

PLANNING COMMISSION
RESOLUTION NO. 2015-08

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO SECTIONS 28-3-9, 29-3-9, 32-3-9 AND 33-3-9 OF THE ZONING MAP TO REZONE FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-3), NEIGHBORHOOD COMMERCIAL (C-1), GENERAL COMMERCIAL (C-2), COMMERCIAL-INDUSTRIAL (C-M), AND PLANNED DEVELOPMENT (P-D (83), (139), (258), (380), (389), (417), (430), (536) (594)) ZONES TO URBAN GENERAL DOWNTOWN (UGD) ZONE, PROPERTY LOCATED IN BLOCKS 51, 52, 59-65, 72, 73, 79, 80, 87-91, 108-114, 120-127, 129-133, G, H, I, J, K AND L OF DOWNTOWN MODESTO

WHEREAS, the Planning Commission has considered and recommended to the City Council an amendment to Article 5 of Chapter 7 of Title 10 of the Municipal Code to create a new Urban General Downtown (UGD) Zone; and

WHEREAS, an amendment to Sections 28-3-9, 29-3-9, 32-3-9 and 33-3-9 of the Zoning Map was initiated by the City of Modesto to reclassify from Medium-High Density Residential (R-3), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial-Industrial (C-M), and Planned Development (P-D (83), (139), (258), (380), (389), (417), (430), (536) (594)) Zones to a proposed Urban General Downtown (UGD) Zone, property located in Blocks 51, 52, 59-65, 72, 73, 79, 80, 87-91, 108-114, 120-127, 129-133, G, H, I, J, K and L of downtown Modesto as set forth on the map attached hereto, which is hereby made a part of this resolution by reference, and described as follows:

Legal Description as shown in Exhibit "A"

WHEREAS, a public hearing was held by the Planning Commission on March 16, 2015 in the Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered.

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

1. The proposed rezoning will benefit the public health, safety, and welfare because it is intended to improve the downtown area through facilitating increased densities and intensification of shared uses; providing additional housing choices and opportunities; ensuring development occurs at a human scale; promoting store frontage and display on public streets; and improving pedestrian circulation.
2. The proposed rezoning will result in an orderly planned use of land because it will help to ensure that new development in downtown is of a type, form and scale that is appropriate to the existing development in downtown.
3. The proposed rezoning is in accordance with the community's objectives as set forth in the General Plan because it will implement the following General Plan goals and policies:

- a. General Plan Overall Goal I.C.6 (preserving agricultural land by having new development be relatively compact and of reasonably high density) by promoting higher density, mixed-use development in downtown.
- b. General Plan Economic Development Goal I.D.1. (striving for a jobs/housing balance by encouraging the economic revitalization of downtown) by allowing higher density development and providing incentives such as reduced parking standards to encourage economic development in downtown.
- c. General Plan Economic Development Goal I.D.2 by strengthening downtown as the focal point of community life and the social, cultural, business, governmental, and entertainment center of the City and by preserving and revitalizing the downtown and making it an identifiable center.
- d. The rezoning is consistent with the Redevelopment Planning District General Plan designation by assisting in implementing the vision and goals of the Redevelopment Master Plan for downtown.

BE IT FURTHER RESOLVED by the Planning Commission that it recommends to the City Council that the amendment to Sections 28-3-9, 29-3-9, 32-3-9 and 33-3-9 of the Zoning Map to reclassify the property described above from Medium-High Density Residential (R-3), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial-Industrial (C-M), and Planned Development (P-D (83), (139), (258), (380), (389), (417), (430), (536) (594)) Zones to a proposed Urban General Downtown (UGD) Zone, be approved.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on March 16, 2015, by Chris Tyler, who moved its adoption, which motion was seconded by Mani Grewal and carried by the following vote:

Ayes:	Carter, Grewal, Smith, Tyler
Noes:	None
Absent:	Escutia-Braaton, Lucas
Recused:	None

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

Original, signed copy on file in CEDD
Patrick Kelly, Secretary

Exhibit "A"
CODE-11-003
Legal Description

URBAN GENERAL DOWNTOWN

R-3 to Urban General Downtown (UGD)

All that portion of the southwest quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Area No. 1:

Lots 12, 13, 14, 15, 16 and 25 in Block 131 of the City of Modesto, as per map recorded on July 15, 1938, in Volume 13 of Maps, Stanislaus County Records.

