

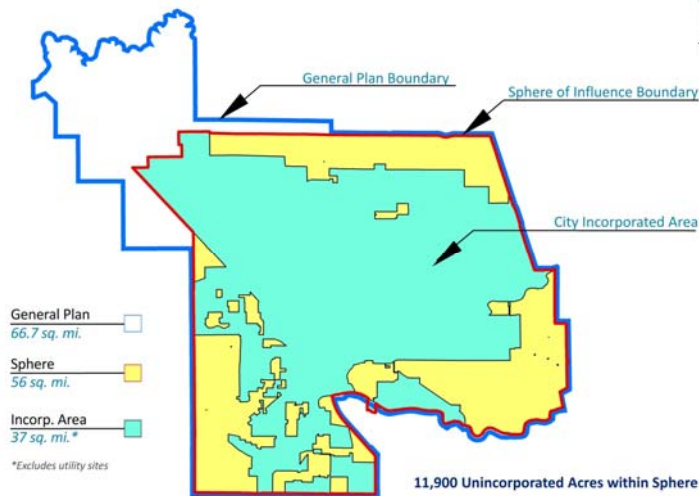
# LEAGUE OF CALIFORNIA CITIES 2018 Planning Commissioners Academy



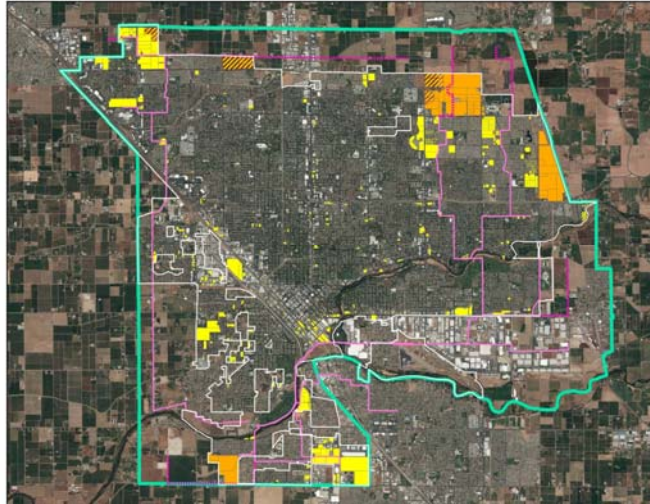
## Infill Projects

Patrick Kelly, AICP  
Planning Manager, City of Modesto

## Modesto Planning Areas



# Opportunity Sites



## LEGEND

-  Tier 1: 1,192 Acres  
Sites with Available Infrastructure
-  Tier 2: 175 Acres  
Sites within Close Proximity to Infrastructure
-  Tier 3: 704 Acres  
Sites Requiring Infrastructure Extensions
-  Future Sewer Trunk
-  Existing Sewer Trunk
-  Modesto Incorporated Area
-  Modesto Sphere of Influence

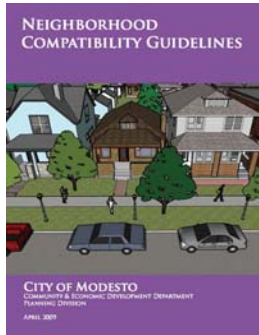


# City of Modesto, Infill Development Tools



- **General Plan – Urban Growth Policy**
  - *5 year supply of land for future development*
- **Citizen Growth Management Acts of 1979 and 1997**
  - *Citizen advisory elections required prior to sewer extensions to new growth areas*
- **Neighborhood Compatibility Guidelines**
  - *Scale, massing, privacy, architectural consistency, lot pattern, etc.*
- **Zoning Provisions**
  - *Second story review – subject to Neighborhood Compatibility Guidelines*
  - *Planned Development (PD) Zoning*
  - *Reduced heights, expanded setbacks for Commercial next to Residential*
- **Downtown Form Based Code**
  - *Reduced parking standards*
  - *Fee waivers*
- **Streamlined CEQA Review**
  - *Findings of Conformance to General Plan Master EIR*

# Neighborhood Compatibility Guidelines



## II. GUIDELINES

- A. Privacy.....
- B. Scale & Massing.....
  - 1. Scale.....
  - 2. Massing.....
  - 3. Location of Second Story.....
  - 4. Second-Story Setbacks.....
  - 5. Lowering the Eave Line.....
  - 6. Complexity of Roof Form.....
  - 7. Solar Access.....
  - 8. Sloped Properties.....
- C. Architectural Consistency.....
  - 1. General Guidelines.....
  - 2. Exterior Materials.....
  - 3. Articulation.....
- D. Lot Pattern & Neighborhood Layout.....
  - 1. Lot Size.....
  - 2. Lot Configuration (Flag Lots).....
  - 3. Parking Arrangements, Garages, & Driveways.....

