

**C&ED/PLANNING DIVISION MONTHLY REPORT**

**August 2005**

**ACTIVITY REPORT**

Activity	Aug '05	Aug '04	Y-T-D (05/06)	Y-T-D (04/05)
<b>Zoning &amp; Related Applications</b>	<b>4</b>	<b>7</b>	<b>8</b>	<b>19</b>
<b>Admin. Plan Reviews</b>	<b>9</b>	<b>7</b>	<b>32</b>	<b>13</b>
<b>Tentative Subdivision/ Parcel Maps</b>				
# of Maps	<b>0</b>	<b>4</b>	<b>3</b>	<b>7</b>
# of Lots	<b>0</b>	<b>32</b>	<b>60</b>	<b>389</b>

**CURRENT PLANNING SECTION:**

VTPM, 2 parcels, Roselle/Hillglen (NA Engineering) (appeal) (9/6/05 C/C)  
 Time Extension, VTPM, Pelandale/Prescott (Soranno) (9/12/05 P/C)  
 VTPM, 2 parcels, Whitmore/Yuma (World Investments) (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)  
 Appeal of 2<sup>nd</sup> story addition approval, 407 Enslin (Wheeler) (9/22/05 BZA)  
 CUP, State Theater sign (Sign Designs) (9/22/05 BZA)  
 TSM, Aberdeen Place 2, 2 lots, Woodland/Shasta (Bhatti) (9/26/05 P/C)  
 VTSM, Berkshire Estates II, 45 lots, Kodiak/Roselle (Branagh) (10/17/05 P/C)  
 Abandonment, Sharon Avenue (William Lyon Homes) (10/17/05 P/C)  
 TPM & Plot Plan, flag lot, 410 Laurel (Almanza) (10/17/05 P/C)  
 VTSM, Thomas Terrace, 20 lots (Thomas) (10/17/05 P/C)  
 VTSM, Office Condos, 16<sup>th</sup>/G (Simvoulakis) (10/17/05 P/C)  
 SPA & Precise Plan Amendment, Village Center, Floyd/Roselle (Best Properties) (10/17/05 P/C)  
 VTPM, 2 parcels, Pelandale/Chapman (Pelandale Dev.) (10/17/05 P/C)  
 Time Extension, P-D(537) & P-D(540) (10/17/05 P/C)  
 P-O Plot Plan, offices, Dale/Veneman (Architecture Plus) (10/27/05 BZA)  
 CUP, small retail center, Carpenter/Woodland (Mari) (10/27/05 BZA)  
 CUP, parking for Adrian's Beauty College expansion, 134 Floyd (10/27/05 BZA)  
 CUP, cell tower co-location, Standiford/Carver (Cingular) (10/27/05 BZA)  
 CUP, car wash, Coffee/Mable (Cerutti) (10/27/05 BZA)  
 Amend P-D(320), cell tower, McHenry/Warren (Cingular) (11/7/05 P/C)  
 Amend P-D(145), retail building, 2000 Briggsmore (Cal. Equity Mgt.) (11/7/05 P/C)  
 TPM, 3 parcels, Yosemite/McClure (Carranza) (11/7/05 P/C)  
 P-O Plot Plan, office conversion, 1724 G St. (L Street Architects) (11/17/05 BZA)  
 CUP, residential rebuild in C-2 Zone, 521 Fifth St. (Bergen) (11/17/05 BZA)  
 Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (staff review)  
 R-2 Plot plan, 3<sup>rd</sup> 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, 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)  
 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)  
 VTPM & Plot Plan, 11 apartments, 520 Sunnyside (Renata Enterprises) (Pending P/C)

**CURRENT PLANNING SECTION:**

VTSM, Graham Estates, 10 lots, Fine/Sharon (Mixon) (Pending P/C)  
Amend P-D(30), Gould replacement/expansion, 600 Coffee (CMC) (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, 2<sup>nd</sup> 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  
Williamson Act inquiries  
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  
CPD Development Guidelines

**Technical/CEQA Assistance Projects**

Facility Master Plan/Finance Consultants  
Urban Water Management Plan  
Airport Master Plan  
TRRP Gateway Parcel  
Census/Demographic Profile  
Claratina Extension – Coffee to Oakdale (EA assistance)  
RDA Master Plan  
Wastewater Master Plan Update  
Wastewater Treatment Land Acquisition EIR  
CEQA Review for 800 Briggs Ave  
CIP Projects CEQA Review  
MND for Village 1 Housing Authority Project.  
MND for V1 Pedestrian over crossing  
MND for La Loma Lift Station  
MND for Rose-Celeste Force Main & Lift Station  
Finding of Conformance for Sanders Park  
Public Safety Campus – Northeast Modesto  
Public Safety Campus - Downtown

**ADVANCE PLANNING SECTION (con't):**

**Technical/CEQA Assistance Projects (con't)**

Procedures for out-of-boundary service agreements  
Non-motorized Transportation Plan  
Enterprise Zone EIR

**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