LEAGUE OF CALIFORNIA CITIES
2018 Planning Commissioners
Academy

Infill Projects

Patrick Kelly, AICP
Planning Manager, City of Modesto

Modesto Planning Areas

General Plan Boundary
Sphere of Influence Boundary
City Incorporated Area

11,000 Unincorporated Acres within Sphere
Opportunity Sites

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
C. Location of Second Story
D. Second Story Setbacks
E. Lowering the Roof Line
F. Complexity of Roof Form
G. Solar Access
H. Shaped Properties
I. Architectural Consistency
   1. General Guidelines
   2. Detail & Materials
   3. Articulation
J. Lot Pattern & Neighborhood Layout
   1. Lot Size
   2. Lot Configuration (Reg Lot)
   3. Parking Arrangements, Garages, & Driveways

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

Recent Infill Projects
Tower Park

49 senior apartments; .75-ac. site

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
Recent Infill Projects
The Marketplace

17 acres

170,000 s.f. Commercial Center

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