



**AGENDA
CITY OF MODESTO
LANDMARK PRESERVATION COMMISSION
Room B300 - Basement
Tenth Street Place, 1010 10th Street
Modesto, California
Monday, June 15, 2026, at 1:00 PM**

I. CALL TO ORDER

ROLL CALL: Commissioners: Clendenin, Farrish, Goriel, Lopina, Power, Singh, Zagone

II. CONFLICT OF INTEREST DECLARATION

Committee Members and staff may now declare conflicts of interest related to any item on the agenda.

III. PUBLIC COMMENT PERIOD

Only interested persons in the audience may present these matters. Under State law, the Landmark Preservation Commission may respond to matters being presented under the item only as follows:

- a. Briefly respond to statements made or questions raised.
- b. Ask a question for clarification
- c. Provide a reference to staff or other resources for factual information.
- d. Request staff to report back at a subsequent meeting.
- e. Finally, a Commission member or the Commission itself may take action to direct staff to place a matter of business on a future agenda.

Any and all of the following agenda items are subject to action by the Landmark Preservation Commission. This Agenda is on file at the City Clerk's Office, Sixth Floor, 10th Street Place, and is available on the City's Web site at www.modestogov.com.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Clerk's office during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting, at the following website <https://www.modestogov.com/AgendaCenter>

IV. CONSENT ITEMS

An item may be removed from consent and discussed at the request of an audience member or Committee Member. Unless withdrawn from consent, items are approved at one time.

Item A **Minutes of the regular meeting of May 18, 2026.**

V. OTHER BUSINESS

Item B **Landmark Site Building Permit Report – May 2026**

Item C **Outreach Letter for Review – Marc Garcia to present**

VI. PUBLIC HEARINGS

None

VII. NEW BUSINESS

None

VIII. COMMENTS AND COMMITTEE REPORTS

Staff recommend canceling the upcoming July 20, 2026 meeting.

IX. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Landmark Preservation Commission and staff upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the Commission's attention after the agenda was posted.

X. ADJOURNMENT

Next LPC meeting will be July 20, 2026, at 1:00pm.

In accordance with the requirements of Title II of the Americans with Disabilities Act (“ADA”) of 1990, the Fair Employment & Housing Act (“FEHA”), the Rehabilitation Act of 1973 (as amended), Government Code section 11135 and other applicable codes, the City of Modesto (“City”) will not discriminate against individuals on the basis of disability in the City’s services, programs, or activities. For more information, please visit the City of Modesto website at <https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk’s office at 209-577-5396. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Esta Agenda está archivada en la División de Planificación, en el tercer piso, de la Plaza de 10th Street y en el tablero de publicaciones en la entrada de la Plaza de 10th Street, y está disponible en el sitio web de la Ciudad en www.modestogov.com .

En conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, comuníquese con el la Cidudad de Modesto al 209-577-5267. Se requiere notificación 48 horas antes de la reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunion. De conformidad con los requisitos del Título II de la Ley de Estadounidenses con Discapacidades (“ADA”) de 1990, la Ley de Equidad en el Empleo y la Vivienda (“FEHA”), la Ley de Rehabilitación de 1973 (enmendada)la sección 11135 del Código de Gobierno y otros códigos aplicables, la Ciudad de Modesto (“Ciudad”) no discriminará a las personas por discapacidad en los servicios, programas o actividades de la Ciudad. Para obtener más información, visite el sitio web de la Ciudad de Modesto en: <https://www.modestogov.com/862/Americans-with-Disabilities-Act-ADA>

Posted pursuant to Government Code Section 54954.2 on the bulletin board at Tenth Street Place on

_____ at _____ by _____
date time signature

City of Modesto Landmark Preservation Commission

Minutes

May 18, 2026

Having reached the hour of 1:02 pm, the meeting was called to order by Chairperson Power

I. ROLL CALL

Present: Commissioners Clendenin (arrived at 1:15pm), Farrish, Lopina, Power, Singh

Absent: Commissioner Goriel (excused), Commissioner Zagone (excused)

Motion

It was moved by Commissioner Lopina and seconded by Commissioner Farrish and carried unanimously (4-0) that Commissioner Goriel and Commissioner Zagone be excused from this meeting.

II. CONFLICT OF INTEREST DECLARATION

Chairman Power asked if any Commissioners had conflicts of interest or ex parte communications on any of the agenda items to declare.

None

III. PUBLIC COMMENT

Dean Richardson from Urban Forest Modesto stated for the record that they are pursuing the landmark #28 Modesto Christmas Tree to be decorated during the holidays. He was asked if he had reached out to the Parks and Recreation Department, he had not. Staff will reach out to him with whom he should reach out to.

IV. CONSENT ITEMS

Item A Minutes of the regular meeting of April 20, 2026

Motion (Carried)

It was moved by Commissioner Singh, seconded by Commissioner Farrish and carried unanimously (4-0) that the minutes of the regular meeting of April 20, 2026, be approved.

V. OTHER BUSINESS

Item B Landmark Site Building Permit Report – April 2026

Action

Staff provided a report that there was no building permits issued in April 2026. The Commission acknowledged the update.