Also including the southern 40 feet of Downey Avenue, the entire width of the alley, the northeasterly 40 feet of 17th Street and the northwesterly 50 feet of I Street, all being immediately adjacent to the property.

Containing .70 acres, more or less.

APNs 105-002-001 and 105-002-002.

Area No. 2:

Lots 5, 6 and 17 through 28 in Block 127 of the City of Modesto, as per map recorded on July 15, 1938, in Volume 13 of Maps, Stanislaus County Records.

Also including the southwesterly half of 80-foot wide 17th Street, the northwesterly half of 80-foot wide G Street, the northeasterly half of 80-foot wide 16th Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 1.73 acres, more or less.

APNs 106-006-007, 106-006-011, and portions of 106-006-001 and 106-006-008.

Area No. 3:

Lots 6, 7 and 10 through 16 in Block 120 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of the 80-foot wide 16th Street, the northwesterly half of the 80-foot wide G Street, and the northeasterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 1.16 acres, more or less.

APNs 106-007-003, 106-007-006 and 106-007-015.

C-1 to Urban General Downtown (UGD)

All that portion of the Southwest Quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Area No. 1

Lots 17 through 28 and the southeasterly 2.75 feet of Lot 29 in Block 133 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of the 80-foot wide 18th Street, all of 80-foot wide G Street, and the westerly half of 33-foot wide Burney Street, and all of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 1.7 acres, more or less.

APNs 106-001-006, 106-001-010, 106-001-011, and a portion of 106-001-008.

Area No. 2

Lots 6 through 9 in Block 129 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southwesterly half of the 80-foot wide 18th Street and the northeasterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 0.44 acres, more or less.

APNs 106-002-002 and 106-002-003.

Area No. 3:

Lots 17 through 28 in Block 120 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of the 80-foot wide 15th Street, the northwesterly half of the 80-foot wide G Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 1.5 acres, more or less.

APNs 106-007-009 through 106-007-012 and a portion of 106-007-013.

Area No. 4:

Lots 17, 18 and 19 in Block 114 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of the 80-foot wide 14th Street, the northwesterly half of the 80-foot wide G Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 0.5 acres, more or less.

APNs 106-014-007, 106-014-008 and 106-014-009.

C-2 to Urban General Downtown (UGD)

All that portion of the Southwest Quarter of Section 28 and the Southeast Quarter of Section 29, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Area No. 1:

All of Blocks "K" and "L" in the City of Modesto, as per maps filed July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including all of 80-foot wide H Street, the northeasterly half of 80-foot wide 19th Street, the southerly 33.75 feet of Downey Avenue, and the western 16.5 feet of Burney Street, all being immediately adjacent to the above described property.

APNs 105-001-007 and 106-001-001

Containing 1.2 acres, more or less.

Area No. 2:

Lots 2 through 11, together with Lots 29 through 32 and that certain property marked as "City Property", in Block 133 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide H Street, the southwesterly half of 80-foot wide 19th Street, the northeasterly half of 80-foot wide 18th Street, and the western 16.5 feet of Burney Street, all being immediately adjacent to the above described property.

APNs 106-001-002 through 106-001-005, 106-001-008 and 106-001-009.

Containing 1.85 acres, more or less.

Area No. 3:

Lots 1 through 4 and 29 through 32 in Block 127 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide H Street, the southwesterly half of 80-foot wide 17th Street, the northeasterly half of 80-foot wide 16th Street, and all of the 20-foot wide alley, all being immediately adjacent to the above described properties.

APNs 106-006-01, 106-006-008 and 106-006-009.

Containing 1.2 acres, more or less.

Area No. 4:

All of Blocks 124, 125 and 126 of the City of Modesto, as per maps recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide H Street, all of 100-foot wide I Street, all of 80-foot wide J Street, the northeasterly half of 80-foot wide 16th Street, the southwesterly half of 80-foot wide 17th Street, the southerly half of 65-foot wide Needham Street, and all of the 20-foot wide alley within Blocks 124, 125 and 126, all being immediately adjacent to the above described properties.

APNs 105-003-001, 105-003-002, 105-003-007, 105-004-003, 105-004-006, 105-004-007, 105-004-008, and 105-005-002 through 105-005-010.

Containing 10.75 acres, more or less.

