

# DEVELOPMENTACTIVITY

## FISCAL YEAR 2005-06 REPORT

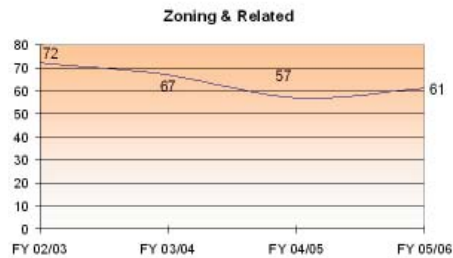
This report highlights the activity of the Community & Economic Development Department for the fiscal year. The Community & Economic Development Department includes four divisions 1) Administration, 2) Building & Development Services, 3) Planning and 4) Business Development.

The Building & Development Services Division oversees building plan reviews, permits and inspections. The Planning Division is responsible for zoning, variances, entitlements and subdivisions. The Business Development Division handles all matters related to economic development, including business attraction, business retention and also provides staff for the Modesto Redevelopment Agency.

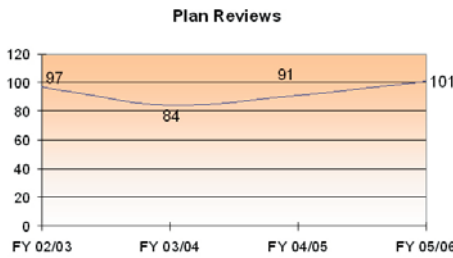
The graphs below show planning and building activity for the period July 1, 2005 through June 30, 2006.

### Planning Division Activity

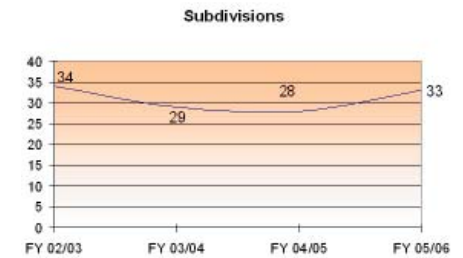
Zoning & Related Applications: 61



Administrative Plan Reviews: 101

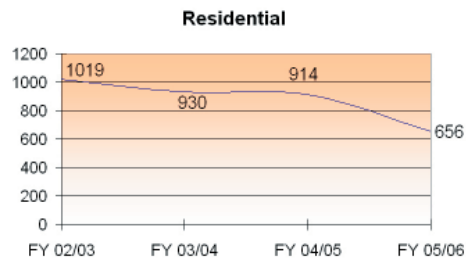


Tentative Subdivision/Parcel Maps  
# of Maps: 33  
# of Lots: 1,209

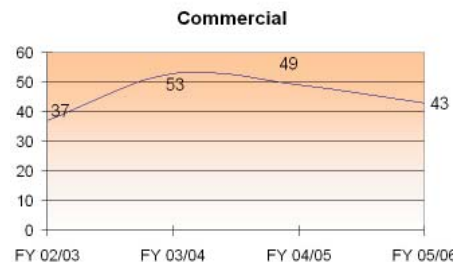


### Building & Development Services Division Activity

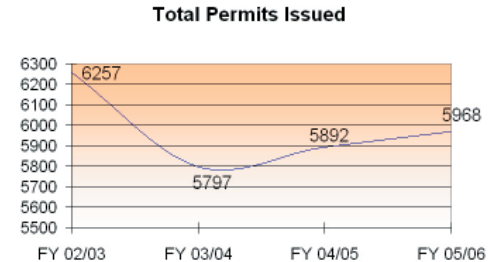
New Residential: 689  
Single-family: 656  
Multi-family: 33  
Residential Remodel: 4,050



New Commercial: 43  
Commercial Remodel: 831  
Miscellaneous Permits: 358



Total Permits: 5,968  
Inspections: 54,220



# ACTIVITYREPORT

## **Project: Development Center Web Site**

<http://www.modestogov.com/development/>

The Development Center, the City of Modesto's go-to place for information about building and development in Modesto. Since its release in November 2005, The Development Center has had nearly 20,000 visitors, with the average person spending about 10 minutes on the web site. New development tools have been added to the web site including an expanded 'Annexation' section, new downloadable brochures (PDF format), a calculator for estimating monthly water costs, and an updated building permit fee calculator.

