108, Policy VII.H.2.rr)
52. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, effectively stabilize said piles for fugitive dust emissions utilizing sufficient water or chemical stabilizer / suppressant. (AQ-109, Policy VII.H.2.ss)
53. Within urban areas, immediately remove trackout when it extends 50 or more feet from the site and at the end of each workday. (AQ-110, Policy VII.H.2.tt)
54. Prevent carryout and trackout for any site with 150 or more vehicle trips per day. (AQ-111, Policy VII.H.2.uu)
55. Limit traffic speeds on unpaved roads to 15 mph. (AQ-112, Policy VII.H.2.vv)
56. Install wheel washers for all exiting trucks, or wash all trucks and equipment leaving the site. (AQ-114, Policy VII.H.2.xx)
57. Install wind breaks at windward side(s) of construction areas. (AQ-115, Policy VII.H.2.yy)
58. Suspend excavation and grading activity when winds exceed 20 mph (regardless of windspeed, an owner/operator must comply with Regulation VIII's 20 percent opacity limit). (AQ-116, Policy VII.H.2.zz)
59. Limit the area subject to excavation, grading, and other construction activity at any one time. (AQ-117, Policy VII.H.2.aaa)
60. Implement noise-reducing construction practices as conditions of approval where substantial construction-related noise impacts would be likely to occur, such as with extended periods of pile driving, or where construction

is expected to continue or where sensitive receptors would be affected by construction noise. Conditions of approval may include, but are not limited to:

- Require construction equipment, including air compressors and pneumatic equipment to have properly maintained mufflers;
 - Require impact tools to be equipped with shrouds or shields;
 - Require that the quietest equipment available be used; and,
 - Require selection of haul routes that affect the fewest number of people. (Noise-4, Policy VII-G.3.b)
61. Incorporate construction practices and acoustic treatment in new residential construction to reduce typical indoor noise levels to 45 dB. Developers of residential buildings within the 65 dBA contours shown in the General Plan Master EIR shall demonstrate that interior noise has been reduced to 45 dB. Other types of development should be protected against noise intrusion at least to the levels indicated on UAGP Table VII-2. (Noise-7, Policy VII-G.3.e)
 62. Limit trucking to specific routes, times, and speeds that avoid or minimize adverse effects on sensitive receptors. (Noise-11, Policy VII-G.3.i)
 63. Construction activities shall comply with the requirements of the City's Stormwater Management Plan under its municipal NPDES stormwater permit, and the State Water Resources Control Board's General Permit for Discharges of Storm Water Associated with Construction Activity. (SD-10, Policy VI.G.3)
 64. Ensure that new development complies with the City of Modesto's Stormwater Management Program: Guidance Manual for New Development Stormwater Quality Control Measures. (SD-12, Policy VI.G.5)
 65. Require new development to implement an appropriate selection of permanent pollution control measures in accordance with the City's implementation policies for the municipal NPDES stormwater permit. (SD-13, Policy VI.G.6)
 66. Integrate Low Impact Development principles into proposed development projects' design. Low Impact Development is a storm water management and land development strategy that promotes conservation and use of natural on-site features combined with engineered small-scale hydrologic devices. In designing development projects, minimize the amount of impervious surface in order to maximize on-site infiltration of stormwater runoff and minimize the potential for storm water runoff from the site. (SD-15, Policy VI.G.8)
 67. Construction activities shall comply with the requirements of the City's Storm Water Management Plan under its municipal NPDES stormwater permit, and the State Water Resources Control Board's General Permit for Discharges of Storm Water Associated with Construction Activity. (FWQ-11, Policy VI.G.3)

68. Ensure that new development complies with the City of Modesto's Stormwater Management Program: Guidance Manual for New Development Stormwater Quality Control Measures. (FWQ-13, Policy VI.G.5)
69. Require new development to implement an appropriate selection of permanent pollution control measures in accordance with the City's implementation policies for the municipal NPDES stormwater permit. (FWQ-14, Policy VI.G.6)
70. Integrate Low Impact Development principles into proposed development projects' design. Low Impact Development is a storm water management and land development strategy that promotes conservation and use of natural on-site features combined with engineered small-scale hydrologic devices. In designing development projects, minimize the amount of impervious surface in order to maximize on-site infiltration of stormwater runoff and minimize the potential for storm water runoff from the site. (FWQ-16, Policy VI.G.8)

Should any historic or archaeological artifacts be discovered, the following conditions will apply.