Area No. 5:

Lots 1 through 5 and 29 through 32 in Block 120 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide H Street, the northeasterly half of 80-foot wide 16th Street, the northeasterly half of 80-foot wide 15th Street, and all of the 20-foot wide alley, all being immediately adjacent to the above described properties.

APNs 106-007-001, 106-007-002, 106-007-003, 106-007-014 and the northwesterly third of 106-007-013.

Containing 1.3 acres, more or less.

Area No. 6:

All of Blocks 121 and 122 of the City of Modesto, as per maps recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide H Street, all of 100-foot wide I Street, the southeasterly half of 80-foot wide J Street, the northeasterly half of 80-foot wide 16th Street, the northeasterly half of 80-foot wide 15th Street, and all of the 20-foot wide alley within Blocks 121 and 122, all being immediately adjacent to the above described properties.

APNs 105-006-011, 105-006-012, 105-007-001, 105-007-004 through 105-007-011, and 105-007-015.

Containing 8.65 acres, more or less.

Area No. 7:

Lots 1 through 23 in Block 123 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southwesterly half of 80-foot wide 16th Street, the northwesterly half of 80-foot wide J Street, the northeasterly half of 80-foot wide 15th Street, the southeasterly half of 80-foot wide K Street, the entirety of the alley between Lots 10 through 23 in Block 123, and the northeasterly half of the 20-foot wide alley adjacent to Lots 1 through 9 in Block 123, all being immediately adjacent to the above described properties.

APNs 105-008-001 through 105-008-006, 105-008-010, 105-008-011, 105-008-012, and 105-008-017.

Containing 3 acres, more or less.

Area No. 8:

All of Block "J" of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of 80-foot wide 15th Street, the northwesterly half of 80-foot wide K Street, and the southerly half of 65-foot wide Needham Street, all being immediately adjacent to the above described properties.

APN 105-009-001

Containing 1.4 acres, more or less.

Area No. 9:

Lots 1 through 4 and 29 through 32 in Block 114 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide H Street, the northeasterly half of 80-foot wide 14th Street, the southwesterly half of 80-foot wide 15th Street, and all of the 20-foot wide alley, all being immediately adjacent to the above described properties.

APNs 106-014-001, 106-014-015 and 106-014-016.

Containing 1.2 acres, more or less.

Area No. 10:

All of Blocks 110, 111, 112, and 113 of the City of Modesto, as per maps recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide H Street, all of 100-foot wide I Street, all of 80-foot wide J Street, all of 80-foot wide K Street, the southeasterly half of 80-foot wide L Street, the northeasterly half of 80-foot wide 14th Street, the southwesterly half of 80-foot wide 15th Street, and all of the 20-foot wide alley within Blocks 110, 111, 112 and 113, all being immediately adjacent to the above described properties.

APNs 105-010-007, 105-010-011, 105-010-012, 105-010-013, 105-010-015, 105-010-016, 105-010-017, 105-011-001, 105-011-002, 105-011-005 through 105-011-009, 105-012-003 through 105-012-010, 105-013-001 through 105-013-009, 105-013-012 and 105-013-013.

Containing 16.6 acres, more or less.

Area No. 11:

All of Block "I" of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide L Street, the northeasterly half of 80-foot wide 14th Street, all of 75-foot wide Park Avenue, and the southerly half of 65-foot wide Needham Avenue, all being immediately adjacent to the above described property.

APN 105-010-001.

Containing 0.67 acres, more or less.

Area No. 12:

All of Block 108 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide K Street, the southeasterly half of 80-foot wide L Street, the southwesterly half of 80-foot wide 14th Street, the northeasterly half of 80-foot wide 13th Street, and all of the 20-foot wide alley, all being immediately adjacent to the above described properties.

APNs 105-017-001, 105-017-006 through 105-017-011, and 105-017-014.

Containing 4.2 acres, more or less.

Area No. 13:

The southeasterly 12.7 feet of Lot 7 and all of Lots 8 through 26, together with all of Lots 29 through 32 in Block 109 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide M Street, the northeasterly half of 80-foot wide 13th Street, the northwesterly half of 80-foot wide L Street, the southwesterly half of 80-foot wide 14th Street, the southerly half of 65-foot wide Needham Street, all of the 20-foot wide alley adjacent to the above described Lots 7 through 25, and the northeasterly half of the 20-foot wide alley adjacent to the above described Lots 26, 29, 30, 31 and 32, all being immediately adjacent to the above described properties.

