



PDZ-24-001
REZONE FROM SP TO PLANNED
DEVELOPMENT ZONE P-D(617)
THE BRIDGES

Jessica Hill, Community & Economic
Development Director

City Council
March 4, 2025



Background

- 22.6 acres at northwest corner of Pelandale Avenue and American Avenue, within "Mixed Use 3" land use of Kiernan Business Park Specific Plan, zoned SP as part of the Specific Plan.
- April 2022: Shift from "Business Park" to "MU-3"
 - Portion of previously-approved VTSM "The Bridges" to divide 35.3 acres into 189 small-lot single family residential lots and one 12-acre "Lot A" for a future 312-unit multi-family residential project.
 - 189 lots have average area of 45x70 feet each.
-



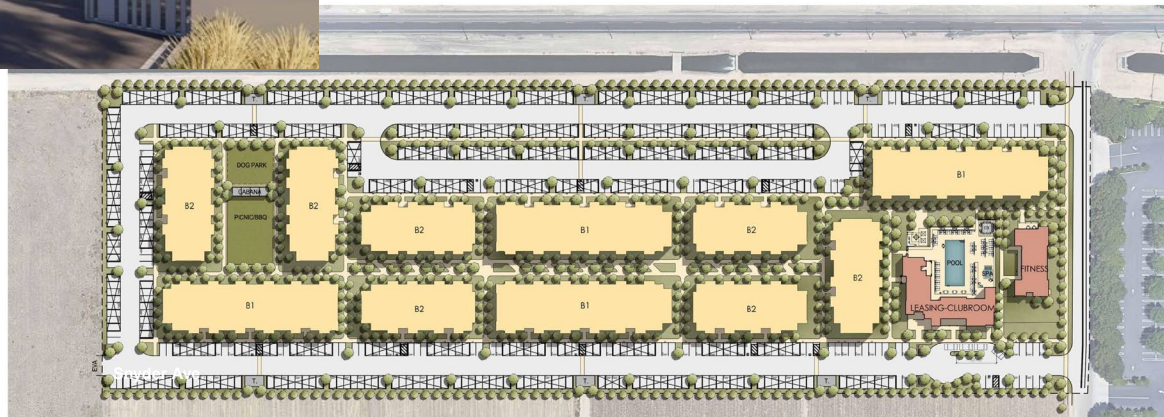
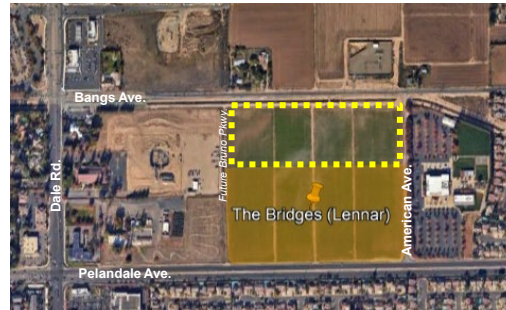
Project Location and Surroundings

- 22.6 Acres at NW corner of Pelandale Ave. and American Ave.
- Currently vacant land.
- Surrounding uses: Church of Latter-Day Saints, Bank of Stockton, Calvary Chapel Church.
- 12-acres to north for future apartment project.





Bridges Apartments (already approved)





