

ORDINANCE NO. 3657-C.S.

AN ORDINANCE AMENDING SECTION 8-3-9 OF THE CITY OF MODESTO ZONING MAP TO REZONE PROPERTY LOCATED AT 332 AND 336 STANDIFORD AVENUE FROM LOW DENSITY RESIDENTIAL ZONE, (R-1), TO PROFESSIONAL OFFICE ZONE, (P-O)

WHEREAS, a verified application for an amendment to Section 8-3-9 of the Zoning Map was filed by L Street Architects on August 23, 2016, to rezone from Low Density Residential Zone, R-1, to Professional Office Zone, P-O, property located at 332 and 336 Standiford Avenue, and

WHEREAS, after a public hearing held on October 3, 2016 the Planning Commission determined and made the following findings: 1) that the requested zone change will not be detrimental to the public health, safety or welfare because it will provide for new professional office uses that are compatible with nearby office uses and adjacent residential uses; 2) the requested zone change will result in an orderly planned use of land because the project will provide for new development along a segment of Standiford Avenue that is transitioning from single-family residential uses to professional office and commercial uses; and 3) the requested zone change is in accordance with the community objectives as set forth in the Modesto Urban Area General Plan and any applicable specific plans(s) because the allowable uses in the Professional Office (P-O) Zone are consistent with the site's General Plan Land Use Designation of Mixed Use (MU), which allows for office uses, and

WHEREAS, by Resolution No. 2016-16, adopted on October 3, 2016, the Planning Commission recommended to the Council that the application of L Street Architects to

amend Section 8-3-9 of the Zoning Map to rezone the hereinafter described property from Low Density Residential Zone, R-1, to Professional Office Zone, P-O, be approved,

NOW, THEREFORE, the Council of the City of Modesto does ordain as follows:

SECTION 1. After a public hearing held on November 22, 2016, in the Tenth Street Place Chambers located at 1010 10th Street, Modesto, California, this Council finds and determines as follows:

1. The requested change will not be detrimental to the public health, safety or welfare because it will provide for new professional office uses that is compatible with nearby office uses and adjacent residential uses;

The requested change will result in an orderly planned use of land because the project will provide for new development along a segment of Standiford Avenue that is transitioning from single-family residential uses to professional office and commercial uses;

3. The requested change is in accordance with the community's objectives as set forth in the General Plan and any applicable specific plan(s) because the allowable uses in the Professional Office (P-O) Zone are consistent with the site's General Plan Land Use Designation of Mixed Use (MU), which allows for office uses.

SECTION 2. ZONING CHANGE. Section 8-3-9 of the Zoning Map is hereby amended to rezone the following described property from Low Density Residential Zone, R-1, to Professional Office Zone, P-O:

R-1 to P-O

Lots 4 and 5 as shown on that certain map entitled "Carpenter Manor", filed in the Office of the County Recorder of Stanislaus County on June 21, 1977 in Volume 26 of Maps, Page 86.

Including also all of the south one-half of Standiford Avenue immediately adjacent to the above described Lots 4 and 5

APN: 055-029-027 (Lot 4) and APN: 055-029-028 (Lot 5)

SECTION 3. AMENDMENT OF ZONING MAP. Section 8-3-9 of the Zoning Map of the City of Modesto is amended to appear as set forth on the map attached hereto, which is hereby made a part of this ordinance by reference.

SECTION 4. EFFECTIVE DATE. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

SECTION 5. PUBLICATION. At least two (2) days prior to its final adoption, copies of this ordinance shall be posted in at least three (3) prominent and distinct locations in the City; and a notice shall be published once in The Modesto Bee, the official newspaper of the City of Modesto, setting forth the title of this ordinance, the date of its introduction and the places where this ordinance is posted.

The foregoing ordinance was introduced at a regular meeting of the Council of the City of Modesto held on the 22nd day of November, 2016, by Councilmember Ridenour, who moved its introduction and passage to print, which motion being duly seconded by Councilmember Zoslocki, was upon roll call carried and ordered printed and published by the following vote:

AYES: Councilmembers: Ah You, Kenoyer, Madrigal, Ridenour, Zoslocki,
Mayor Brandvold

NOES: Councilmembers: None

ABSENT: Councilmembers: Grewal

APPROVED: _____
TED BRANDVOLD, Mayor

ATTEST:

By: _____
STEPHANIE LOPEZ, City Clerk

(SEAL)

APPROVED AS TO FORM:

By: _____
ADAM U. LINDGREN, City Attorney

APPROVED AS TO DESCRIPTION:

By: _____
Community & Economic Development
Department, Planning Division

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FINAL ADOPTION CLAUSE

The foregoing ordinance, having been published as required by the Charter of the City of Modesto, and coming on for final consideration at the regular meeting of the Council of the City of Modesto held on the 6th day of December, 2016, Councilmember Kenoyer, moved its final adoption, which motion being duly seconded by Councilmember Ridenour, was upon roll call carried and the ordinance adopted by the following vote:

AYES: Councilmembers: Ah You, Grewal, Kenoyer, Ridenour, Zoslocki,
Mayor Brandvold

NOES: Councilmembers: None

ABSENT: Councilmembers: Madrigal

APPROVED: _____
TED BRANDVOLD, Mayor

ATTEST: _____
STEPHANIE LOPEZ, City Clerk

Effective Date: January 06, 2017