APNs 105-018-002 through 105-018-016, 105-018-009, 105-018-013, 105-018-014 and 105-018-017.

Containing 3.1 acres, more or less.

Area No. 14:

All of Blocks 90 and 91 of the City of Modesto, as per maps recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide M Street, all of 80-foot wide L Street, the northwesterly half of 80-foot wide K Street, the northeasterly half of 80-foot wide 12th Street, the southwesterly half of 80-foot wide 13th Street, and all of the 20-foot wide alley within Blocks 90 and 91, all being immediately adjacent to the above described properties.

APNs 105-020-002 through 105-020-007, 105-021-001, 105-021-002, 105-021-005 through 105-021-009, 105-021-011 and 105-021-012.

Containing 8.5 acres, more or less.

Area No. 15:

Portions of Lots 9 through 16 in Block 89 of the City of Modesto as per map recorded on December 21, 1942 in Volume 15 of Maps, Stanislaus County Records, described as follows:

Beginning at a point being the southeast corner of Lot 16 of said Block 89, thence North 43° 36' 4" West a distance of 232 feet, thence South 88° 28' 53" East a distance of 114 feet, thence South 42° 47' 49" East a distance of 56.75 feet, thence South 46° 48' 31" West a distance of 44.7 feet, thence South 43° 36' 4" East a distance of 95 feet, thence South 46° 48' 30" West a distance of 35 feet to the point of beginning.

Also including the northeasterly half of 80-foot wide M Street and the southerly half of 65-foot wide Needham Street, being immediately adjacent to the above described properties.

Containing 0.37 acres, more or less.

APN 105-019-003 and the northwesterly portion of 105-019-009.

Area No. 16:

Lots 17 through 22 in Block 88 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of 80-foot wide 11th Street, the northwesterly half of 80-foot wide M Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 0.82 acres, more or less.

APNs 105-030-007, 105-030-008 and 105-030-009.

Area No. 17:

All of Block 87 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide L Street, the southeasterly half of 80-foot wide M Street, the northeasterly half off 80-foot wide 11th Street, the southwesterly half of 80-foot wide 12th Street, and all of the 20-foot wide alley within said Block 87, all being immediately adjacent to the above described properties.

Containing 4.2 acres, more or less.

APNs 105-029-001 through 105-029-005 and 105-029-008 through 105-029-012.

Area No. 18:

All of Block 65 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide L Street, the southeasterly half of 80-foot wide M Street, the northeasterly half of 80-foot wide 10th Street, and the southwesterly half of 80-foot wide 11th Street, all being immediately adjacent to the above described property.

Containing 4.2 acres, more or less.

APN 105-035-012

Area No. 19:

Lots 15 through 30 of Block 64 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northeasterly half of 80-foot wide 10th Street, the northwesterly half of 80-foot wide M Street, the southwesterly half of 80-foot wide 11th Street, and all of the 20-foot wide alley adjacent to Lots 15 and 16 in said Block 64, all being immediately adjacent to the above described properties.

Containing 2 acres, more or less.

APNs 105-034-007, 105-034-010, 105-0034-011, 105-034-016, and the southeasterly three-quarters of 105-034-017.

Area No. 20:

All of Block 63 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide N Street, the southeasterly half of 80-foot wide O Street, the northeasterly half of 80-foot wide 10th Street, the southwesterly half of 80-foot wide 11th Street, the southerly half of 65-foot wide Needham Street, and all of the 20-foot wide alley within said Block 63, all being immediately adjacent to the above described properties.

Containing 4.3 acres, more or less.

APNs 105-033-001, 105-033-007, 105-033-010, 105-033-015, 105-033-016, and 105-033-017.

Area No. 21:

All of Block "G" of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the northwesterly half of 80-foot wide O Street, the southerly half of 65-foot wide Needham Street, and the northeasterly half of 80-foot wide 10th Street, all being immediately adjacent to the above described properties.

Containing 1.1 acres, more or less.

APNs 105-032-001 and 105-032-002.

Area No. 22:

Lots 1 through 16 in Block 61 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide O Street, the northwesterly half of 80-foot wide N Street, the southwesterly half of 80-foot wide 10th Street, and the northeasterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 2.1 acres, more or less.

