



City of Modesto
Community & Economic
Development Department
PO Box 642
Modesto, CA 95353

TIDBITS

BUILDING SAFETY

Learn about an upcoming open house you don't want to miss
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ANNUAL INFLATORS

Find out how much the annual adjustments are for CFD and CFF fees
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How can we help You?

We don't know where to improve our service unless you tell us.

During the first quarter of 2008, only 9 customers completed a survey. All of those 9 customers felt that our service was "very well" to "excellent". That's great news, but we know there's always room for improvement.

Please take the time to provide us the feedback we need to provide you the best possible service.

Our survey can be found in our office or on-line by visiting the CEDD web site at: www.modestogov.com/ced/.

Development Related Department Contacts

- Community & Economic Development . . (209) 571-5566
- Fire Prevention (209) 571-5553
- Parks, Recreation & Neighborhoods (209) 571-5573
- Public Works (209) 342-2284
- 24 Hour Inspection Request Line (209) 571-5881

Community & Economic Development
www.modestogov.com/ced

Fire Department
www.modestofire.com

Parks, Recreation & Neighborhoods
www.modestogov.com/prnd/

Public Works
www.modestogov.com/pwd

Visit us online today:

www.modestogov.com/development





BUILDINGS SAFETY | RECOGNITION

LATEST ACTIVITY

Statistics for:

Jan. - Mar. 2008

Residential Permits

Single-family:	78
Multi-family:	0
Remodels:	606

Commercial Permits

New:	12
Remodels:	65
Misc:	84

Total Permits: 845

Inspections: 9630

Zoning Apps.: 5

Plan Reviews: 19

Tentative Subdivision/ Parcel Maps

# of Maps:	1
# of Lots:	1

THE STAFF

**Community & Economic
Development Director:**
H. Brent Sinclair, AICP

Chief Building Official:
Will Crew

**Business Development
Division Manager:**
Linda Boston

**Planning Division
Manager:**
Patrick Kelly

City Engineer:
Bill Sandhu

When most people enter a house or building, most likely they are not thinking about whether it is properly constructed and safe. Fortunately, building and fire officials in the City of Modesto think about building safety and fire prevention every day. First responders such as police officers and firefighters are recognized often due to their heroic actions during an emergency. However, building and fire officials responsible for ensuring buildings are constructed in accordance with adopted codes are not recognized when tragedies do not occur. To help raise awareness, the Building Safety Division is celebrating Building Safety Week from May 5 through May 11. Across the nation, communities will promote the use and understanding

of building safety and fire prevention codes to protect lives and property.

Building Safety Week, first observed in 1980, is sponsored by the International Code Council, a membership organization dedicated to building safety and fire prevention, which the Building Safety Division of the Community and Economic Development (CEDD) Department and the Fire Prevention Division of the Modesto Fire Department are active members. The International Code Council (ICC) develops the codes used to construct commercial buildings, including homes and schools. California recently adopted the International Building Code published by ICC January of 2007.

The theme of Building Safety Week this year is "Building Safety: Where You Live, Work and Play".

In celebration and recognition of building safety and fire prevention officials, the Community and Economic Development Department will be hosting an open house on Tuesday, May 6, 2008, from 8:00 a.m. to 2:00 p.m. at 10th Street Place on the 3rd Floor in Room 3001. The public is welcome to come and celebrate with us at this event. Refreshments will be served, along with information booths from Stanislaus County Building Inspection, Yosemite Chapter of ICC, the Modesto Fire Prevention Division of the Modesto Fire Department and the Building Safety Division of CEDD will be on display.

BUILDING SAFETY: WHERE YOU LIVE, WORK AND PLAY

Building Safety Week OPEN HOUSE

Tuesday, May 6, 2008

8:00 a.m. to 2:00 p.m.

1010 Tenth Street, 3rd Floor, Room 3001

Are you interested in the status of your commercial project's plan review application? You can view our Plan Review Status Reports online at www.modestogov.com/development/. Click the status report links on the right. If you have any questions, please contact our Building Safety Division at 209-577-5232.



Community Facilities Districts (CFDs)

Each year, an escalator is applied to the Special Taxes levied within each of the City of Modesto's Community Facilities Districts ("CFDs"), in accordance with the Rate and Method of Apportionment ("RMAs") adopted

for each CFD. Some escalators are a flat 4.0% per year, some are the increase in the San Francisco Bay Area Construction Cost Index ("CCI") for the previous 12 months and some are 4.0% or the increase in the CCI, whichever is greater. Between De-

cember 2006 and December 2007, the CCI increased 0.4% (December 2006 CCI = 9100.68 while December 2007 CCI = 9133.56). Following are the City of Modesto CFD escalators for fiscal year 2008-2009:

CFD	Special Tax	Escalator	Effective Date
1996-1 (Village One)	One-Time Facilities	4.0%	July 1, 2008
	Annual Maintenance	4.0%	July 1, 2008
1997-1 (North Beyer Park)	One-Time Facilities	0.4%	July 1, 2008
	Annual Maintenance	0.4%	July 1, 2008
1998-2 (Carver-Bangs/Pelandale-Snyder)	One-Time Facilities	4.0%	January 1, 2009
	Annual Maintenance	4.0%	July 1, 2008
2000-2 (Coffee-Claratina)	One-Time Annexation	0.4%	January 1, 2008
	Annual Maintenance	4.0%	July 1, 2008
2002-1 (NorthPointe)	One-Time Facilities	4.0%	July 1, 2008
2003-1 (Fairview Village)	One-Time Facilities	2.0%	July 1, 2008
	Annual Maintenance	4.0%	July 1, 2008
2004-1 (Village One #2)	One-Time Facilities	4.0%	July 1, 2008
	Annual Maintenance	4.0%	July 1, 2008
	Annual Facilities	2.0%	July 1, 2008
2007-1 (North Beyer Park #2)	One-Time Facilities	4.0%	July 1, 2008
	Annual Maintenance	4.0%	July 1, 2008
2007-2 (Kiernan Business Park West)	One-Time Facilities	4.0%	July 1, 2008
	Annual Maintenance	4.0%	July 1, 2008

A complete analysis of the escalator for each CFD can be found at <http://www.modestogov.com/ced/cfd/>.

Capital Facilities Fees (CFFs)

In an effort to ensure that the fees that are collected are adequate for increased costs relating to construction, an annual inflation adjustment is applied each year to the Capital Facilities Fee Program ("CFF"). The annual inflation is the annual change in the San Francisco Bay Area Engineering News Record Construction Cost Index ("CCI" through the month of December the year preceding each inflation adjustment). The inflation adjustment, effective July 1, 2008, is 0.4%. Both the Building Industry Association of Central California and Modesto City Council were notified of the adjustment last February.

NEW EMPLOYEES & PROMOTIONS

Jennifer Pratt
Senior Civil Engineer
Land Development
Engineering
Promoted 3/4/08

Carmen Pina
Admin Office Assistant II
Building Safety
Hired 4/1/08



For details on the articles in this newsletter, please visit:
www.modestogov.com/development/newsletter/

Tivoli Specific Plan/EIR

The Tivoli Specific Plan/Environmental Impact Report, prezone, general plan amendment, and annexation were approved by the City Council on February 26, 2008.

The annexation application was submitted to LAFCO on March 18, 2008. The Facilities Master Plan (FMP) and Infrastructure Financing Plan (IFP) are expected to be ready for Planning Commission consideration on April 21, 2008, and City Council consideration this summer.

The Tivoli Specific Plan includes about 286 acres of residential land use designation, totaling 3,241 residential dwelling units, 14 acres of neighborhood-serving commercial, 6 acres of general commercial, 67 acres of regional-serving commercial, 2 acres of professional office space, a 14-acre elementary school site, about 30 acres of parks and open space, 4 acres of public infrastructures and about 31 acres of interior collector roadways within the Specific Plan area. The planning area is located on the west side of Roselle Avenue, north of Sylvan Avenue, east of Oakdale Road, and south of future Claratina Avenue. The project manager for the Tivoli Specific Plan/EIR is Paul Liu, Senior Planner.

Technical General Plan/Master EIR Update

The Planning Division is currently managing a Technical General Plan and Master EIR Update. The Technical General Plan/Master EIR Update is meant to add “new” policies that fall into one of three major categories: (1) incorporating as policy those practices that are regularly approved and which effectively have become policy, (2)

proposing new policies to provide direction for anticipated issues, and (3) incorporating adopted policies that are not currently reflected in the General Plan. This project does not include any major changes to the existing General Plan land use or circulation elements.

The Technical General Plan and Master EIR Update was released for public review on March 24, 2008. Public hearings for adoption by the Planning Commission and City Council are expected to occur this summer. Subsequent to approval of the technical update, Department staff is looking forward to receiving final City Council direction to launch a comprehensive General Plan and Master EIR update work program. The project manager for the Technical General Plan and Master EIR Update is Cindy van Empel, AICP, Senior Planner.

Commercial/Industrial Design Guidelines - Review

On September 12, 2006, the City Council adopted Design Guidelines for Commercial and Industrial Development (CIDG). Implementation of these guidelines currently occurs when projects require discretionary review, such as Conditional Use Permits, Plot Plan Reviews, or Planned Development Zones. When the City Council adopted the CIDG, they directed staff to prepare a code amendment that would require an administrative review for conformance with the Guidelines in all commercial and industrial zones.

On March 11, 2008, the Council adopted an amendment to the zoning code to implement this direction, and provide for a more consistent and streamlined plan

review process.

The amendment was reviewed with the Construction Industry Liaison Committee (CILC), the Planning Commission, and a stakeholders workshop.

The proposed amendments to the Code make explicit that the Guidelines are to be applied to all approvals, and extend review of design to projects in the C-1, C-2, C-M, M-1, M-2 and B-P Zones that previously have not had such review. With provisions for staff review, the proposal provides that some Board of Zoning Adjustment reviews are no longer necessary, specifically in the P-O and C-3 Zones.

With adoption of this amendment, for all projects which currently do not require discretionary review by the Board, Commission or City Council (such as Plot Plans, Conditional Use Permits and Planned Developments), review for conformance with Design Review Guidelines will necessitate an administrative (staff) Development Plan Review. This will also include review by other City departments, as well as Planning staff, for conformance with all relevant City standards.

Under the amendment, the following types of projects are exempt from Development Plan Review:

- Minor alterations not affecting the roofline
- Parking lot resurfacing or re-striping, provided that no change or alteration is made to trees, landscaping or access points
- Tenant improvement affecting only the building interior

