

City of Modesto Planning Commission

**Minutes**

January 5, 2026

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

**I. ROLL CALL**

Commissioners Arroyo, Black, Goriel, Grewal, Russell, and Shanks, present

Commissioner Hauselmann, absent

It was moved by Commissioner Goriel, seconded by Commissioner Russell, and carried unanimously (6-0) that Commissioner Hauselmann, be excused from this meeting.

**II. APPROVAL OF MINUTES**

It was moved by Commissioner Grewal, seconded by Commissioner Goriel, and carried unanimously (6-0) that the minutes of the regular meeting of December 15, 2025, be approved. Commissioner Black abstained due to being excused from the December 15, 2025, meeting.

**III. PUBLIC COMMENT PERIOD**

None.

**IV. CONFLICT OF INTEREST DECLARATION**

None.

**V. CONSENT**

None.

**VI. PUBLIC HEARINGS**

**Item A** Hearing to consider approving a tentative parcel map to subdivide an existing 1.29-acre lot into two independent lots, located in the low density residential (R-1) zone at 2513 Woodland Ave (APN: 081-018-069) (Andres Brambila) (Funding Source: Application Fees)  
Contact Info: Michael Schubert, Assistant Planner, 577-5267,  
[mschubert@modestogov.com](mailto:mschubert@modestogov.com)

**Motion/Action (Approved)**

It was moved by Commissioner Black, seconded by Commissioner Russell, and carried unanimously (6-0) (Arroyo, Black, Goriel, Grewal, Russell, Shanks, ayes; None, noes; Hauselmann, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-01** A RESOLUTION APPROVING A TENTATIVE PARCEL MAP TO SUBDIVIDE EXISTING 1.29-ACRE LOT INTO TWO INDEPENDENT LOTS, LOCATED IN THE LOW DENSITY RESIDENTIAL (R-1) ZONE AT 2513 WOODLAND AVENUE (APN 081-018-069)

**Item B** Hearing to consider a resolution recommending to the City Council approval of an amendment to the Circulation Element of the Modesto Urban Area General Plan,

and a resolution recommending to the City Council the approval of Specific Plan Amendment No. 6 to the Street Hierarchy Diagram of the Tivoli Specific Plan, to reclassify Oakdale Road between Scenic Drive and Claratina Avenue between McHenry Avenue and Claus Road from six-lane Principal Arterial Streets to four-lane Principal Arterial Streets, together with text amendments to Chapter 9 of the Tivoli Specific Plan relative to major Specific Plan amendment policies  
Contact Info: Edwin Borquez, 577-5267 [eborquez@modestogov.com](mailto:eborquez@modestogov.com)

**Motion/Action (Approved)**

It was moved by Commissioner Grewal, seconded by Commissioner Goriel, and carried unanimously (6-0) (Arroyo, Black, Goriel, Grewal, Russell, Shanks, ayes; None, noes; Hauselmann, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-02** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE CIRCULATION ELEMENT OF THE MODESTO URBAN AREA GENERAL PLAN TO CHANGE THE DESIGNATION OF OAKDALE ROAD BETWEEN SCENIC DRIVE AND CLARIBEL ROAD FROM SIX-LANE PRINCIPAL ARTERIAL STREET TO FOUR-LANE MINOR ARTERIAL STREET, AND TO CHANGE THE DESIGNATION OF CLARATINA AVENUE BETWEEN MCHENRY AVENUE AND CLAUS ROAD FROM SIX-LANE PRINCIPAL ARTERIAL STREET TO FOUR-LANE MINOR ARTERIAL STREET (CITY OF MODESTO)

**Motion/Action (Approved)**

It was moved by Commissioner Grewal, seconded by Commissioner Goriel, and carried unanimously (6-0) (Arroyo, Black, Goriel, Grewal, Russell, Shanks, ayes; None, noes; Hauselmann, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-03** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 6 TO THE TIVOLI SPECIFIC PLAN TO AMEND THE STREET HIERARCHY DIAGRAM TO CHANGE THE CLASSIFICATION OF OAKDALE ROAD AND CLARATINA AVENUE FROM SIX LANE ARTERIAL STREETS TO FOUR LANE ARTERIAL STREETS, AND TO AMEND TEXT IN CHAPTER 9 RELATIVE TO SPECIFIC PLAN ADMINISTRATION AND REAFFIRM PRIOR MAJOR AMENDMENTS TO THE TIVOLI SPECIFIC PLAN ADOPTED BY CITY COUNCIL RESOLUTION (CITY OF MODESTO)

**VII. OTHER BUSINESS**

None.

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

None.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:30 pm.

Original, signed copy on file in CEDD

Michael Hren, AICP, Secretary