

**Planning Commission Minutes Excerpt**  
**JANUARY 23, 2019**

- 4.1 General Plan Amendment #18-03, Site Utilization Plan Revision #6 to Planned Development (P-D) #46, and Revision #4 to Fahrens Creek Specific Plan, initiated by M & B Bruno Family LP, property owners. The application is a request to change the General Plan designation for approximately 10.73 acres of land on the west side of San Augustine, approximately 980 feet north of Yosemite Avenue, from Business Park (BP) to High Medium Density Residential (HMD). The request also involves a Revision to the Fahrens Creek Specific Plan and a Site Utilization Plan Revision to Planned Development (P-D) #46 to change the land use designation from “mini-storage” to “multi-family.”.

Associate Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #19-05.

Public testimony was opened at 7:13 p.m.

Speaker from the Audience in Favor:

RICK MUMMERT, Benchmark Engineering, representative for Applicant, Modesto, CA

Mr. MUMMERT took time to thank City staff for their input and guidance regarding the project and gave a brief overview of the project.

The Commission asked questions regarding architecture style and parking layout.

Speaker from the Audience (Neutral):

JOEL MOSES, Merced

MR. MOSES inquired on the capacity of existing sewer services and if there was a need for expanding the capacity for this project. He also had clarifying questions regarding the project's traffic safety.

Associate Planner NELSON addressed Mr. MOSES' questions.

Commissioner RASHE voiced a concern of the project's impact on traffic in regards to Highway 59.

Commissioner CAMPER asked Mr. MUMMERT to clarify the anticipated timeline of the construction project.

No one spoke in opposition to the project.

Public testimony was completed at 7:25 p.m.

M/S PADILLA-CAMPER, and carried by the following vote, , to recommend to City Council adoption of a Negative Declaration regarding Initial Study #18-60, and approval of General Plan Amendment #18-03, Site Utilization Plan Revision #6 to Planned Development (P-D) #46, and Revision #4 to Fahrens Creek Specific Plan, subject to the Findings and thirty-eight (38) Conditions set forth in Staff Report #19-05 (RESOLUTION #4013):

AYES: Commissioners Camper, Drexel, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina

NOES: None

ABSENT: None

ABSTAIN: None