APNs 105-046-001, 105-046-015, 105-046-017 and 105-046-018.

Area No. 23:

Lots 1 through 16 in Block 60 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide N Street, the northwesterly half of 80-foot wide M Street, the southwesterly half of 80-foot wide 10th Street, and the northeasterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 2.1 acres, more or less.

APNs 105-045-001 and 105-045-002.

Area No. 24:

Lots 1 through 16 in Block 59 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide M Street, the northwesterly half of 80-foot wide L Street, the southwesterly half of 80-foot wide 10th Street, and the northeasterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 2.1 acres, more or less.

APNs 105-044-001, 105-044-002, 105-044-011 and 105-044-012.

Area No. 25:

All those portions of Sections 32 and 33, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 1 through 16 in Block 80 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the west 40 feet of E Street, the east 40 feet of F Street, the west 40 feet of D Street, the south 40 feet of 12th Street and the north 10 feet of the alley, all being immediately adjacent to the above described lots.

Containing 2.09 acres, more or less.

APNs: 106-030-001, 106-030-002, 106-030-003 and 106-030-004.

C-M to Urban General Downtown (UGD)

All that portion of the northeast quarter of Section 29, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Area No. 1:

All of Block 147 and Block 62 of the City of Modesto, as per maps recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southerly half of Needham Street, the southwesterly half of 80-foot wide 10th Street, the northwesterly half of 80-foot wide O Street, the northeasterly half of 88-foot wide 9th Street, and all of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 4.3 acres, more or less.

APNs 105-047-005, 105-047-006, 105-047-007, 105-047-012, 105-047-013, and 105-047-014.

Area No. 2:

Lots 17 through 32 in Block 61 of City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide O Street, the northeasterly half of 88-foot wide 9th Street, the northwesterly half of 80-foot wide N Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 2.1 acres, more or less.

APNs 105-046-007 through 105-046-011.

Area No. 3:

Lots 17 through 32 in Block 60 of City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide N Street, the northeasterly half of 88-foot wide 9th Street, the northwesterly half of 80-foot wide M Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 2.1 acres, more or less.

APNs 105-045-005 through 105-045-007, and 105-045-009 through 105-045-011.

Area No. 4:

Lots 17 through 32 in Block 59 of City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the southeasterly half of 80-foot wide M Street, the northeasterly half of 88-foot wide 9th Street, the northwesterly half of 80-foot wide L Street, and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above described properties.

Containing 2.1 acres, more or less.

APNs 105-044-006, 105-044-007, 105-044-010, and 105-044-013,

M-1 to Urban General Downtown (UGD)

All that portion of Section 32, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

The entirety of Blocks 51, 52 and 72 of the City of Modesto, as per maps recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the entire 80 feet of E Street, the east 40 feet of F Street, the west 40 feet of D Street, the entire 80 feet of 10th Street and the north 42 feet of 9th Street, all being immediately adjacent to the above described lots.

Containing 13.43 acres, more or less.

APNs: 106-045-001, 106-045-002, 106-045-003, 106-044-005, 106-039-001, 106-039-003, 106-039-004 and 106-039-007.

Also including:

All those portions of Sections 32 and 33, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

The portion of Block 80 comprising Lots 17 through 32 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

The entirety of Block 73 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the east 40 feet of F Street and the west 40 feet of E Street and the north 10 feet of the alley in addition to the west 40 feet of D Street and the entire 80 feet of 11th Street, all being immediately adjacent to the above described lots.

Containing 6.37 acres, more or less.

APNs: 106-038-004, 106-038-005 and 106-030-005.

Also including:

All that portion of Section 33, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

The entirety of Block 79 of the City of Modesto, as per map recorded on July 15, 1938 in Volume 13 of Maps, Stanislaus County Records.

Also including the east 40 feet of E Street, the west 40 feet of D Street and the north 40 feet of 12th Street, all being immediately adjacent to the above described lots.

Containing 3.75 acres, more or less.

APNs: 106-031-003, 106-031-004, 106-031-005 and 106-031-006.

P-D (83) to Urban General Downtown (UGD)

All that portion of the southwest quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 17 through 24 in Block 131 of the City of Modesto, as per map recorded December 21, 1942 in Volume 15 of Maps, page 131, Stanislaus County Records.

