

ACTIVITYREPORT

PLANNING DIVISION ACTIVITY

The Planning Division oversees land entitlements, including zoning, conditional use permits, variances, specific plans, land division, annexations, and General Plan/MEIR. In addition, the Division is responsible for long-range planning of the City. Activity in the Division has remained quite high through 2004/05, with seasonal variation. While the number of applications was down slightly, the scope and complexity of the work was increased. A particular milestone was the completion of the entitlement work for the Kaiser Medical Campus project. Development in the area continues with entitlements for the adjacent business park. The Division is currently working on several specific plans that will be completed in 2006.

BUILDING & DEVELOPMENT SERVICES DIVISION ACTIVITY

The Building and Development Services Division oversees the plan checking and inspection of all private development projects in the City. Activity in 2004/2005 was high compared to the previous year. The division completed this fiscal year with a revenue of approximately \$2.9 million compared to \$2.5 million last year.

	04/05	03/04
Residential units	914	669
Permits issued	5892	5797
Valuation	\$356 million	\$280 million

There are several subdivisions currently under construction bringing an expectation of another year of strong residential construction. It is also expected that commercial construction will continue to be busy with the continuation of the Kaiser Medical campus and other large projects throughout the City.

BUSINESS DEVELOPMENT DIVISION ACTIVITY

Enterprise Zone

The City of Modesto has been collaborating with the County, Turlock and Ceres for over a year in working through the state's application process to be designated as an Enterprise Zone. It was announced on March 14th, that our preliminary application is now one of three finalists for three possible designations. A final application is underway with a detailed analysis of the Zone's boundaries, our infrastructure capacities, environmental mitigation assessments, and how the program will be administered across jurisdictions. The designation is all but secured and our community should be awarded the designation of Enterprise Zone later this year. The benefits from inclusion in the Zone encourage economic growth and enhance existing businesses with employment and state tax credits.

Downtown Development

The Redevelopment Agency Board initiated a new proposal for the site at 10th & H Street for a mixed-use project. The Selection Board met and recommended the proposal forward to the Agency Board. The development will consist of parking, retail, hotel and condos. Another project of development interest is the development of Tower Park that was recently deemed as surplus. The Agency has made a bid for the property and would develop an attractive affordable housing project. Also downtown is a wayfinding sign program that has been initiated by the Agency. The aesthetic signs will direct patrons of downtown to sites of interest, parking and add to the ambience of being downtown.

Things To Look Forward To In The Upcoming Year

Development Center Web Site

A new one-stop-shop for development information is coming soon to the City's web site. The new Development Center Web Site will include information on permits, inspections, landscaping, zoning and more! Visit www.modestogov.com for updates.

Development Process Improvement

Soon, the City will be implementing a new and improved plan review process for all development projects. Enhancements include a more efficient plan intake process, improved applications and forms, updated Standard Conditions and several other key elements.

More of the Community Developer

That's right... more issues of the Community Developer! The Community Developer is the new informational source for updates to building codes, regulations and development related local interests in the community.

Community & Economic Development Divisions & Contacts

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DEVELOPMENTACTIVITY

FISCAL YEAR 2004-05 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, 2004 through June 30, 2005.

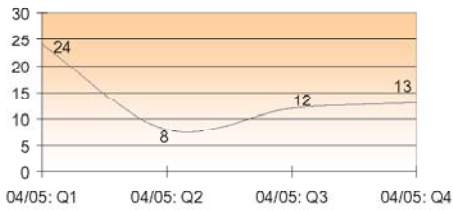
Planning Division Activity

Zoning & Related Applications: 57

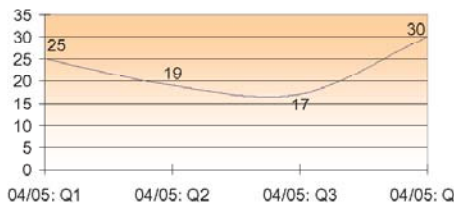
Administrative Plan Reviews: 91

Tentative Subdivision/Parcel Maps
of Maps: 28
of Lots: 663

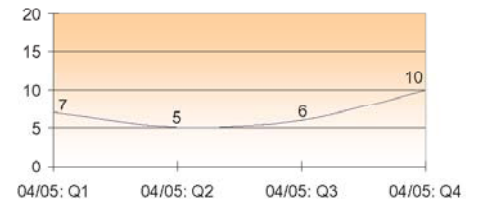
Zoning & Related Applications



Plan Reviews



Subdivision Maps



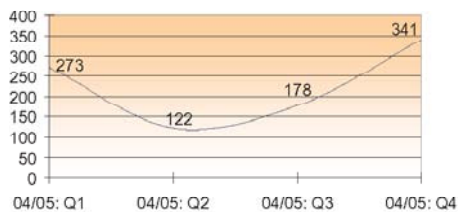
Building & Development Services Division Activity

New Residential: 914
Single-family: 645
Multi-family: 269
Residential Remodel: 3,812

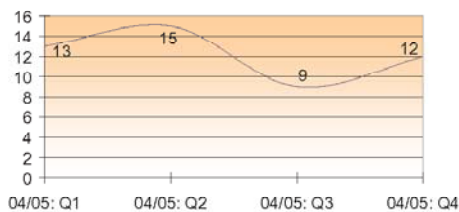
New Commercial: 49
Commercial Remodel: 748
Commercial Misc: 369

Total Permits: 5,892
Inspections: 48,614
YTD Valuation: \$ 356,155,357

Residential Permits



Commercial Permits



Total Permits