Item C Outreach Letter for Review – Invitation to Apply for the Mills Act – Incentives for Modesto Landmark Property Owners.
Contact: Katharine Martin 209-577-5267 or kamartin@modestogov.com

Motion (Carried)

It was moved by Commissioner Clendenin, seconded by Commissioner Singh and carried unanimously (5-0) that the Outreach Letter – Invitation to Apply for the Mills Act – Incentives for Modesto Landmark Property Owners be continued to the June 15, 2026, Landmark Preservation Commission meeting.

VI. PUBLIC HEARINGS

None.

VII. NEW BUSINESS

None.

VIII. COMMISSION / STAFF COMMENTS

- Staff reported on the gutter replacement for 211 Elmwood Ct. Historic landmark # 35. At the time of the meeting the remaining 10% of the original gutters had been replaced for safety and preservation of the home.
- Staff updated the Commission on 1222 I Street Landmark # 28, an unpermitted sign was installed, and the NPU code enforcement team and city staff are working with the property owner to bring the sign into compliance.

IX. MATTERS TOO LATE FOR THE AGENDA

None.

X. ADJOURNMENT

The meeting was adjourned at 1:49pm.

Katharine Martin, Senior Planner,
Secretary



**CITY OF MODESTO
COMMITTEE AGENDA REPORT**

DATE OF MEETING:

June 15, 2026

Date: June 5, 2026

TO: Chairperson Power and Members of the Landmark Preservation Commission
FROM: Jessica Hill, Director of Community and Economic Development
SUBJECT: Landmark Site Building Permit Report – May 2026
CONTACT: Katharine Martin, Senior Planner
Contact Info: 209-577-5465, (kamartin@modestogov.com)

DESCRIPTION:

Consider reviewing a list of permits issued for Modesto Landmark Preservation Sites, defined in 9-10.02 of the Modesto Municipal Code as an area, district, building, structure or object, which has been designated for preservation for reasons of its significance by the City Council. (Funding Source not applicable)

STRATEGIC PLAN ELEMENT:

This project relates to Strategic Plan 2025-2026 Goal D: Provide safe, efficient, and reliable infrastructure through proactive community investment, maintenance, and sustainability efforts.

BACKGROUND:

Title 9, Chapter 10 of the Modesto Municipal Code governs Modesto Landmark Preservation, including the duties and authorities of the Modesto Landmark Preservation Commission. Section 9-10.07 details the process for Review of Permits, specifically building permits which propose to alter, renovate, or demolish landmarks or landmark-eligible resources.

DISCUSSION:

Per 9-10.07 of the Modesto Municipal Code, the Chief Building Official refers building permit applications which propose to alter, renovate, or demolish landmarks to the Director of Community & Economic Development. The Director then determines whether an application must be made to the Landmark Preservation Commission for its written approval prior to issuance of a building permit. At this time, there was one (1) permit at 201 Needham Street, Landmark #54 Great Valley Center, for sewer repair in the parking lot.

FISCAL IMPACT:

No impact to the General Fund.

CEQA REQUIREMENTS:

This report does not constitute a “project” under CEQA per the definition in Section 21065 of the CEQA Guidelines.

RECOMMENDED LANDMARK PRESERVATION COMMISSION ACTION:

Staff Recommendations:

Review and provide feedback on the list of permits issued for Modesto Landmark Preservation Sites, defined in 9-10.02 of the Modesto Municipal Code as an area, district, building, structure or object, which has been designated for preservation for reasons of its significance by the City Council.

Attachments:

1. Landmark Permit Report for May




Landmark Permit Report

City of Modesto

Applied Between 5/1/2026 and 5/31/2026

PERMIT NO	APPLIED	SITE ADDR	TYPE	STATUS	DESCRIPTION	NAME	NUMBER
BLD2026-01869	5/14/2026 12:00:00 AM	201 NEEDHAM ST	COM PLUMBING	ISSUED	SEWER LINE REPAIR IN PARKING LOT		

 <p style="text-align: center;">CITY OF MODESTO COMMITTEE AGENDA REPORT</p>	<p style="text-align: center;">DATE OF MEETING: June 15, 2026</p>
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Date: June 8, 2026

TO: Chairperson Power and Members of the Landmark Preservation Commission

FROM: Jessica Hill, Director of Community and Economic Development

SUBJECT: Draft Landmark Preservation Commission Outreach Letter to Property Owners of Sites Eligible for “Landmark” Status and Mills Act

CONTACT: Katharine Martin, Senior Planner, kamartin@modestogov.com , 209-577-5267,

DESCRIPTION:

Consider approval of the draft Outreach Letter and recommend staff contact property owners of eligible property for the “Landmark” status and Mills Act Contracts. (Funding Source Not Applicable)

STRATEGIC PLAN ELEMENT:

This item is consistent with the 2025-2026 Strategic Plan Area of Focus. Goal BI; Enhance pride in Modesto’s diverse neighborhoods and business districts by actively addressing blight and ensuring that community assets and amenities are well-maintained and preserved.

