

PLANNING COMMISSION  
RESOLUTION NO. 2009-15

A RESOLUTION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES AND DIRECTION TO STAFF TO PREPARE AMENDMENTS TO THE MUNICIPAL CODE AS DETERMINED NECESSARY FOR THE EFFECTIVE IMPLEMENTATION OF SAID DESIGN GUIDELINES

WHEREAS, in 2007 a group of residents approached the City with concerns regarding the compatibility of new construction in existing neighborhoods and a request that the City formulate new regulations to deal with neighborhood compatibility issues; and

WHEREAS, the Planning Commission considered this request on June 4, 2007 and August 6, 2007, and recommended to the City Council that staff be directed to prepare guidelines to address neighborhood compatibility, multi-family residential design guidelines, and heritage trees; and

WHEREAS, the City Council, on November 11, 2007, directed staff to prepare the following three efforts:

1. Neighborhood Compatibility Guidelines to address compatibility issues created by new homes and additions in existing neighborhoods,
2. Multi-Family Design Guidelines to ensure that new multi-family projects are compatible with the surrounding neighborhoods and are of quality design,
3. A Heritage Tree Ordinance to preserve heritage trees on private property, and

WHEREAS, staff has prepared draft "Multi-Family Residential Design Guidelines" for multi-family residential development in order to:

1. Assure a high level of design in new multi-family development by providing guidelines for site planning, parking, building design, landscaping, safety and other site elements such as walls and signage;
2. Provide flexibility to allow for individual circumstances on specific projects;
3. Provide a comprehensive set of guidelines early in the development process regarding City development expectations for developers and citizens; and

WHEREAS, the proposed "Multi-Family Residential Design Guidelines" document is intended to be implemented in all multi-family residential zones; and

WHEREAS, public workshops were held by the Planning Commission on October 23, 2008 and February 19, 2009, in Room B300, 1010 Tenth Street, Modesto, California, at which public comments were received and considered; and

WHEREAS, a public hearing was held by the Planning Commission on April 6, 2009, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing comments were received and evidence both oral and documentary was received and considered; and

WHEREAS, "Multi-Family Residential Design Guidelines" is a general policy document and therefore is not a project pursuant to Section 15378(b)(2) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Modesto that it hereby finds and determines that the proposed "Multi-Family Residential Design Guidelines" conforms to the City of Modesto Urban Area General Plan and are necessary for the general health, safety, and welfare of the community for the following reasons:

1. The "Multi-Family Residential Design Guidelines" document is consistent with the Overall Mission Statement of the Urban Area General Plan, which states, in part, ". . . The Urban Area General Plan presents a blueprint for the preservation of Modesto's 'quality of life' while providing direction for the growth of business and industry to meet the needs of the future generations . . ." page 1-2 of the Urban Area General Plan.
2. The "Multi-Family Residential Design Guidelines" is a general policy document and is not a project pursuant to Section 15378(b)(2) of the CEQA Guidelines.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Modesto that it hereby recommends to the City Council that the Council (1) adopt the proposed "Multi-Family Residential Design Guidelines" as set forth in Exhibit A, attached hereto and incorporated herein by this reference; and (2) direct staff to prepare amendments to the City of Modesto Municipal Code for the effective implementation of the "Multi-Family Residential Design Guidelines" as determined necessary.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on April 6, 2009, by Patricia Gillum, who moved its adoption, which motion was seconded by Ted Brandvold, and carried by the following vote:

Ayes:	Berglund, Bernal, Brandvold, Gillum, Sanders, and Tyler
Noes:	None
Absent:	None

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

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

Attachment: Exhibit "A"

**EXHIBIT A  
MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES**

**Draft on File with the Community & Economic Development  
Department/Planning Division**

**Final Multi-Family Residential Design Guidelines will be on file with the  
Community & Economic Development Department/Planning Division**