

C&ED/PLANNING DIVISION MONTHLY REPORT

April 2005

ACTIVITY REPORT

Activity	Apr '05	Apr '04	Y-T-D (04/05)	Y-T-D (03/04)
Zoning & Related Applications	3	1	47	56
Admin. Plan Reviews	11	4	72	72
Tentative Subdivision/ Parcel Maps				
# of Maps	5	2	23	19
# of Lots	13	6	666	225

CURRENT PLANNING SECTION:

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)
 Abandonment, Por. of Alma Ave. (Horizon) (5/10/05 C/C)
 VTSM, Ramirez Estates, 8 lots, Fine/Affirmed (Ramirez) (5/16/05 P/C)
 Amend P-D(522), senior housing, Wisdom Way (Naraghi) (6/6/05 P/C)
 Amend P-D(247), retail, Crows Landing/Whitmore (L Street Architects) (6/6/05 P/C)
 VTPM, 2 parcels, Pelandale/Chapman (Pelandale Dev.) (6/6/05 P/C)
 VTPM & plot plan, flag lots, 1323 Sunrise (Von Borstel) (6/6/05 P/C)
 VTSM, The Plaza, 169 lots, Floyd/Lincoln Oak (Naraghi) (6/6/05 P/C)
 VTPM, Sylvan Vet Clinic, 3500 Roselle (6/6/05 P/C)
 Rezone, R-3 to P-D, office conversion, 2013 Coffee (Yoshino) (6/20/05 P/C)
 Time Extension, P-D(537) & P-D(540) (6/20/05 P/C)
 TPM, 2 parcels, Trask/Ada (Beneker) (6/20/05 P/C)
 VTSM, Graham Estates, 10 lots, Fine/Sharon (Mixon) (6/20/05 P/C)
 Amend P-D(563), office condos, 16th/G (Simvoulakis) (6/20/05 P/C)
 CUP, parking for Adrian's Beauty College expansion, 134 Floyd (6/23/05 BZA)
 CUP, convenience store, Yosemite/McClure (Chopra) (6/23/05 BZA)
 Plot plan, 3 units, 712 4th St. (Cervantes) (staff review)
 Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (staff review)
 Plot plan, 2nd unit, 429 Sycamore (Stambaugh) (staff review)
 Plot plan, 2nd unit, 510 Melrose (Meleg) (staff review)
 Rezoning to P-D for offices, McHenry/Morris (concept review)
 Amend PP#20, Village Center, Floyd/Roselle (Best Properties) (Pending P/C)
 GPA, SPA, & P-D Zone, mixed residential/commercial, Pelandale/American (Mana Dev.) (Pending P/C)
 VTSM, Wisdom Place Sr. Community, 22 lots, Wisdom Way (Naraghi) (Pending P/C)
 VTPM & Plot Plan, flag lot, 1106 Virginia (Foundation RE) (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)
 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)
 VTPM, 2 parcels, Coffee/Rumble (Mutual Partners) (Pending P/C)
 VTPM, 3 parcels, Kansas/Mercy (Raygoza) (Pending P/C)
 VTSM, Office Condos, 16th/G (Simvoulakis) (Pending P/C)
 Variance, front yard setback, 1716 Tully (Meedom) (Pending BZA)
 CUP, Bank of Stockton, Pelandale/Dale (Horizon) (Pending BZA)
 Rezone, R-1 to P-D, offices, Coffee/Rumble (Mutual Partners) (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
Tivoli 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/Workshop
Initial Study Template Form
Update documents on Web Site/Development CD
Zoning Map Update
Small lot Design Standards
Notice of Non-Renewal Application Form
Civil Case on Annexation in South Modesto
SOI Study
City Demographic Profile

Technical/CEQA Assistance Projects

- Review RFO's for Facility Master Plan/Finance Consultants
- Review SOQ's for Urban Water Management Plan Consultants
- Airport Master Plan
- TRRP Gateway Parcel
- Tenth Street Re-opening/Stanislaus Foods Campus Consolidation
- Census/Demographic Profile
- Village 1 Housing Authority Project
- 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
- MND for Twin Basins
- MND for La Loma Lift Station
- 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
- Briggsmore widening project

April 2005 Monthly Report – C&ED/Planning Division
Page 3
May 3, 2005

- Hazard Mitigation Plan
- Non-motorized Transportation Plan
- Enterprise Zone EIR

ADVANCE PLANNING SECTION (con't):

Environmental Resource Study Area Development Review

Paintball Operation – Zeff Rd.

Referrals from Outside Agencies

- Initial Study for Daniel J. Savage Middle School (Sylvan Union School Dist)
- CO GPA 2005-06 and RZ 2005-07 (Larry Turner)
- CO VTPM 2005-03 (Red Rim LLC)

LG/BJ/PK/BW:bj

cc: Linda Boston, Business Development Manager
George Osner, Planning Division Manager
Tess Friedburg, C&ED Secretary
Laurie Smith, Administrative Services Officer
Micahlynn Rivera, Web Design Consultant
Esther Puckett, Executive Secretary - City Manager's Office