Figure 8-10  
this second-story addition over the garage makes it look like a completely separate structure, rather than an integrated part of the house.



Figure 8-11  
An example of an attic addition with dormers, which maintains a single-story appearance from the street.



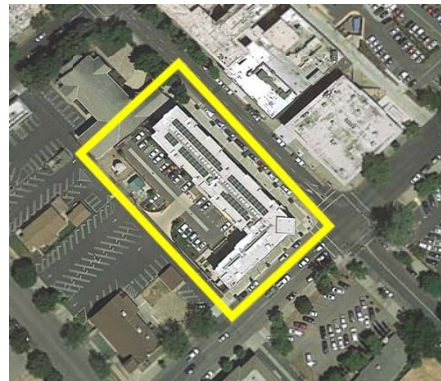
Link <http://www.modestogov.com/documentcenter/view/1374>

# Recent Infill Projects Tower Park

49 senior apartments; .75-ac. site



2010



2017

Source: Google Earth

## Recent Infill Projects Tower Park



2012

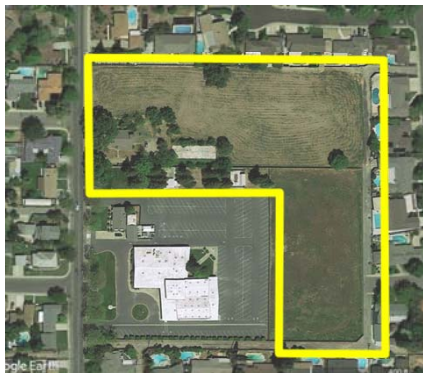


2017

Source: Google Maps

## Recent Infill Projects Fiore Estates

**33 unit small lot single-family residential subdivision; 5.5 acres**



2013



2017

Source: Google Earth



# Recent Infill Projects Fiori Estates



2014



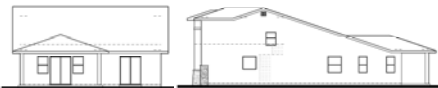
2017

# Recent Infill Projects Fiori Estates



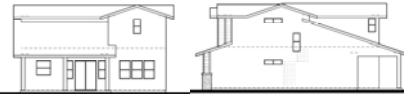
Rear

Side



Rear

Side



# Recent Infill Projects The Marketplace



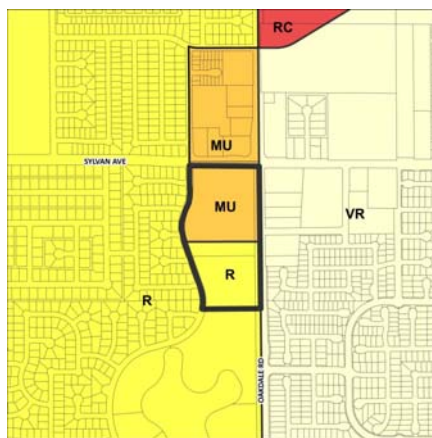
17 acres



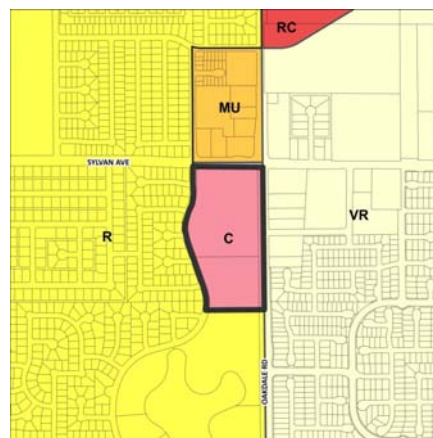
170,000 s.f. Commercial Center



# Recent Infill Projects The Marketplace



Previous General Plan Designation



Amended General Plan Designation

# Recent Infill Projects Valley Children's Medical Clinic



63,167 s.f. medical office; 6 ac. site



2017