

City of Modesto Planning Commission

Minutes

December 7, 2009

Being the hour of 7:00 pm, the meeting was called to order by Chairperson Berglund.

I. ROLL CALL

Commissioners Berglund, Brandvold, Carter, Gillum, Sanders, and Tyler present

Commissioners Bernal absent

MOTION

It was moved by Commissioner Sanders, seconded by Commissioner Gillum, and carried unanimously that Commissioner Bernal be excused from this meeting.

II. APPROVAL OF MINUTES

It was moved by Commissioner Sanders, seconded by Commissioner Gillum, and carried unanimously that the minutes of the regular meeting of November 16, 2009, be approved.

III. CONFLICT OF INTEREST DECLARATION

None.

IV. CONSENT AND JOINT PUBLIC HEARING ITEMS

None.

V. PUBLIC HEARINGS

- Item A** RZN-09-001 – An application to rezone a 0.51 acre parcel from Low Density Residential Zone (R-1) to Medium-Density Residential Zone (R-2), property located on the west side of Carver Road south of Standiford Avenue; submitted by Robert Braden Consulting
Contact Info: Rita Doscher, 577-5267, rdoscher@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Brandvold, seconded by Commissioner Sanders, and carried unanimously (Bernal, absent) that the Planning Commission adopt **Resolution No. 2009-30**, A Resolution recommending to the City Council an Amendment to Section 7-3-9 of the Zoning Map to rezone from Low Density Residential (R-1) to Medium Density Residential Zone (R-2), property located on the west side of Carver Road south of Standiford Avenue (TLB Investments).

- Item B** PDA-06-009 and DEV-09-003 – An Amendment to Planned Development Zone, P-D(540), to allow a revised development schedule and revised development plan for a 109,900 square-foot retail center and an Amendment to the Development Agreement for P-D(540), property located on the north side of Pelandale Avenue, east of Chapman Road; submitted by John J. Johannson
Contact Info: David Wage, 577-5267, dwage@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Sanders, seconded by Commissioner Carter, and carried by majority (Brandvold, Carter, Gillum, Sanders, ayes; Tyler, Berglund, noes; Bernal, absent) that the Planning Commission adopt **Resolution No. 2009-31**, A Resolution approving an Amendment to P-D(540), property located at the northeast corner of Pelandale Avenue and Chapman Road (John Johansson).

Motion/Action (Approved)

It was moved by Commissioner Sanders, seconded by Commissioner Gillum, and carried by majority (Brandvold, Gillum, Sanders, Tyler ayes; Carter, Berglund, noes; Bernal, absent) that the Planning Commission adopt **Resolution No. 2009-32**, A Resolution recommending to the City Council approval of the "First Amendment to the Development Agreement By and Between the City of Modesto and Costa Limited Partners, a California Limited Partnership".

VI. OTHER BUSINESS

Item C CODE-09-002: Neighborhood Compatibility Code Amendment Feedback
Contact Info: Paul Liu, 577-5267, pliu@modestogov.com

Item D Appointments – Chair, Vice-Chair, and Committee Assignments

Nominations:

Chair - Ted Brandvold. Motion by Commissioner Sanders, second by Commissioner Gillum, passed by majority. Commissioner Bernal absent.

Vice Chair - Pat Gillum. Motion by Commissioner Brandvold, second by Commissioner Sanders, passed by majority. Commissioner Bernal absent.

Representative to BZA - Ted Brandvold; to CH&CDC - Steve Carter; to CRAC- Pat Gillum; to CIP Taskforce - Chris Tyler. Motion by Commissioner Chris Tyler, second by Commissioner Gillum, passed by majority. Commissioner Bernal absent. Resolutions recommending these committee appointments to City Council to be heard at the January 25th, 2010 Planning Commission meeting.

VII. ORAL COMMUNICATIONS

None.

VIII. MATTERS TOO LATE FOR THE AGENDA

None.

IX. ADJOURNMENT

The meeting was adjourned at 8:26 pm.

Original, signed copy on file in CEDD
Patrick Kelly, Secretary