## **Project: Kiernan Business Park Implementation Plan**

The Kiernan Business Park implementation plan enables infrastructure improvements to be planned comprehensively and enabling the completion of a bonded community facilities district. The City Council approved the funding agreements and the EIR contract with Turnstone Consulting.

## **Project: The Promenade Shopping Center**

Proposed office/retail/hotel development on the Gagos property on Dale Road north of the Vintage Faire Mall. The proposal includes about 265,000 s.f. of retail uses including restaurants and movie theater, 68,000 s.f. of offices, and a 108 room hotel. The Draft EIR has been published and is out for public review. The public review period ended on August 3.

## **Project: Housing Authority Village One project**

Proposed medium density affordable housing project at Roselle/Belharbour. The Specific Plan Amendment and Precise Plan Amendment have been approved by the Council.

## **Project: Gould Medical Center Expansion**

Proposed replacement of the existing Gould Medical Clinic building with a new 145,000-sq.-ft., 4-story building, and additional parking areas to the north, east and south. A contract with EDAW for the environmental work on the project was approved by the Council in May, and the consultant has begun work on the environmental review.

## **Project: Vintage Faire Mall expansion**

Proposed 59,000-square-foot expansion of Vintage Faire Mall to add outdoor retail and restaurants on the south side of the existing Mall building. Project is pending and waiting for submission of additional information from applicant.

## **Project: Kaiser Medical Campus**

Hospital support wing building shell: permit has been issued; Site improvement: permit has been issued; Hospital support wing tenant improvement: permit has been issued.

## **Project: Kansas-Woodland Business Park (FMC)**

Redevelopment Agency project to develop FMC parcel into a business park adjacent to State Route 99. The sale of the property to the Modesto RDA will be completed by November 2006. The sale to Terrence Rose will be completed subsequent to the FMC - RDA land transaction.

## **Project: 17th & G Street Downtown Affordable Housing Project**

Redevelopment Agency project to develop affordable housing in the downtown area. The Council and the Agency approved the sale and acquisition, respectively, of this site for use as an affordable housing project site. In compliance with CEQA regulations, a Mitigated Negative Declaration (MND) was also approved. At the Board's direction, staff has continued to negotiate with the surrounding property owners for expansion of the project site.

## **Project: Downtown Mixed-Use Project – 10th & H Streets**

Redevelopment Agency to assist in the development of office project at 10th & H Sts. The Agency staff is working with the developer team to create this mixed-use development of retail, boutique hotel, market-rate housing and parking at 10th & H Streets.

## **Project: Various Business Attraction Projects**

Staff is working on a daily basis with several businesses in their search for the best site to relocate or expand their business. Current clients include:

1. Call Center: A national call center has selected the Modesto area for a new facility location. This is one of the top call center companies in the US. There will be approx. 150 new jobs created to start this business.
2. Plastic recycling company: Modesto has made the short list for this facility. Once the site is selected, it will take approximately 18-20 months until startup.
3. Plastics manufacturer: This company is considering building a new facility in Northern California. Modesto is under consideration for this company.

## **Project: Mixed use project at Transportation Center on 9th Street**

The fire-damaged building was demolished in late 2005. Council approved construction of a temporary surface parking lot for use over the next 3 years. The long-term development planning of the site will begin with a Request for Statement of Interests to the private sector.

## **Project: Marketing Modesto**

Staff is working with a marketing firm to create a long-term marketing plan that will target business retention and expansion of existing businesses as well as business attraction. The Draft Marketing Plan will be reviewed by the staff and brought to the Council for consideration

## **Project: Enterprise Zone**

Modesto is preparing an application requesting an expansion to the Enterprise Zone area. The State allows a 15% expansion of the total EZ area based on required criteria. The goal is to maximize the EZ area and include as many businesses as possible for the 15-year plan. The application will be packaged with others in the County and sent to the State for review.

*All items are taken from the July Activity Report*

### **Community & Economic Development Divisions & Contacts**

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