

PLANNING COMMISSION City Manager Peterson presented the following
REPORT Planning Commission Report of the Planning
Commission Meeting of August 26, 1985:

The Planning Commission -

ITEMS SET FOR
PUBLIC HEARING

- 1) Recommended that the City Council certify as adequate, the Final Environmental Impact Report for Maggio Industrial Park, a proposed 37.6 acre industrial project at the northwest corner of South Stockton Street and Harney Lane.
- 2) Recommended Maggio Industrial Park, a proposed 37.6 acre industrial project at the northwest corner of South Stockton Street and Harney Lane be rezoned to M-2, Heavy Industrial.
- 3) Recommended that the City Council certify as adequate, the Final Environmental Impact Report for Taves Park, a proposed 23.6 acre residential, institutional and commercial project at the southeast corner of West Kettleman Lane and Lower Sacramento Road.

- 4) Recommended that Taves Park, a proposed 23.6 acre residential, institutional and commercial project be rezoned R-2, Single-Family Residential; R-C-P, Residential-Commercial-Professional; and C-S, Commercial Shopping shown as Alternate "B" in the Final Environmental Impact Report for the proposed project.
- 5) Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Kristen Cromwell to prezone a 2+ acre parcel at the northwest corner of Turner Road and Lilac Street to C-1, Neighborhood Commercial to accommodate a bed and breakfast inn and restaurant.
- 6) Recommended the approval of the request of Kristen Cromwell to prezone a 2+ acre parcel at the northwest corner of Turner Road and Lilac Street to C-1, Neighborhood Commercial to accommodate a bed and breakfast inn and restaurant.

On motion of Council Member Olson, Reid second, Council set items 1 through 6 heretofore set forth for Public Hearing at the Regular Council Meeting of September 18, 1985.

ITEMS OF INTEREST The Planning Commission also -

- 1) Conditionally approved the request of Patrick Matthews for a Revised Tentative Subdivision Map of Whispering Oaks, Unit #2, a 93-lot single-family development located on the north side of Century Boulevard, East of South Mills Avenue in an area zoned P-D (24), Planned Development District No. 24.
2. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of John Teresi, for a Tentative Parcel Map to divide the property on the west side of Guild Avenue between East Victor Road and East Pine Street into two parts with Parcel "A" containing 3 acres and Parcel "B" containing 11.3 acres in an area zoned M-2, Heavy Industrial.

Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

3. Conditionally approved the request of Dillon Engineering on behalf of Anthony Canton (H-C Investments) for a Tentative Parcel Map to combine two parcels located at 541 West Kettleman Lane and 601 West Kettleman Lane into one parcel in an area zoned R-C-P, Residential-Commercial-Professional.

Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

4. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers on behalf of Bennett and Compton, Inc., for a Tentative Parcel Map to resubdivide 3 existing parcels located at the southwest corners of West Turner Road and Rutledge Drive in an area zoned P-D (1), Planned Development District No. 1.
5. Conditionally approved the request of Fred Baker on behalf of Dwight and Edward Filley for a Tentative Parcel map to create Parcels "A", "B", "C", and "D" at 2379 West Vine Street in an area zoned R-C-P, Residential-Commercial-Professional.
6. Conditionally approved the request of Baumbach and Piazza Consulting Engineers, on behalf of Ted Molfino for a Tentative Parcel Map to create 2 lots at the northwest corner of Guild Avenue and East Pine Street with Parcel "A" containing 1.3 acres and Parcel "B" containing 1.7 acres in an area zoned M-2, Heavy Industrial.
7. Conditionally approved the request of La Petite Academy on behalf of the Luckey Company for a Use Permit to construct a preschool/child care center for approximately 175 children at 1910 West Kettleman Lane (i.e. southeast corner of South Mills Avenue and West Kettleman Lane) in an area zoned P-D (21),
8. Took no action on the referral by the San Joaquin County Planning Commission of the request of CALVA Products, Inc., on behalf of Jim Cook, to reclassify 21.91 acres from GA-20, General Agriculture - 20 acre minimum to EA/AP, Exclusive Agriculture/ Agricultural Products, on the west side of State Route 99, approximately one-half mile north of the Mokelumne River. Planned Development District No. 21.