

C&ED/PLANNING DIVISION MONTHLY REPORT

May 2005

ACTIVITY REPORT							
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Activity	May '05		May '04		Y-T-D (04/05)		Y-T-D (03/04)
Zoning & Related Applications	5		1		52		57
Admin. Plan Reviews	14		4		86		77
Tentative Subdivision/ Parcel Maps							
# of Maps	4		2		27		23
# of Lots	15		6		681		301

CURRENT PLANNING SECTION:

Amend P-D(247), retail, Crows Landing/Whitmore (L Street Architects) (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)
 VTPM, 2 parcels, Roselle/Hillglen (NA Engineering) (6/6/05 P/C)
 Rezone, R-3 to P-D, office conversion, 2013 Coffee (Yoshino) (6/20/05 P/C)
 TPM, 2 parcels, Trask/Ada (Beneker) (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)
 VTSM & Final Development Plan Hillglen Subdivision, 38 lots, Roselle/Hillglen (NA Engineering) (7/11/05 P/C)
 VTPM, 2 parcels, Pelandale/Chapman (Pelandale Dev.) (7/18/05 P/C)
 Time Extension, P-D(537) & P-D(540) (7/18/05 P/C)
 Time Extension, VTPM, Pelandale/Prescott (Soranno) (7/18/05 P/C)
 Abandonment, Sharon Avenue (William Lyon Homes) (8/1/05 P/C)
 CUP, small retail center, Carpenter/Woodland (Mari) (8/29/05 BZA)
 Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (staff review)
 Plot plan, 2nd unit, 510 Melrose (Meleg) (staff review)
 Plot plan, 2 units, 615 Kerr (Penez) (staff review)
 VTSM, Graham Estates, 10 lots, Fine/Sharon (Mixon) (Pending P/C)
 Amend P-D(522), senior housing, Wisdom Way (Naraghi) (Pending P/C)
 VTSM, Wisdom Place Sr. Community, 22 lots, Wisdom Way (Naraghi) (Pending P/C)
 Amend PP#20, Village Center, Floyd/Roselle (Best Properties) (Pending P/C)
 VTPM, 5 parcels, Floyd/Roselle (Best Properties) (Pending P/C)
 GPA, SPA, & P-D Zone, mixed residential/commercial, Pelandale/American (Mana Dev.) (Pending P/C)
 VTPM & Plot Plan, flag lot, 1106 Virginia (Foundation RE) (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)
 Rezone, R-1 to P-D, offices, Coffee/Rumble (Mutual Partners) (Pending C/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)
 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
General Plan Maintenance
Housing Element Implementation Program
Second Unit Ordinance
Master Plan Project Prioritization
Tivoli Specific Plan, EIR & GPA
Kiernan Business Park (East) Specific Plan Amendment/EIR
Kansas-Woodland Business Park Specific Plan/EIR
Fairview Specific Plan Amendment/Bava Annexation
Pelandale/McHenry Specific Plan & Focused EIR
Waterman-Luchessa Specific Plan
Shackelford Annexation
Development of Application forms
Notice of Non-renewal form
CEQA Procedures/Workshop
Initial Study Template Form
Zoning Map Update
Small lot Design Standards
Notice of Non-Renewal Application Form
Civil Case on Annexation in South Modesto
SOI Study/Development Policies for Kiernan/McHenry CPD
City Demographic Profile

Technical/CEQA Assistance Projects

Review RFP's for Facility Master Plan/Finance Consultants
Review RFP's for Urban Water Management Plan Consultants
Airport Master Plan
TRRP Gateway Parcel
Census/Demographic Profile
Claratina Extension – Coffee to Oakdale (EA assistance)
RDA Master Plan
Hydraulic Model Land Use Data
Wastewater Treatment Land Acquisition EIR
CEQA Review for 800 Briggs Ave
1000 Oaks Lift Station Fence
CIP Projects CEQA Review
MND for Village 1 Housing Authority Project.
MND for V1 Pedestrian over crossing
MND for Sutton Community Park
MND for Grogan Park
MND for Twin Basins
MND for La Loma Lift Station
MND for Rose-Celeste Force Main & Lift Station
EIR for Phase 2 Expansion of Regional Water Treatment Plant
Public Safety Campus – Northeast Modesto
Public Safety Campus - Downtown
Procedures for out-of-boundary service agreements
Non-motorized Transportation Plan
Enterprise Zone EIR

Environmental Resource Study Area Development Review

Paintball Operation – Zeff Rd.

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ADVANCE PLANNING SECTION (con't):

Referrals from Outside Agencies

- 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