BACKGROUND:

During the month of July 2025, an update of the City’s 1997 Downtown Historic Resources Inventory (HRI) survey was conducted by the firm Environmental Science Associates (ESA). As part of the survey, ESA analyzed 350 properties that had been identified in the original 1997 HRI as potential landmark sites and recommended that 54 of those sites retain the status of “Landmark” sites. The ESA survey also identified an area known as the “Bungalow District” and recommended that those 108 sites within the district also retain the status of potential “Landmark” sites.

After the kickoff of the HRI survey update, on August 18, 2025, at the Landmark Preservation Commission hearing the Staff gave a presentation to help guide the Commission on the purpose and application process of the Mills Act, by which an owner of an eligible property may receive tax incentives to maintain the historic character of a historic site. The completed HRI survey was presented to and accepted

by the Commission at the January 26, 2026, hearing. In discussions during the August and January hearings, the Commission recommended that staff conduct outreach to property owners of sites eligible for the Mills Act and “Landmark” status, to inform eligible property owners of the availability and process of the program.

DISCUSSION:

Upon direction from the Commission, Planning staff has drafted a letter inviting property owners to learn about and consider applying for “Landmark” and Mills Act status. The purpose of the outreach is to inform owners of the inclusion of their properties in the City’s Historic Resources Survey as being landmark-eligible, the option to apply for “Landmark” status, and to learn about Mills Act tax benefits toward the maintenance and preservation of their historic structures. Prior to the start of outreach, staff presented a draft letter to the Commission for review and comments and requested a motion to accept and proceed.

At the Landmark Preservation Commission meeting on May 18, 2026, the Commission suggested the structure and formatting of the letter be changed by staff and continued this item until the following meeting on June 15, 2026. Staff have made the edits and are now presenting the draft letter with the new formatting to the Commission for review and request for a motion to accept and proceed.

FISCAL IMPACT:

There is no fiscal impact for this item. Staff time comes from the General Fund and is part of the Planning Divisions existing budget.

CEQA/NEPA REQUIREMENTS:

The property owner outreach is not defined as a “Project” under Section 15378 (b) (5) in that this is an organizational activity that will not result in direct or indirect physical changes in the environment.

RECOMMENDED COMMITTEE ACTION:

Staff Recommendations:

Motion to approve the draft Outreach Letter, and recommendation to Staff to proceed with outreach to property owners of sites eligible for “Landmark” status and the Mills Act.

Attachments:

1. Draft Outreach Letter
2. Draft Flyer



Our City.
Our Future.

Would you like to be an active part of *Modesto's History?*

*Let's ensure that Modesto's historic buildings
retain their integrity and continue contributing
to Modesto's unique identity.*



We invite you to join the Mills Act Community!

The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Apply Today!

Modesto
Landmark
Designation



Owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period.



**City of Modesto
Planning**

(209) 577-5267

www.ModestoGov.com/662





[Date]

Property Owner

[Street Address]

[City, State Zip Code]

Dear Property Owner:

Your property has been included in the City's Historic Resources Survey, originally conducted in 1997 and updated in July of 2025. For your reference, a link to the current survey is provided here: <https://www.modestogov.com/2028/Historic-Resources-Survey>
The survey identifies important architectural features, traits and historic significance of Landmarks and landmark-eligible sites within the City.

The City of Modesto is contacting you to inform you that your property has been identified as landmark-eligible property. Properties with this status are important to the city's cultural and architectural history, and they come with certain responsibilities to ensure their long-term preservation.

In order to be considered for a Modesto Landmark Preservation site, an application must be received by the Planning Division, with the following information:

- Summary of the site's historic significance as a building, site, structure, or object that is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural history of Modesto or the region.
- The summary should contain documentation such as plans, reports, special studies, exhibits, maps and any other information deemed necessary by the Planning Division.

The application would then be considered by the Landmark Commission in a public hearing, who shall make a recommendation to the City Council. The matter would then be forwarded to the City Council for consideration in a public hearing, for designation as a Modesto Landmark Preservation Site.

Modesto Landmark Properties must be properly maintained, especially the exterior facade and any character defining architectural features. Any exterior work, whether repair, replacement, or alteration—must follow established preservation standards and will require a City permit and approval from the Landmark Preservation Commission.

Improvement examples include:

- Window replacement or modification
- New or altered signage
- Changes to roofing materials
- Exterior repairs that affect architectural details and visible building elements

These regulations help ensure that Modesto's historic buildings retain their integrity and continue contributing to the city's unique identity.

If a property is designated as a Landmark, the designation will continue even if the property sells to another owner. The maintenance obligations and process for improvements would then be the responsibility of the new owner.

We invite you to join the Mills Act Community! The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period.

Information about the Mills Act can be found at the website of the California State Parks system, here: https://ohp.parks.ca.gov/?page_id=21412

To apply for a Modesto Landmark Designation call (209) 577-5267 or visit www.ModestoGov.com/662.

Thank you for your commitment to preserving Modesto's historic resources. We appreciate your stewardship and look forward to assisting you.

Sincerely,

[Planners Name]
[Planners title]