

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

**September 2005**

ACTIVITY REPORT							
Activity	Sept '05		Sept '04		Y-T-D (05/06)		Y-T-D (04/05)
<b>Zoning &amp; Related Applications</b>	<b>7</b>		<b>5</b>		<b>15</b>		<b>24</b>
<b>Admin. Plan Reviews</b>	<b>7</b>		<b>12</b>		<b>39</b>		<b>25</b>
<b>Tentative Subdivision/ Parcel Maps</b>							
# of Maps	<b>4</b>		<b>0</b>		<b>7</b>		<b>7</b>
# of Lots	<b>11</b>		<b>0</b>		<b>71</b>		<b>389</b>

**CURRENT PLANNING SECTION:**

VTPM, 2 parcels, Roselle/Hillglen (NA Engineering) (appeal) (10/11/05 C/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 & 11/1/05 C/C)  
 Time Extension, P-D(537) & P-D(540) (10/17/05 P/C)  
 CUP, cell tower co-location, Standiford/Carver (Cingular) (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)  
 VTSM, Berkshire Estates II, 45 lots, Kodiak/Roselle (Branagh) (11/7/05 P/C)  
 Abandonment, Sharon Avenue (William Lyon Homes) (11/7/05 P/C)  
 P-O Plot Plan, office conversion, 1724 G St. (L Street Architects) (11/17/05 BZA)  
 P-O Plot Plan, offices, Dale/Veneman (Architecture Plus) (11/17/05 BZA)  
 CUP, parking for Adrian's Beauty College expansion, 134 Floyd (11/17/05 BZA)  
 CUP, residential rebuild in C-2 Zone, 521 Fifth St. (Bergen) (11/17/05 BZA)  
 CUP, small retail center, Carpenter/Woodland (Mari) (11/17/05 BZA)  
 VTSM, Thomas Terrace, 20 lots (Thomas) (11/21/05 P/C)  
 VTPM, 2 parcels, Florence/Panama (Riveira) (11/21/05 P/C)  
 TSM, Aberdeen Place 2, 3 lots, Woodland/Shasta (Bhatti) (11/21/05 P/C)  
 Amend P-D(255), 3 lots, Diablo/Torrid (Vargas) (12/5/05 P/C)  
 Amend P-D(265), condo conversion, 1000 Brighton (MSB Partners) (12/5/05 P/C)  
 Amend P-D(181), office, 3048 Hahn (Bethany Christian Svcs.) (12/5/05 P/C)  
 TPM, 2 parcels, Walnut/Red Pine (Reiz) (12/5/05 P/C)  
 Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (12/19/05 P/C)  
 Amend P-D(560), cell tower/church sign, 2300 E. Briggsmore (Nextel) (12/19/05 P/C)  
 VTPM, 7 parcels, Crows Landing/Whitmore (Nagra) (12/19/05 P/C)  
 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)  
 Time extension, apartments, Kodiak/Lincoln Oak (Naraghi) (staff review)  
 Concept review for Nova Development senior housing proposal, Floyd/Roselle (staff review)  
 VTPM, 3 parcels, Diablo/Torrid (Vargas) (Pending P/C)  
 TPM & Plot Plan, flag lot, 410 Laurel (Almanza) (Pending P/C)  
 VTPM, 2 parcels, Pelandale/Chapman (Pelandale Dev.) (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)  
 Final Development Plan, Village Center (Best Properties) (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)

**CURRENT PLANNING SECTION:**

VTPM, 2 parcels, Coffee/Rumble (Mutual Partners) (Pending P/C)  
VTPM & Plot Plan, 11 apartments, 520 Sunnyside (Renata Enterprises) (Pending P/C)  
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 & EIR/Bava Annexation  
Pelandale/McHenry Specific Plan, EIR & Annexation  
Waterman-Luchessa Specific Plan, EIR & Annexation  
Johansen-Empire North Specific Plan, EIR & Annexation  
Shackelford Annexation  
Annexation Supplemental Application Form  
Notice of Non-renewal form  
Williamson Act inquiries  
Riparian Zone Requests  
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  
Specific Plan Prioritization

**Technical/CEQA Assistance Projects**

Facility Master Plan/Finance Consultants  
Urban Water Management Plan  
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

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

MND for La Loma Lift Station  
MND for Rose-Celeste Force Main & Lift Station  
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.  
Yosemite Meats

**Referrals from Outside Agencies**

- County Parcel Map Application 2005-19 – Beard Land Improvement Co.
- County CUP 2004-07 Elm Street Place
- Update Project Log

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