

C&ED/PLANNING DIVISION MONTHLY REPORT

July 2005

ACTIVITY REPORT							
Activity	July '05		July '04		Y-T-D (05/06)		Y-T-D (04/05)
Zoning & Related Applications	4		12		4		12
Admin. Plan Reviews	23		6		23		6
Tentative Subdivision/ Parcel Maps							
# of Maps	3		3		3		3
# of Lots	60		357		60		357

CURRENT PLANNING SECTION:

VTPM, 2 parcels, Roselle/Hillglen (NA Engineering) (appeal) (8/9/05 C/C)
 Amend P-D(563), office condos, 16th/G (Simvoulakis) (8/9/05 C/C)
 Time Extension, VTPM, Pelandale/Prescott (Soranno) (8/15/05 P/C)
 TSM, Aberdeen Place 2, 2 lots, Woodland/Shasta (Bhatti) (8/29/05 P/C)
 VTPM, 2 parcels, Whitmore/Yuma (World Investments) (9/12/05 P/C)
 VTSM, Burkshire Estates II, 45 lots, Kodiak/Roselle (Branagh) (9/12/05 P/C)
 Abandonment, Sharon Avenue (William Lyon Homes) (9/12/05 P/C)
 VTSM, Graham Estates, 10 lots, Fine/Sharon (Mixon) (9/12/05 P/C)
 VTPM, 2 parcels, Pelandale/Chapman (Pelandale Dev.) (9/12/05 P/C)
 Time Extension, P-D(537) & P-D(540) (9/12/05 P/C)
 Rezone, R-1 to P-D, offices, Coffee/Rumble (Mutual Partners) (9/13/05 C/C)
 Rezone, R-3 to P-D, office conversion, 2013 Coffee (Yoshino) (9/13/05 C/C)
 CUP, storage building, 913 Floyd (Mdo. Covenant Church) (9/22/05 BZA)
 CUP, cell tower expansion, Wisdom Way (Cingular) (9/22/05 BZA)
 CUP, cell tower co-location, Standiford/Carver (Cingular) (9/22/05 BZA)
 CUP, small retail center, Carpenter/Woodland (Mari) (9/22/05 BZA)
 CUP, parking for Adrian's Beauty College expansion, 134 Floyd (9/22/05 BZA)
 Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (staff review)
 R-2 Plot plan, 3rd unit, 541 Bodem (Tedesco) (staff review)
 Giacomo's Express, Tully/Orangeburg (concept review)
 GPA & Rezone, The Promenade, Dale/Vintage (Setrok Dev.) (Pending P/C)
 SPA & Precise Plan Amendment, Village Center, Floyd/Roselle (Best Properties) (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, 5 parcels, Floyd/Roselle (Best Properties) (Pending P/C)
 VTSM, Hillglen Subdivision, 38 lots, Roselle/Hillglen (NA Engineering) (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)
 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)
 VTPM, 2 parcels, Coffee/Rumble (Mutual Partners) (Pending P/C)
 VTSM, Office Condos, 16th/G (Simvoulakis) (Pending P/C)
 VTPM & Plot Plan, 11 apartments, 520 Sunnyside (Renata Enterprises) (Pending P/C)
 Variance, front yard setback, 1716 Tully (Meedom) (Pending BZA)
 CUP, Bank of Stockton, Pelandale/Dale (Horizon) (Pending BZA)
 Update of fence standards (Pending P/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
General Plan Maintenance
MEIR Maintenance
Housing Element Implementation Program
Second Unit Ordinance
Density Bonus Provisions 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
Annexation Supplemental Application Form
Notice of Non-renewal form
CEQA Procedures/Workshop
Initial Study Template Form
Zoning Map Update
Scope for Comprehensive Design Guidelines
Notice of Non-Renewal Application Form
Civil Case on Annexation in South Modesto
SOI Study/Development Policies for Kiernan/McHenry CPD
DOF Population Estimate

Technical/CEQA Assistance Projects

Facility Master Plan/Finance Consultants
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 Grogan Park
MND for Twin Basins
MND for La Loma Lift Station
MND for Rose-Celeste Force Main & Lift Station
Finding of Conformance for Sanders Park
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

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ADVANCE PLANNING SECTION (con't):

Environmental Resource Study Area Development Review

Paintball Operation – Zeff Rd.
Yosemite Meats

Referrals from Outside Agencies

- County Parcel Map Application 2005-19 – Beard Land Improvement Co.

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