Proposed Rezone to Planned Development

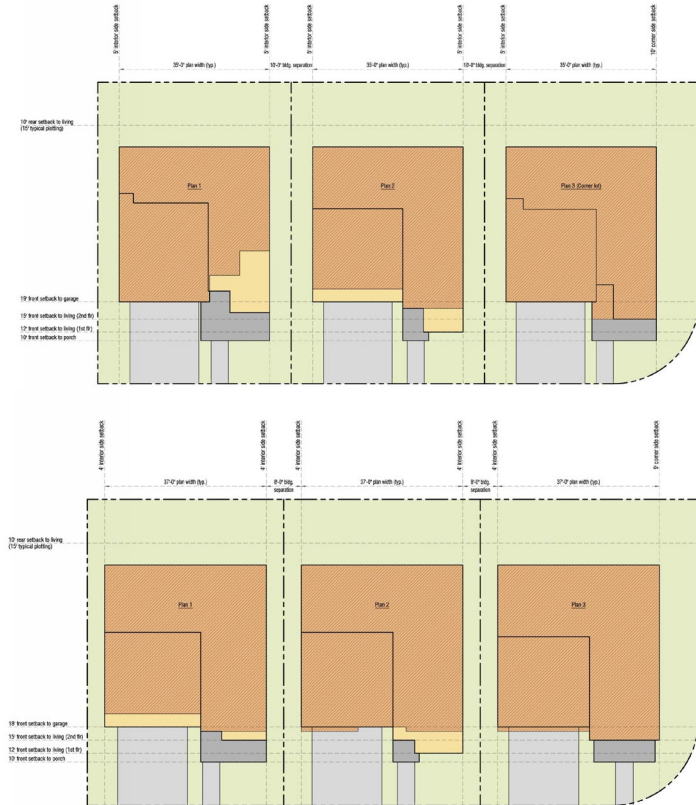
- 189-lot gated single-family residential development.
- Private internal streets, common area lots and park/storm basin lot.
- Planned Development Zone (PDZ) proposed to facilitate custom setbacks for home siting on the 189 lots.





Development Plan

- KBP SP requires particular setbacks for Medium High Density Residential (MHDR) development.
 - 15-ft Front Yard, 15-ft Rear Yard
 - 12-ft Street Side Yard
- P-D proposed to allow shorter setbacks for home siting.
 - 12-ft Front Yard, 10-ft for porches
 - 10-ft Rear Yard, 500 sq ft private space (min)
 - 9-ft Street Side Yard (no obstructions to CVT)
 - 18-ft Garages (20-ft min to back of curb)





Example Projects

Lennar is actively building several communities with 8' side yard separation between homes - communities include:

- Hillview, **Tracy Hills** (*example*)
- Banbury, **Mountain House**
- River Island, **Lathrop**
- Chelsey & Howden at The Trails, **Manteca**





Project Information

- Staff has prepared an Initial Study/Negative Declaration, EA # C&ED 2025-01, which concludes that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
 - This project was taken to the February 3, 2025 Planning Commission meeting, and recommended approval to the Council on a 7-0 vote.
-



Staff Recommendation

- Motion introducing and waiving the first reading of an Ordinance amending Section 1-3-8 of the Zoning Map to rezone 22.6 acres from Specific Plan Zone, SP, to Planned Development Zone P-D(617), property located at the northwest corner of Pelandale Avenue and American Avenue.
 - Resolution approving a Development Plan for Planned Development Zone P-D(617).
 - Resolution adopting a Negative Declaration for a rezone of 22.6 acres from Specific Plan (SP) Zone to Planned Development Zone P-D(617).
-



Questions?



CITY OF
MODESTO
CALIFORNIA



NON-EMERGENCY TRANSPORT APPLICATION FOR ALL STAR AMBULANCE



Kalani Souza, Lieutenant
Modesto Police Department



Background

- Non-Emergency Medical Transport permit process:
 - MMC 3-9.01 to 3-9.20 outlines the requirements for companies wishing to operate non-emergency medical transports with the City of Modesto
 - Interested parties must submit an application, required documentation, and a filing fee of \$1,000
 - Police Department then conducts a thorough background investigation



Non-Emergency Medical Transport Permit

- All Star Ambulance:
 - Completed and submitted application
 - Provided required documentation
 - Paid \$1,000 filing fee
- Modesto Police Department:
 - Reviewed and approved application
 - Concluded background investigation - no issues found

- There are currently 14 permitted ambulance companies approved to operate within the City limits.





Staff Recommendation

- Approve the application and issuance of a Non-Emergency Medical Transport permit to All Star Ambulance



Questions?



CITY OF
MODESTO
CALIFORNIA