

City of Modesto Planning Commission

**Minutes**

January 26, 2026

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

**I. ROLL CALL**

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

Commissioners Shanks absent

It was moved by Commissioner Goriel, seconded by Commissioner Grewal, and carried unanimously (6-0) that Commissioner Shanks 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 January 5, 2026, be approved.

**III. PUBLIC COMMENT PERIOD**

None.

**IV. CONFLICT OF INTEREST DECLARATION**

None.

**V. CONSENT**

None.

**VI. PUBLIC HEARINGS**

**Item A** Hearing to consider an amendment of Area Plan No. 6 of the Tivoli Specific Plan and approve a Tentative Subdivision Map to divide a 21.15-acre portion of Area Plan No. 6 into 99 standard single-family residential lots. (APNs 083-004-008, 083-004-043, 083-004-044, 083-004-072) (Funding Source: Application Fees) Contact Info: Radha Hayagreev, 209-577-5267 [rhayagreev@modestogov.com](mailto:rhayagreev@modestogov.com)

**Motion/Action (Approved)**

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried unanimously (Arroyo, Black, Goriel, Grewal, Hauselmann, Russell, ayes; None, noes; Shanks, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-04** RESOLUTION APPROVING THE AMENDMENT TO AREA PLAN NO. 6 OF THE TIVOLI SPECIFIC PLAN, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROSELLE AVENUE AND SYLVAN AVENUE (TESORO HOMES, INC.)

**Motion/Action (Approved)**

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried unanimously (6-0) (Arroyo, Black, Goriel, Grewal, Hauselmann, Russell, ayes; None, noes; Shanks, absent; None, recused) that the Planning Commission

adopt **Resolution No. 2026-05** RESOLUTION APPROVING THE TENTATIVE SUBDIVISION MAP FOR BELCONTE AT TIVOLI (TESORO HOMES, INC.)

**VII. OTHER BUSINESS**

None.

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

Recording Secretary announced to the Commission City Staff will be reaching out to schedule briefings on the General Plan Update 2050.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:29 pm.

Original, signed copy on file in CEDD

Michael Hren, AICP, Secretary