Also including the northwesterly 50 feet of I Street, the southerly half of 80-foot wide Downey Avenue, and the northeasterly 40 feet of 17th Street, all being immediately adjacent to the above described property.

Containing .64 acres, more or less.

APN: 105-002-003

P-D (139) to Urban General Downtown (UGD)

All that portion of the southwest quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 1 through 5 and Lots 10 through 32 in block 129 as per map filed Volume 15 of Maps, page 129, Stanislaus County Records.

Also including the northeasterly 40 feet of 18th Street, the northwesterly 40 feet of H Street, the southwesterly 40 feet of 17th Street, and the southeasterly 40 feet of G Street.

Containing 2.75 acres, more or less.

APNs 106-002-001, 106-002-004, 106-002-005, 106-002-010 and 106-002-011.

P-D (258) to Urban General Downtown (UGD)

All that portion of the southeast quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

All of Planned Development P-D (258) as described per description in City Council Ordinance No. 1930-C.S., approved September 8, 1981.

Area 1

All of Lots 1 through 16 and the Northeasterly 10 feet of the 20-foot alley in Block 88 in the City of Modesto and also Southwesterly 40 feet of 12th Street, the Northwesterly 40 feet of M Street, and the southeasterly 40 feet of N Street with all streets being immediately adjacent to certain described portions of said Block 88.

Area 2

All of Lots 17 through 30 and all of the 20-foot alley in Block 89 in the City of Modesto, and also including the Northeasterly 40 feet of 12th Street, the Northwesterly 40 feet of 12th Street, the Northwesterly 40 feet of M Street, and all that portion of Needham Street situated between the centerline of Needham Street and the North line of the above described property and with all streets being immediately adjacent to certain described portions of Block 89.

Area 3

All that portion of Lot 10 through 16 in Block 89 in the City of Modesto described as follows:

Beginning at the most Easterly corner of Lot 16 of said Block 89; running thence Southwesterly along the Southeasterly line of said Lot 16, a distance of 105 feet to the Southeasterly corner of property conveyed to Ardelia C. Turner by deed recorded March 3, 1945, as Instrument No. 3872; thence Northwesterly along the Northeasterly line of said Turner property a distance of 95 feet to the most Northerly corner of said Turner property being also a point on the Southeasterly line of property conveyed to J. W. Davison, Jr., by deed recorded October 23, 1944, as Instrument No. 15372; thence Northeasterly along the Southeasterly line of said Davison property, a distance of 35 feet to the Southeasterly corner thereof; thence at right angles Northwesterly to the South line of Needham Avenue as conveyed to the City of Modesto by deed recorded February 17, 1971, in Volume 2378, Page 149, Official Records, as Instrument No. 5782; thence East along the South line of Needham Avenue to the Southeasterly line of 13th Street; thence Southeasterly along said line of 13th Street to the point of beginning and including also the Southeasterly 40 feet of 13th Street, the Northwesterly 40 feet of M Street, and all that portion of Needham Avenue situated between the centerline of Needham Avenue and the North line of the above described property and with all streets being immediately adjacent to certain described portions of Block 89.

Area 4

All of Lots 13 through 16 and the Northeasterly 10 feet of the 20-foot alley in Block H in the City of Modesto and also including the Northwesterly 40 feet of N Street and all of that portion of Needham Avenue situated between property and wit all streets being immediately adjacent to certain described portions of Block H.

Area 5

All of 1 through 14, Lots 31, 32, and all of the 20-foot alley immediately adjacent to said lots in Block 64 in the City of Modesto and also including the Southeasterly 40 feet of N Street, and the Northeasterly 40 feet of 10th Street and the Southwesterly 40 feet of 11th Street with all streets being immediately adjacent to the above described portions of said Block 64.

Area 6

All of Lots 23 through 32 and the Southwesterly 10 feet of a 20-foot alley in Block 88 in the City of Modesto and also including the Southeasterly 40 feet of N Street and the Northeasterly 40 feet of 11th Street with all streets being immediately adjacent to the above certain described portions of said Block 88.

Area 7

All of Lots 17 through 26 and the Southwesterly 10 feet of the 20-foot alley in Block H in the City of Modesto, also including the Northwesterly 40 feet of N Street, the Northeasterly 40 feet of 11th Street, and all that portion of Needham Avenue situated between the centerline of Needham Avenue and the North line of the above described property, and all streets being immediately adjacent to the above certain described portions of Block H.

