

CITY OF MODESTO PLANNING  
PO BOX 642  
MODESTO CA 95353

FILED

20 NOV 25 PM 3:59

STANISLAUS CO. CLERK-RECORDER

Jennine Creekmore

BY \_\_\_\_\_

### NOTICE OF PROPOSED REZONING

A public hearing will be held by the **Planning Commission** of the City of Modesto at **6:00 pm** on **Monday, December 7, 2020**, in chambers, 1010 Tenth Street, Modesto, on the application of Sophear Nam to rezone from High Density Residential (R-3) Zone, to Planned Development Zone P-D(610), to allow for the mixture of commercial and residential uses, on property located at 133 Tuolumne Boulevard, as shown on the map below. The project is within the scope of the General Plan Master EIR (State Clearinghouse No. 2014042081), approved earlier, and the Master EIR adequately describes the activity for purposes of CEQA. In order to minimize the spread of the COVID-19 virus, this meeting will not be open to the public. However, all interested persons are invited to participate in the public hearing by submitting your comments via email to [planning@modestogov.com](mailto:planning@modestogov.com) or by virtual participation by Zoom Video Conferencing. Details on how to participate will be published with the agenda, available online at <https://www.modestogov.com/AgendaCenter/Planning-Commission-11>, November 30, 2020. If you challenge the proposed application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. If there are questions regarding this proposed application, please contact Jonnie Lan, AICP, Associate Planner at 577-5267 or (TDD) 526-9211 or, e-mail, [jlans@modestogov.com](mailto:jlans@modestogov.com). Planning staff are located on the third floor, 1010 Tenth Street, any weekday from 8:30 am to 4:30 pm. By order of the Planning Commission of the City of Modesto.

Date removed from posting 12/29/2020