

City of Modesto Planning Commission

Minutes

February 23, 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, Hauselmann, Russell, and Shanks, present

II. APPROVAL OF MINUTES

It was moved by Commissioner Russell, seconded by Commissioner Goriel, and carried unanimously (7-0) that the minutes of the regular meeting of January 26, 2026, be approved.

III. PUBLIC COMMENT PERIOD

A member of the public spoke on the importance of preserving farmland in the City of Modesto and the future generation of Modesto.

IV. CONFLICT OF INTEREST DECLARATION

None.

V. CONSENT

Item A Consider recommending the 2025 General Plan Annual Progress Report and forwarding to Council for approval. (Funding Source: General Fund)
Contact Info: Edwin Borquez, 577-5267 eborquez@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Grewal, seconded by Commissioner Russell, and carried unanimously (7-0) (Arroyo, Black, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; None, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-06 RESOLUTION RECOMMENDING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT AND FORWARDING TO COUNCIL FOR APPROVAL**

VI. PUBLIC HEARINGS

Item B Hearing to consider an amendment to the Land Use Element of the General Plan and two amendments to the Land Use Diagram of the Tivoli Specific Plan, together with new Tivoli Area Plans No. 1 and No. 4, Final Development Plans and Vesting Tentative Subdivision Maps for “Tivoli Mable”, “Tivoli Alves” and “Tivoli Paregian” and a proposed amendment to the land use element of the General Plan cleanup and reconciliation of the general plan RSC and LDR land use designation to allow for the proposed project in properties located east of Oakdale road and south of future Claratina Avenue.. (Funding Source: Application Fees)
Contact Info: Katharine Martin, 577-5267, kamartin@modestogov.com

Motion/Action (Failed)

It was moved by Commissioner Black, seconded by Commissioner Hauselmann, and motion failed (2-5) (Black, Hauselmann, ayes; Arroyo, Goriel, Grewal, Russell, Shanks, noes; None, absent; None, recused) that the Planning Commission continue the public hearing to the March 16, 2026, Planning Commission Meeting.

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-07** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 7 TO THE TIVOLI SPECIFIC PLAN TO AMEND THE LAND USE DIAGRAM OF SIX ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL (ALVES PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-08** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 8 TO THE TIVOLI SPECIFIC PLAN TO AMEND THE LAND USE DIAGRAM OF TWO ACRES FROM VERY LOW DENSITY RESIDENTIAL (VLDR) TO LOW DENSITY RESIDENTIAL (LDR) (MABLE AVE PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-09** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AREA PLAN NO. 1 IN THE TIVOLI SPECIFIC PLAN, PROPERTY LOCATED BETWEEN MABLE AVENUE AND FUTURE CLARATINA AVENUE, EAST OF OAKDALE ROAD (ZAGARIS)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-10** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AREA PLAN NO. 4 IN THE TIVOLI SPECIFIC PLAN, PROPERTY LOCATED BETWEEN ARIA WAY AND OAKDALE ROAD, SOUTH OF MABLE AVENUE (MABLE AVENUE PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-11** A RESOLUTION RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE VESTING TENTATIVE MAP OF TIVOLI ALVES (ALVES PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-12** A RESOLUTION RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE VESTING TENTATIVE MAP OF TIVOLI MABLE (MABLE AVENUE PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-13** A RESOLUTION RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE VESTING TENTATIVE MAP OF TIVOLI PAREGIAN (MICHAEL ZAGARIS)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-14** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR TIVOLI ALVES WITHIN AREA NO. 1 OF THE TIVOLI SPECIFIC PLAN, FOR 26.3 ACRES LOCATED BETWEEN ARIA WAY AND FUTURE CLARATINA AVENUE, NORTH OF MABLE AVENUE (ALVES PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-15** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR TIVOLI MABLE WITHIN AREA NO. 4 OF THE TIVOLI SPECIFIC PLAN, FOR 22.8 ACRES LOCATED BETWEEN ARIA WAY AND OAKDALE ROAD, SOUTH OF MABLE AVENUE (MABLE AVE PROPERTIES LP)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried unanimously (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-16** A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR TIVOLI PAREGIAN WITHIN AREA NO. 1 OF THE TIVOLI SPECIFIC PLAN, FOR 22.8ACRES LOCATED BETWEEN FUTURE CLARATINA AVENUE, NORTH AND MABLE AVENUE, EAST OF OAKDALE ROAD (ZAGARIS)

Motion/Action (Approved)

It was moved by Commissioner Arroyo, seconded by Commissioner Grewal, and carried unanimously (6-1) by majority (Arroyo, Goriel, Grewal, Hauselmann, Russell, Shanks, ayes; Black, noes; None, absent; None, recused) that the Planning Commission adopt **Resolution No. 2026-17** A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE LAND USE ELEMENT OF THE MODESTO URBAN AREA GENERAL PLAN TO RESTORE THE DESIGNATION OF EIGHT ACRES INADVERTENTLY CHANGED FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL (R) AS PART OF CITY COUNCIL RESOLUTION NO. 2022-449, TO RECONCILE INCONSISTENCY BETWEEN THE GENERAL PLAN AND THE LAND USE DIAGRAM OF THE TIVOLI SPECIFIC PLAN (CITY OF MODESTO)

VII. OTHER BUSINESS

None.

VIII. MATTERS TOO LATE FOR THE AGENDA

None.

XI. ADJOURNMENT

The meeting was adjourned at 7:32 pm.

Michael Hren, AICP, Secretary