



**AGENDA
CITY OF MODESTO
LANDMARK PRESERVATION COMMISSION
Room B300 - Basement
Tenth Street Place, 1010 10th Street
Modesto, California
Monday, May 18, 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 Unless withdrawn from consent, items are approved at one time.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 April 20, 2026.

V. OTHER BUSINESS

Item B Landmark Site Building Permit Report – April 2026

Item C Outreach Letter for Review - Invitation to Apply for the Mills Act – Incentives for Modesto Landmark Property Owners

VI. PUBLIC HEARINGS

None

VII. NEW BUSINESS

None

VIII. COMMENTS AND COMMITTEE REPORTS

Gutter replacement for 211 Elmwood Ct. - Historic Landmark # 35 - Review

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 June 15, 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

April 20, 2026

Having reached the hour of 1:03 pm, the meeting was called to order by Chairperson Power

I. ROLL CALL

Present: Commissioners Farrish, Lopina, Power, Singh, Zagone

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

Motion

It was moved by Commissioner Lopina and seconded by Commissioner Farrish and carried unanimously (5-0) that Commissioner Goriel and Commissioner Clendenin 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

None.

IV. CONSENT ITEMS

Item A Minutes of the regular meeting of March 16, 2026

Motion (Carried)

It was moved by Commissioner Farrish, seconded by Commissioner Singh and carried unanimously (5-0) that the minutes of the regular meeting of March 16, 2026, be approved.

V. OTHER BUSINESS

Item B Landmark Site Building Permit Report – March 2026

Action

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

Item C Research Progress – Verbal Update – Bunya Bunya Tree and Modesto Christmas Tree

Contact: Katharine Martin 209-577-5267 or kamartin@modestogov.com

Action

Senior Planner Katharine Martin gave the Commission an update on the responsibility for the trees within the City, they are shared duties for the trees between the departments of Parks and Recreation and Forestry. She was given

directions to ask each department to bring a health report on the trees to the Commission.

Dean Richardson with Urban Forestry Modesto, gave a summary of his contact with the forestry department, and his desire to have the Christmas Tree decorated during the holidays.

Item D Research Progress – Verbal Update Mills Act Contract Property Tax Assessment

Contact: Radha Hayagreev, 209-577-5267 or rhayagreev@modestogov.com

Action

Principal Planner Radha Hayagreev gave an update on how the Mills Act Property Tax is calculated, and how this could be marketed as an incentive to current Landmark Preservation properties, as well as to properties that were identified in the most recent survey. A request for the assessor's office representative to come to the commission and give a presentation, as well as a current Mills Act Tax property owner to talk about the benefits of the tax breaks.

Item E GIS Story Maps Update

Contact Radha Hayagreev 209-577-5267 or rhayagreev@modestogov.com

Action

Principal Planner Radha Hayagreev presented the new Story Maps of the historic properties to the Commission. The Commission appreciated the update.

VI. PUBLIC HEARINGS

None.

VII. NEW BUSINESS

None.

VIII. COMMISSION / STAFF COMMENTS

- Chair Power acknowledged that Principal Planner Radha Hayagreev would be leaving the City of Modesto and thanked her for her time and dedication to the Landmark Preservation Commission.
- Chair Power asked if there would be a City Council recognition of Preservation Month in May? – City Staff responded and will review this with Public Information Office.

IX. MATTERS TOO LATE FOR THE AGENDA

None.

X. ADJOURNMENT

The meeting was adjourned at 2:07 pm

Signed copy on file in CEDD

Radha Hayagreev, Principal Planner,
Secretary



**CITY OF MODESTO
COMMITTEE AGENDA REPORT**

DATE OF MEETING:

May 18, 2026

Date: May 4, 2026

TO: Chairman Power and Landmark Preservation Commissioners

THROUGH: Jessica Hill, Director of Community and Economic Development

FROM: Michael Hren, AICP, Principal Planner

SUBJECT: Landmark Site Building Permit Report – April 2026

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

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 item supports Strategic Plan 2025-2026 Goal I: Promote trust and engagement between the community and the City by enhancing responsiveness, communicating broadly about City opportunities and challenges, and increasing public participation in municipal affairs.

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 to 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 were no new permits issued for April 2026.

FISCAL IMPACT:

There is no fiscal impact for this item. Funding for staff time comes from the General Fund and is part of the Planning Division’s existing budget.

CEQA/NEPA REQUIREMENTS:

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

RECOMMENDED COMMITTEE 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:

None

 <p style="text-align: center;">CITY OF MODESTO COMMITTEE AGENDA REPORT</p>	<p style="text-align: center;">DATE OF MEETING: May 18, 2026</p>
--	---

Date: May 8, 2026

TO: Chairperson Power and Members of the Landmark Preservation Commission

FROM: Jessica Hill, Director of Community and Economic Development

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

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

DESCRIPTION:

Consider approval of the draft Mills Act Outreach Letter and recommend staff contact property owners of eligible property for the Mills Act and “Landmark” status. (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 Mills Act and “Landmark” 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 are presenting the draft letter to the Commission for review and comment, 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 Mills Act Outreach Letter, and recommendation to Staff to proceed with outreach to property owners of sites eligible for the Mills Act and “Landmark” status.

Attachments:

1. Draft Mills Act Outreach Letter



[Date]

Property Owner
[Street Address]
[City, State Zip Code]

Subject: Invitation to Apply for the Mills Act – Incentives for Modesto Landmark Property Owners

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 Landmark site, an application for Landmark status 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.

Maintenance Requirements for Modesto Landmark Properties

Landmark and landmark eligible 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

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 would like to share an opportunity available to owners of historic properties: the Mills Act Historical Property Contract Program. The Mills Act is one of California's most significant incentives for historic preservation. Through a contract with the City, eligible property owners may receive a reduction in property taxes in exchange for committing to ongoing maintenance and preservation of their historic structure. Such contracts, once approved and executed, are for a term of ten (10) years with automatic yearly extensions, and stay with the property when transferred. Subsequent owners are bound by the contract and would have the same rights and obligations as the original owner who entered into the contract. Any alteration or exterior changes to a building under a Mills Act contract, such as maintenance or replacement of features requiring a building permit, must first be reviewed and approved by the Landmark Preservation Commission in accordance with Modesto Municipal Code Section 9-10.07. If an owner of a property under a Mills Act contract wishes to cancel or request non-renewal of their contract, the owner can contact the Planning Division at 209-577-5267 or email to planning@modestogov.com for information about process and procedures as set by the State of California's Office of Historic Preservation and the Bureau of Equalization.

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

Role of the Modesto Landmark Preservation Commission

The Modesto Landmark Preservation Commission (LPC) plays an essential role in safeguarding the city's historic resources. The Commission is responsible for:

- Reviewing and recommending properties for local landmark designation
- Evaluating Mills Act applications
- Reviewing proposed modifications to landmark and landmark eligible properties
- Ensuring that exterior changes follow the Secretary of the Interior's Standards for Rehabilitation
- Supporting the preservation and enhancement of Modesto's historic character

The LPC's oversight ensures consistency, quality, and thoughtful stewardship of Modesto's historic properties.

If you are interested in the Mills Act, have questions about required permits, or want assistance in understanding your property's responsibilities and opportunities, City staff are available to help. We encourage you to reach out so we can support your preservation efforts.

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]