72. Whenever possible, avoid disturbing or damaging archaeological resources. Preservation in place to maintain the relationship between the artifacts and the archaeological context is the preferred manner of mitigating impacts to archaeological sites. Preservation may be accomplished by:
 - (1) Planning construction to avoid archaeological sites;
 - (2) Incorporating sites within parks, green space, or other open space;
 - (3) Covering the sites with a layer of chemically stable soil; and/or,
 - (4) Deeding the site into a permanent conservation easement.
73. When in-place mitigation is not feasible, data recovery through excavation may be necessary. A data recovery plan, which makes provisions for adequately recovering the scientifically consequential information about the site, shall be prepared and adopted prior to any excavation being undertaken. Such studies must be deposited with the Central California Information Center in Turlock, California. Special rules apply to any archaeological sites known to contain human remains (Health and Safety Code Section 7050.5; Guidelines Section 15126.4(b)).
74. Data recovery shall not be required if the lead agency determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR and are available for review at the California Historical Resource Regional Information Center (Guidelines Section 15126.4(b)). (AH-15, Policy VII.F.2[I])
75. Allow reasonable time for the qualified archaeologist to notify the proper authorities for a more detailed inspection and examination of the exposed cultural resources. During this time, excavation and construction would not

be allowed in the immediate vicinity of the find; however, those activities could continue in other areas of the project site. (AH-16, Policy VII.F.2[m])

76. If any find is determined to be significant by the qualified archaeologist, representatives of the construction contractor and the City, the qualified archaeologist, and a representative of the Native American community (if the discovery is an aboriginal burial) will meet to determine the appropriate course of action. (AH-17, Policy VII.F.2[n])
77. All cultural materials recovered as part of a monitoring program are subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards. (AH-18, Policy VII.F.2[o])

Should any underground tanks or other potential sources of hazardous materials be discovered, the following conditions will be applied.

78. In the event that site inspection or construction activities uncover chemical contamination, underground storage tanks, abandoned drums, or other hazardous materials or wastes at a parcel, the inspection report preparer shall so notify the City. The City shall notify the County Health Services Department. Under the direction of these agencies, a site remediation plan would be prepared by the project applicant.

The plan would (1) specify measures to be taken to protect workers and the public from exposure to potential site hazards and (2) certify that the proposed remediation measures would clean up the wastes, dispose the wastes, and protect public health in accordance with federal, state, and local requirements. Permitting or work in the areas of potential hazard shall not proceed until the site remediation plan is on file with the City.

If a parcel is found to be contaminated to a level that prohibits the proposed use, the potential for reduction of the hazard should be evaluated. Site remediation is theoretically capable of removing hazards to levels sufficiently low to allow any use at the site. In practice, both the technical feasibility of the remediation and its cost (financial feasibility) should be evaluated in order to determine the overall feasibility of locating a specific use on a specific site. In some cases, it may require restriction to industrial use or a use that involves complete paving and covering of the parcel.

In accordance with OSHA requirements, any activity performed at a contaminated site shall be preceded by preparation of a separate site health and safety plan (prepared by the project applicant and filed with the City) for the protection of workers and the public. All reports, plans, and other documentation shall be added to the administrative record. (HM-5, Policy VI.M.3)

79. Applicants for building permits should determine that a site containing or formerly containing residences or farm buildings / structures has been fully investigated for the presence of hazardous materials or wastes prior to

issuance of the permit. Investigation should consist of, at minimum, a Phase I environmental site assessment and a Phase II site assessment, if found necessary as a result of the Phase I assessment. The findings of the site assessment should be reported to the City and the County's Department of Environmental Resources. The appropriate remediation should occur prior to final occupancy of the approved development. (HM-8, Policy VI.M.6)

BE IT FURTHER RESOLVED that the following uses shall be authorized in said Planned Development Zone as shown on the development plan:

1. Small detached and attached dwelling units.
2. Two single family dwellings, the eastern of which also contains an office.

IT IS FURTHER RECOMMENDED that the construction program be accomplished in two phases, and construction to be completed within two years of building permit issuance for each phase.

BE IT FURTHER RESOLVED by the Planning Commission that it recommends to the City Council that they adopt a resolution certifying that the rezoning is within the scope of the General Plan Master EIR.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on October 19, 2020, by Commissioner Smith, who moved its adoption, which motion was seconded by Commissioner Escutia-Braaton and carried by the following vote:

Ayes: Escutia-Braaton, Morad, Pollard, Shanks, Smith, Vohra, Biring
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