

C&ED/PLANNING DIVISION MONTHLY REPORT

February 2005

ACTIVITY REPORT							
Activity	Feb '05		Feb '04		Y-T-D (04/05)		Y-T-D (03/04)
Zoning & Related Applications	2		3		37		52
Admin. Plan Reviews	3		2		55		66
Tentative Subdivision/ Parcel Maps							
# of Maps	1		2		13		17
# of Lots	3		67		616		219

CURRENT PLANNING SECTION:

Amend P-D(473), offices, 609 E. Orangeburg (Manning) (3/7/05 P/C)
 Development Agreement, Shelter Cove Church, Coffee/Claratina (3/8/05 C/C)
 Rezone R-1 to P-D, St. Stanislaus Church, Maze/Carpenter (3/8/05 C/C)
 Village One SPA & PPA#1, Sylvan/Roselle (Sylvan Vet Hospital) (3/8/05 C/C)
 Precise Plan No. 19, Floyd/Lincoln Oak (Naraghi) (3/21/05 P/C)
 Amend P-D(371), Roller King, 2000 Briggsmore (Erickson) (3/21/05 P/C)
 CUP, car wash, Yosemite/Lincoln (Cerutti) (3/24/05 BZA)
 VTSM, McHenry-Claratina Property, Grecian/McHenry (Redev) (4/4/05 P/C)
 Rezone, R-1 to P-D, offices, Coffee/Rumble (Mutual Partners) (4/18/05 P/C)
 VTPM, 3 parcels, 1165 Scenic (O'Dell) (4/18/05 P/C)
 CUP, cell tower, Oakdale/Briggsmore (Verizon) (4/28/05 BZA)
 Final Development Plan, Shelter Cove Church, Coffee/Claratina (5/2/05 P/C)
 VTPM & Plot plan, flag lot, Ford Av./Ford Ct. (Duran) (5/2/05 P/C)
 VTSM, Ramirez Estates, 8 lots, Fine/Affirmed (Ramirez) (5/16/05 P/C)
 Plot plan, 3 units, 712 4th St. (Cervantes) (staff review)
 Precise Plan No. 35, Claus/Briggsmore (concept review)
 Rezoning to P-D for offices, McHenry/Morris (concept review)
 Rezone, R-3 to P-D, office conversion, 2013 Coffee (Yoshino) (Pending P/C)
 VTSM, Hillglen Subdivision, 38 lots, Roselle/Hillglen (NA Engineering) (Pending P/C)
 GPA & Rezone, The Promenade, Dale/Vintage (Setrok Dev.) (Pending P/C)
 VTSM, The Plaza, 169 lots, Floyd/Lincoln Oak (Naraghi) (Pending P/C)
 SPA & Precise Plan Amendment, Roselle/Belharbour (Stan. Co. Housing Authority) (Pending P/C)
 Final Dev. Plan, Village Center Housing, Roselle/Belharbour (Stan. Co. Housing Authority) (Pending P/C)
 Precise Plan #30, Fine/Merle (Pope) (Pending P/C)
 GPA & rezone, R-1 to P-D, residential, El Rio/Cuesta (Riverside Builders) (Pending P/C)
 VTSM, El Rio Subdivision, 19 lots, El Rio/Cuesta (Riverside Builders) (Pending P/C)
 Amend P-D(247), retail, Crows Landing/Whitmore (L Street Architects) (Pending P/C)
 VTPM, 2 parcels, Coffee/Rumble (Mutual Partners) (Pending P/C)
 Variance, front yard setback, 1716 Tully (Meedom) (Pending BZA)
 CUP, Bank of Stockton, Pelandale/Dale (Horizon) (Pending BZA)
 Abandonment, Por. of Alma Ave. (Horizon) (Pending C/C)
 Code Amendment, Cell Tower guidelines (Pending P/C)
 Code Amendment, 2nd units (Pending P/C)

ADVANCE PLANNING SECTION:

General Plan Update Work Program
General Plan Land Use Survey
Housing Element Implementation Program
Master Plan Project Prioritization
Roselle-Claribel Specific Plan, EIR & GPA
Kiernan Business Park Specific Plan Amendment/EIR
Kansas-Woodland Business Park Specific Plan/EIR
Fairview Specific Plan Amendment/Bava Annexation
North Beyer Specific Plan Amendment (Martin Site)
Pelandale/McHenry Specific Plan & Focused EIR
Waterman-Luchessa Specific Plan
Shackelford Annexation
Carpenter/Shaddox Annexation
Development of Application forms
Notice of Non-renewal form
CEQA Procedures
Initial Study Template Form
Update documents on Web Site/Development CD
Specific Plan Procedures/Guide/Class
Zoning Map Update
Small lot Design Standards
Notice of Non-Renewal Application Form

Technical/CEQA Assistance Projects

- Airport Master Plan
- TRRP Gateway Parcel
- Tenth Street Re-opening/Stanislaus Foods Campus Consolidation
- Census/Demographic Profile
- Village 1 Housing Authority Project
- 9th St. Bridge Seismic Retrofit
- Shackelford Crossing of Tuolumne River
- Claratina Extension – Coffee to Oakdale (EA assistance)
- RDA Assist – EIR(s) – RDA Master Plan & 9th St. Revitalization
- Hydraulic Model Land Use Data
- Empire Water Tank & Water Line Project
- Claratina Extension – Coffee to Oakdale
- Wastewater Treatment Land Acquisition EIR
- CEQA Review for 800 Briggs Ave
- 1000 Oaks Lift Station Fence
- CIP Projects CEQA Review
- West Side Service Center I.S.
- MND for Neighborhood at Marshall Park
- MND for Sutton Community Park
- MND for Grogan Park
- Coffee/Claratina Park/Drainage Basin I.S.
- EIR for Phase 2 Expansion of Regional Water Treatment Plant
- Stanislaus Foods/10th Street Reopening MND
- Public Safety Campus – Northeast Modesto
- Public Safety Campus - Downtown
- Procedures for out-of-boundary service agreements
- Review of Draft EIR for Gregori High School
- Briggsmore widening project
- La Loma Lift Station MND
- Hazard Mitigation Plan
- SOI Study
- Non-motorized Transportation Plan

ADVANCE PLANNING SECTION (con't):

Environmental Resource Study Area Development Review

Leong Parcel Map in the County
Paintball Operation – Zeff Rd.

Referrals from Outside Agencies

- CO PR Hughes Development Kiernan @ McHenry
- CO PR Valley/Lexus PM
- Co PR CUP 2004-31 Trombetta Electric (mg)
- CO PR Time Ext 2005-01 Rezone 2000-17 Walter Koenig (mg)
- CO PR PM 2005-04 Summit Corporate(mg)
- CO PR CUP 2005-02 McHenry Golf (ddo)
- CO TPM 2005-05 Mark Keaton
- CO IS, Sequoia Apartments GP, RZ
- Ceres IS CUP 04-54 Home Depot

LG/BJ/PK/BW:bj

cc: Linda Boston, Business Development Manager
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