

**PLANNING COMMISSION
RESOLUTION NO. 2025-21**

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A PINPOINT PLAN FOR 1600 AND 1604 KANSAS
AVENUE (DHANDA DEVELOPMENT GROUP)**

WHEREAS, Government Code Section 65450 et. seq. permits cities and counties to adopt specific plans for the systematic implementation of the General Plan and to provide for a greater level of detail in planning sites or areas of special interest or value; and

WHEREAS, the Modesto Urban Area General Plan includes a policy that requires the preparation of a comprehensive plan for all Comprehensive Planning Districts (CPD); and

WHEREAS, the Modesto Urban Area General Plan allows the implementation of a comprehensive plan through specific plans, as defined by Government Code Section 65450 et. Seq.; and

WHEREAS, to facilitate certain smaller commercial development within a CPD where located contiguous to the City's incorporated area and utility services are available, the Community and Economic Development Department may consider implementation of a policy by way of smaller focused plan areas, with adherence to the City's adopted Specific Plan Procedures and Preparation Guide; and

WHEREAS, for proposed development within a CPD that is less than ten acres in size, a project-targeted "Pinpoint Plan" may be proposed, provided that the Plan provides

enough detail to satisfy the requirements of the City's Specific Plan Procedures and Preparation Guide; and

WHEREAS, on October 13, 2021 the Dhanda Development Group applied for the annexation and prezone to Planned Development Zone P-D(616) of a vacant 0.66 acre parcel located in the County unincorporated area at 1604 Kansas Avenue, said application with a rezone of a vacant 0.31 acre parcel located at 1600 Kansas Avenue from Highway Commercial (C-3) Zone to Planned Development Zone P-D(616) to facilitate the development of a new gas station and convenience store; and

WHEREAS, on September 18, 2023 the applicant submitted a revised site plan that replaced the proposed gas station and convenience store and instead proposes the above annexation, prezone and rezone at the two properties for the development of a new automatic car wash facility with associated outdoor vacuum stations and off-street parking spaces at the site; and

WHEREAS, the two parcels are located in the City's Sphere of Influence within the Highway 132 Comprehensive Planning District, said CPD bounded by Kansas Avenue to the north, Maze Boulevard to the south, Carpenter Road to the east, and Nebraska Avenue to the west, and therefore a Pinpoint Plan is proposed for the two parcels of 1600 and 1604 Kansas Avenue, 0.97 acres total, to facilitate the development of the abovementioned automatic car wash facility in accordance with the development standards of the Pinpoint Plan and proposed Planned Development Zone; and

WHEREAS, a public hearing was held by the Planning Commission on May 5, 2025, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, the Planning Commission certifies it has received and reviewed the Initial Study, Environmental Assessment No. EA/C&ED 2024-10, which concluded that the project is within the scope of the General Plan Master EIR (SCH No. 2014042081) and that pursuant to Section 21157.1 of the Public Resources Code, no new environmental review is required.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it hereby finds and determines as follows:

1. The proposed Pinpoint Plan is consistent with the Modesto Urban Area General Plan, because:
 - a. The Pinpoint Plan as described in Exhibit “A”, attached hereto and by this reference incorporated therein, complies with the requirement to prepare a comprehensive plan for Comprehensive Planning Districts; and
 - b. The proposed development of the site is consistent with the General Plan’s land use designation of Business Park (BP) which allows for the development of commercial uses; and
 - c. The location of the 0.66-acre annexation and prezone area immediately adjacent to the existing City limits and within the Sphere of Influence is consistent with Urban Growth Policy II.C.1.b., which states “Urban development should be kept as contiguous as possible in order to avoid premature urbanization of valuable farm land, foster resident convenience, and provide for economy in City services.”
2. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.

3. The subsequent project will have no additional significant effect on the environment, as defined in subdivision (d) of Section 21158 of the Public Resources Code, that was not identified in the Master EIR.
4. No new or additional mitigation measures or alternatives are required.
5. The subsequent project is within the scope of the project covered by the Master EIR.
6. All applicable policies, regulations, and mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.
7. No substantial changes have occurred with respect to the circumstances under which the Master EIR was certified, and no new information, which was not known and could not have been known at the time that the Master EIR was certified as complete, has become available.
8. The Initial Study, Environmental Assessment No. EA/C&ED 2024-10, provides the substantial evidence to support findings 2-7, noted above.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby recommends to the City Council adoption of the proposed Pinpoint Plan for 1600 and 1604 Kansas Avenue, as described in **Exhibit "A," attached** hereto and incorporated herein by reference.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on May 5, 2025, by Commissioner Goriel, who moved its adoption, which motion was seconded by Commissioner Russell, and carried by the following vote:

Ayes: Arroyo, Goriel, Grewal, Russell, Shanks
Noes: Black
Absent: Hauselmann
Recused: None

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF
MODESTO.

Signed copy on file in CEDD

Jessica Hill, Secretary

Attachment (Exhibit "A")