

Amendments to the Kiernan Business Park Specific Plan:

This document contains information from the original Kiernan Business Park Specific Plan adopted April 1, 1997, by City council Resolution No. 97-159 as revised by the following Specific Plan Amendments:

SPA #1 **Add Language to Allow Changes in Service Providers**

Recommended by Planning Commission Resolution No. 97-75
Adopted by City Council Resolution No. 97-631

SPA #2 **Add Language to Permit Indoor Theaters in Regional Commercial Area with Planned Development Zone**

Recommended by Planning Commission Resolution No. 98-25
Adopted by City Council Resolution No. 98-170

SPA #3 **To Modify the Land Use and Circulation Diagrams and Development Standards for the Kaiser Medical Center Site, to Revise the Planned Street System in the Future Business Park, and to Incorporate Design Standards into the Specific Plan**

Recommended by Planning Commission Resolution No. 2004-37
Adopted by City Council Resolution No. 2004-424

SPA #4 **Redesignate 39-acres of property located on the east side of Dale Road, between Kiernan Avenue and Bangs Road, from Business Park (BP) to Mixed Use (MU) and Medium-High Density Residential (MHDR), modify the circulation plans, incorporate MU and MHDR Design Standards and Guidelines, and establish facilities plans for the area bounded by Kiernan Avenue, Dale Road, Bangs Road and American Avenue.**

Recommended by Planning Commission Resolution No. 2009-23
Adopted by City Council Resolution No. 2009-420

SPA #5 **Amend storm drain provisions and clarify and simplify land use and development standard regulations.**

Recommended by Planning Commission Resolution No. 2015-19
Adopted by City Council Resolution No. 2015-499

SPA #6 **Amend definition of allowable and conditional uses in the Business Park land use designation of the Specific Plan, particularly regarding ancillary retail uses.**

Recommended by Planning Commission Resolution No. 2017-08
Adopted by City Council Resolution No. 2017-171

SPA #7 **Change of Land Use Designation of 2.8 Acres from Office (O) uses to Regional Commercial (RC) uses, property located on Pelandale Avenue east of Chapman Road.**

Recommended by Planning Commission Resolution No. 2018-03
Adopted by City Council Resolution No. 2018-166.

SPA #8 **Minor Administrative Amendment to allow for development of up to 33 additional dwelling units within the Mixed Use (MU) Land Use Designation.**

Approved by the Director of Community and Economic Development on October 5, 2018.

SPA #9 **Minor Administrative Amendment to Circulation Plan of Kiernan Business Park Specific Plan, Healthcare Way west of Dale Road and Kaiser Modesto Medical Center**

Approved by the Director of Community and Economic Development on December 18, 2018.

SPA #10 **Change of Land Use from Business Park (BP) to new Land Use designation of Mixed Use 2 (MU2), 22.9 acres located on the north side of Healthcare Way west of Dale Road.**

Recommended by Planning Commission Resolution No. 2020-22
Adopted by City Council Resolution No. 2021-045.

SPA #11 **Change of Land Use from Business Park (BP) to Mixed Use (MU), 3.5 acres located at northeast corner of Bangs Avenue and Dale Road.**

Recommended by Planning Commission Resolution No. 2021-12
Adopted by City Council Resolution No. 2021-308.

SPA #12 **Change of Land Use from Business Park (BP) to new Land Use designation of Mixed Use 3 (MU3), 67 acres located between Bangs Avenue and Pelandale Avenue, west of American Avenue and east of Dale Road.**

Recommended by Planning Commission Resolution No. 2022-08
Adopted by City Council Resolution No. 2022-194.

SPA #13 **Change of Land Use from Business Park (BP) to new Land Use designation of Mixed Use (MU), 12.8 acres located at 2931 and 2731 Bangs Avenue.**

Recommended by Planning Commission Resolution No. 2022-19
Adopted by City Council Resolution No. 2022-391.