

**PLANNING COMMISSION  
RESOLUTION NO. 2025-35**

**A RESOLUTION APPROVING A TENTATIVE PARCEL MAP TO  
SUBDIVIDE EXISTING 0.88 ACRES LOT INTO TWO  
INDEPENDENT LOTS, LOCATED IN THE LOW DENSITY  
RESIDENTIAL (R-1) ZONE AT 1916 SCENIC DRIVE (APN 034-009-  
003)**

WHEREAS, Ben Bazar of Cecil Mitchell Equities, Inc. has filed an application for a Tentative Parcel Map to divide one 0.88-acre parcel into two parcels; and

WHEREAS, said Tentative Parcel Map was received in the office of the Secretary of the Planning Commission on July 21, 2025, and was accepted for filing and deemed complete on April 14, 2025, in accordance with the provisions of Section 4-4.502 of the Modesto Municipal Code; and

WHEREAS, copies of said Tentative Parcel Map have been sent to internal departments and local external agencies for review, conditions and comments; and

WHEREAS, City services, including sewer and water facilities, are available; and

WHEREAS, a public hearing was held by the Planning Commission on July 21, 2025, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, this item is consistent with the 2025-2026 Strategic Plan Area of Focus: Quality of Life. The approval of a Tentative Parcel Map at this location will allow for the construction of additional homes or residential units which in turn will engage in the attractiveness, safety and resilience of Modesto; and

WHEREAS, the project area of 1916 Scenic Drive, located at the south of Scenic Drive, is comprised of one 0.88-acre parcel identified in the Stanislaus County Assessor's records as Assessor's Parcel No. 034-009-003; and

WHEREAS, the project is consistent with the City's General Plan designation of R-Residential; and

WHEREAS, the project site is zoned Single Family Residential (R-1). The properties directly to the east and west are also zoned R-1. To the south, the project site borders East La Loma Park, while the area to the north consists entirely of residential properties; and

WHEREAS, the project is splitting one 0.88-acre parcel into two parcels. The westernmost parcel will be 0.46 gross acres while the easternmost parcel will be 0.42 gross acres; and

WHEREAS, this project has no new proposed development and aligns with the Subdivision Map Act by adhering to the legal and regulatory framework set out by The Act; and

WHEREAS, the project is funded by application fees provided by the applicant; and

WHEREAS, staff has determined that this Tentative Parcel Map is categorically exempt from further review under the California Environmental Quality Act (CEQA), pursuant to Section 15315, "Minor Land Divisions" of the CEQA Guidelines which exempts the division of property in urbanized areas zoned for residential, commercial, or

industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent, and staff has prepared a Notice of Exemption, EA/C&ED 2025-11.

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

1. The Tentative Parcel Map to create two (2) parcels is consistent with the General Plan of the City of Modesto and the Subdivision Map Act of the State of California.
2. The proposed Tentative Parcel Map will not be materially detrimental to the public welfare or injurious to other property or improvements in the vicinity or zone in which the property is located and will not nullify the intent and purpose of the General Plan or regulations within the City of Modesto Municipal Code.
3. The discharge of waste as a result of the proposed tentative parcel map into the existing sewer system will not result in a violation of existing requirements by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code of the State of California.
4. The proposed Tentative Parcel Map is exempt from CEQA, pursuant to Section 15315 "Minor Land Divisions" of the CEQA Guidelines which exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.
5. The proposed Tentative Parcel Map complies with all applicable requirements of the Subdivision Map Act and of Title 4 of the Modesto Municipal Code regarding the subdivision of land.

BE IT FURTHER RESOLVED by the Planning Commission that the Tentative Parcel Map of property located at the south of Scenic Drive, accepted for filing in the office

of the Secretary of the Planning Commission on July 21, 2025, it is hereby approved as submitted and subject to the following conditions:

1. All resultant parcels in the subdivision Map will be in the R-1 zone and is subject to development standards of the Title 10 regulations of the R-1 zone.
2. There cannot exist any structure along the proposed lot line of the subdivision parcel map. Structures present will automatically void the proposed map.
3. Street trees to be planted and maintained along the street frontages of the affected properties and conform to the City of Modesto Street Tree Plan. The subdivider of a parcel shall be responsible for planting such street trees.
4. At the time of development, any public improvements that are missing, damaged, or not to current City standards shall be designed and constructed per City standards in accordance with Modesto Municipal Code (Article 7-1.701). Such improvements may include, but not be limited to curb & gutter, drive approach, sidewalk, ADA access ramps, fire hydrants and streetlights. All public improvement plans shall be designed by a Registered Engineer and reviewed and approved by the City Engineer prior to issuance of an Encroachment permit. A certificate giving notice of this requirement shall be placed on the Parcel Map.
5. At the time of development, all existing underground and aboveground utilities, irrigation, and electrical lines shall be protected, relocated, or removed as required by the City Engineer or designee. Easements for utilities, irrigation, and electrical lines to remain shall be reserved as required.
6. Prior to and after development, the lot shall be maintained in good condition and the premises shall be kept free of weeds, trash, and other debris.
7. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall submit improvement plans conforming to design requirements of the most current edition of the City of Modesto Guidance Manual for Development, Stormwater Quality Control Measures, and the City of Modesto Municipal Code.
8. The property owner and developer shall, at their sole expense, defend, indemnify and hold harmless the City of Modesto, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include but is not limited to any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Modesto shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

BE IT FURTHER RESOLVED that the conditions of project approval set forth herein include certain fees, dedication requirements, reservations requirements, and other exactions, and that pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions.

BE IT FURTHER RESOLVED that the applicant is hereby further notified that the ninety (90) days approval period in which a protest of these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a) can be filed, begins on July 21, 2025, and that if a protest is not filed within this ninety (90)-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on July 21, 2025, by Commissioner Grewal who moved its adoption, which motion was seconded by Commissioner Goriel, and carried by the following vote:

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

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

Signed copy on file in CEDD

Michael Hren, AICP, Secretary