

City of Modesto Planning Commission

**Minutes**

June 3, 2019

Being the hour of 6:00 pm, the meeting was called to order by Chairperson Birring.

**I. ROLL CALL**

Commissioners Birring, Escutia-Braaton, Lucas, Morad, Pollard, Smith and Vohra present

Commissioner Morad absent

**MOTION**

It was moved by Commissioner Pollard, seconded by Commissioner Vohra, and carried unanimously that Commissioner Morad be excused from this meeting.

**II. APPROVAL OF MINUTES**

It was moved by Commissioner Smith, seconded by Commissioner Escutia-Braaton, and carried unanimously that the minutes of the regular meeting of May 6, 2019, be approved.

It was moved by Commissioner Escutia-Braaton, seconded by Commissioner Smith, and carried by majority that the minutes of the special meeting of May 20, 2019, be approved. Commissioner Lucas abstained due to being absent at the May 20, 2019 meeting.

**III. CONFLICT OF INTEREST DECLARATION**

None.

**IV. PUBLIC HEARINGS**

**Item A** RZN-19-002 – Rezone from Professional Office (P-O) zone to Neighborhood Commercial (C-1) zone, at the northwest corner of Sylvan Avenue and Forest Glenn Drive; submitted by Leslie Minson  
Contact Info: Paul Liu, 577-5267 [pliu@modestogov.com](mailto:pliu@modestogov.com)

**Motion/Action** (Approved)

It was moved by Commissioner Vohra, seconded by Commissioner Pollard, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Vohra, ayes; None, noes; Morad, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-19** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO SECTION 10-03-09 OF THE ZONING MAP TO REZONE from professional Office (P-O) zone to Neighborhood Commercial (C-1) zone, PROPERTY LOCATED on at the northwest corner of Sylvan Avenue and Forest Glenn Drive (Leslie Minson)

**Item B** TSM-18-002 – Woodglen Tentative Subdivision Map; submitted by Fitzpatrick Land Development LLC  
Contact Info: Katharine Martin, 577-5267 [kamartin@modestogov.com](mailto:kamartin@modestogov.com)

**Motion/Action** (Approved)

It was moved by Commissioner Lucas, seconded by Commissioner Vohra, and carried by majority (Birring, Escutia-Braaton, Lucas, Pollard, Smith, Vohra, ayes;

None, noes; Morad, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-20** A RESOLUTION APPROVING THE WOODGLEN TENTATIVE SUBDIVISION MAP

- Item C** CUP-18-001 – Digital Freeway Billboard at 2024 W. Orangeburg Avenue; submitted by DSN Outdoor  
Contact Info: Paul Liu, 577-5267 [pliu@modestogov.com](mailto:pliu@modestogov.com)

**Motion/Action** (Approved)

It was moved by Commissioner Escutia-Braaton, seconded by Commissioner Pollard, and carried by majority (Biring, Escutia-Braaton, Lucas, Pollard, Smith, Vohra; None, noes; Morad, absent; None, recused) that the Planning Commission adopt **Resolution No. 2019-21** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL DENIAL A CONDITIONAL USE PERMIT TO DSN OUTDOOR FOR DIGITAL FREEWAY BILLBOARD AT 2024 W. ORANGEBURG AVENUE

- Item D** CODE-18-001 – Amendment to the Zoning Regulations addressing accessory dwelling units, accessory buildings and second story units (City Initiated).  
Contact Info: Paul Liu, 577-5267 [pliu@modestogov.com](mailto:pliu@modestogov.com)

**Motion/Action** (Approved)

It was moved by Commissioner Smith, seconded by Commissioner Escutia-Braaton, and carried by majority (Biring, Escutia-Braaton, Lucas, Smith, Vohra, ayes; Pollard, noes; Morad, absent; last name, recused) that the Planning Commission adopt **Resolution No. 2019-22** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO TITLE 10 OF MODESTO MUNICIPAL CODE (ZONING REGULATIONS) TO AMEND SECTIONS 10-2.102, 10-2.109, 10-2.191, 10-3.101, 10-3.201, 10-3.217, 10-4.102, 10-4.106, 10-4.110 AND ADD SECTIONS 10-4.114 10-4.115. (CITY INITIATED)

**V. OTHER BUSINESS**

None.

**VI. ORAL COMMUNICATIONS**

None.

**VII. MATTERS TOO LATE FOR THE AGENDA**

None.

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:42 pm.

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