Containing 9.9 acres, more or less.

APNs: The northwesterly portion of 105-034-017, all of 105-034-018, 105-030-019, and 105-019-008, and the easterly portion of 105-019-009.

P-D (380) to Urban General Downtown (UGD)

All that portion of the southeast quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 8 and 9 in Block 120 as per map filed Volume 15 of Maps, page 120, Stanislaus County Records.

Also including the northeasterly 40 feet of 16th Street and the southwesterly half of the 20-foot wide alley, all being immediately adjacent to the above properties.

Containing .55 acres, more or less.

APN: 106-007-006, 106-007-015

P-D (389) to Urban General Downtown (UGD)

All that portion of the southwest and southeast quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 5 through 16 and 20 through 28 in Block 114 as per map filed Volume 15 of Maps, page 114, Stanislaus County Records.

Also including the northeasterly 40 feet of 15th Street, and the southwesterly 40 feet of 14th Street, all being immediately adjacent to the property.

Containing .70 acres, more or less.

APN: 106-014-020, 106-014-021, 106-014-019

P-D (417) to UGD

All that portion of the southwest quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

All parcels ("1-5") in parcel map 40-PM-66, as per map filed February 29, 1988 in Book 40 of Parcel Maps, at Page 66, Stanislaus County Records.

Also including the northern 40 feet of Downey Avenue, the northwesterly 50 feet of I Street, the southwesterly 40 feet of 17th Street, the southeasterly 40 feet of H Street, and the northeasterly 34.64 feet of 19th Street, all being immediately adjacent to the property

Containing 5.86 acres, more or less.

APNs 105-001-010 through 105-001-014.

P-D (430) to Urban General Downtown (UGD)

All that portion of the southeast quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 24 through 32 in Block 123 as per map filed Volume 15 of Maps, page 123, Stanislaus County Records.

Also including the southwesterly 40 feet of 15th Street, the southeasterly 40 feet of K Street, and the northeasterly half of the 20-foot wide alley, all being immediately adjacent to the property.

APNs 105-008-020, 105-008-021, and 105-008-022

Containing 0.75 acres, more or less.

P-D (536) to Urban General Downtown (UGD)

All that portion of Lots 4, 5, 6, 7, 27, and 28 in Block 109, as shown on that certain map filed in the office of the Recorder of Stanislaus County, State of California, on December 21, 1942 in Volume 15 of Maps, lying within a portion of Section 29, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at the Northeastern corner of Lot 9 in Block 109 as shown on that certain map filed in the office of the Recorder of Stanislaus County, State of California, on December 21, 1942 in Volume 15 of Maps; thence along the Northern line of Lot 9, North 88° 47' 30" West, 61.46 feet; thence South 46° 30' 30" West, 7.11 feet, to a point on the Southerly line of Needham Street, being the True Point of Beginning; thence South 46° 11' 26" West, 89.56 feet, to a point on the Northeasterly line of the alley running through said Block 109, distant Northwesterly 237.52 feet from the point of intersection of said alley and the Northeasterly line of L Street; thence along said Northeasterly line of said alley, North 43° 29' 49" West, 64.70 feet; thence North 1° 11' 18" East, 17.33 feet, to a point on the Southerly line of Needham Street; thence along said Southerly line of Needham Street, South 88° 48' 42" East, 108.82, to the True Point of Beginning;

Including also Lots 27 and 28 in Block 109;

Including also the Southerly half of Needham Street and the Northeasterly half and Southwesterly half of the alley in Block 109 and the Northeasterly half of 13th Street, all being immediately adjacent to the above described properties.

APNs 105-018-012, 105-018-015 and 105-018-016.

Containing 0.44 acres, more or less.

P-D (594) to Urban General Downtown (UGD)

All that portion of the southwest quarter of Section 28, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the City of Modesto, County of Stanislaus, State of California, described as follows:

Lots 7 through 16 in Block 127 as per map filed Volume 15 of Maps, page 127, Stanislaus County Records.

Also including the southwesterly 40 feet of 17th Street, the northwesterly 40 feet of G Street, and the northeasterly half of the 20-foot wide alley, all in immediately adjacent to the above described property.

Containing .80 acres, more or less.

APNs 106-006-012 and 106-006-013.