

C&ED/PLANNING DIVISION MONTHLY REPORT

November 2005

ACTIVITY REPORT							
Activity	Nov '05		Nov '04		Y-T-D (05/06)		Y-T-D (04/05)
Zoning & Related Applications	5		4		27		32
Admin. Plan Reviews	5		6		53		36
Tentative Subdivision/ Parcel Maps							
# of Maps	3		3		14		12
# of Lots	59		219		194		613

CURRENT PLANNING SECTION:

VTPM, 2 parcels, Roselle/Hillglen (NA Engineering) (appeal) (12/14/05 C/C)
P-O Plot Plan, office conversion, 1724 G St. (L Street Architects) (12/15/05 BZA)
P-O Plot Plan, offices, Dale/Veneman (Architecture Plus) (12/15/05 BZA)
CUP, parking for Adrian's Beauty College expansion, 134 Floyd (12/15/05 BZA)
Final Development Plan, Village Center (Best Properties) (12/19/05 P/C)
VTPM, 5 parcels, Floyd/Roselle (Best Properties) (12/19/05 P/C)
VTSM, Thomas Terrace, 20 lots (Thomas) (1/9/06 P/C)
TPM & Plot Plan, flag lot, 410 Laurel (Almanza) (1/9/06 P/C)
VTPM, The Bridges, 13 parcels, Health Care/Dale (Malik) (1/9/06 P/C)
Amend P-D(560), cell tower/church sign, 2300 E. Briggsmore (Nextel) (1/9/06 P/C)
VTPM, 7 parcels, Crows Landing/Whitmore (Nagra) (1/23/06 P/C)
VTPM, 41 industrial parcels, Morgan/Whitmore (PMZ) (1/23/06 P/C)
VTSM, Millbrook Manor, 14 lots, Millbrook/Kodiak (Marsh) (1/23/06 P/C)
Precise Plan #30, Fine/Merle (Pope) (1/23/06 P/C)
Rezone P-D(37) to R-1, Sunset/Don (SOS Club) (1/23/06 P/C)
Amend P-D(37), reconfigured parking, Sunset/Don (SOS Club) (1/23/06 P/C)
Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (1/23/06 P/C)
Amend P-D(258), multi-purpose building, Needham/11th (First Baptist Church) (1/23/06 P/C)
Amend P-D(320), cell tower, McHenry/Warren (Cingular) (1/23/06 P/C)
CUP, residential rebuild in C-2 Zone, 521 Fifth St. (Bergen) (1/26/06 BZA)
Variance, wall for Gregory Gardens shopping center, Tully/Bowen (Huff Constr.) (1/26/06 BZA)
Variance, front-yard fence, 2601 Surrey (Towers) (1/26/06 BZA)
CUP, parking, Adrian's Beauty College, 134 Floyd (1/26/06 BZA)
CUP, car wash, 3955 Coffee (Renata Enterprises) (1/26/06 BZA)
VTPM, 4 parcels, 3955 Coffee (Renata Enterprises) (2/6/06 P/C)
VTSM, Andrea Estates, 21 lots, Walnut/Crippen (Preston Construction) (2/6/06 P/C)
VTPM, 3 parcels, Ironside/St. Salazar (Woodside Homes) (2/27/06 P/C)
Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (staff review)
R-2 Plot plan, 3rd unit, 541 Bodem (Tedesco) (staff review)
Amend P-D(255), 3 lots, Diablo/Torrid (Vargas) (C/C TBD)
Amend P-D(371), retail building, 2000 Briggsmore (Cal. Equity Mgt.) (C/C TBD)
Abandonment, Sharon Avenue (William Lyon Homes) (C/C TBD)
CUP, Bank of Stockton, Pelandale/Dale (Horizon) (Pending BZA)
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)
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)
VTSM, Hillglen Subdivision, 38 lots, Roselle/Hillglen (NA Engineering) (Pending P/C)
SPA & PPA, 50-unit small-lot, Sylvan/Wood Sorrel (Modesto Gateway) (Pending P/C)
VTSM, Graham Estates, 10 lots, Fine/Sharon (Mixon) (Pending P/C)

CURRENT PLANNING SECTION (con't):

VTPM & Plot Plan, 11 apartments, 520 Sunnyside (Renata Enterprises) (Pending P/C)
Amend P-D (30), Gould replacement/expansion, 600 Coffee (CMC) (Pending P/C)
VTPM, 2 parcels, Pelandale/Chapman (Pelandale Dev.) (Pending P/C)
VTPM, 3 parcels, Diablo/Torrid (Vargas) (Pending P/C)
VTSM, Berkshire Estates II, 45 lots, Kodiak/Roselle (Branagh) (Pending P/C)
TPM, 2 parcels, Walnut/Red Pine (Reiz) (Pending P/C)
Amend P-D(264), condo conversion, 1000 Brighton (MSB Partners) (Pending P/C)
VTPM, 2 parcels, Florence/Panama (Riveira) (Pending P/C)
Variance, front yard setback, 1716 Tully (Meedom) (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/MEIR Update Work Program
General Plan Land Use Survey
General Plan Maintenance
MEIR Maintenance
Housing Element Implementation Program
Second Unit Ordinance
Density Bonus Provisions Ordinance
Specific Plan 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 Area
Carpenter-Shaddox Annexation Area
Annexation Supplemental Application Form
Civil Case on Annexation in South Modesto
Williamson Act inquiries
Riparian Zone Requests
CEQA Procedures/Workshop
Initial Study Template Form
Zoning Map Update
Commercial & Industrial Design Guidelines
Notice of Non-Renewal Application Form
SOI Study/Development Policies for Kiernan/McHenry CPD
CPD Development Guidelines
Specific Plan Prioritization
Amendment to PD for Bethany Christian Services Office
CUP for placement of houses in C2 zone – 521 Fifth St.
Amendment to PD 560 for cell tower/church sign

Technical/CEQA Assistance Projects

Facility Master Plan/Finance Consultants
Urban Water Management Plan
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
Gould Medical Center

ADVANCE PLANNING SECTION (con't):

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
Initial Study for Sylvan Ave. Round-about
Public Safety Campus – Northeast Modesto
Public Safety Campus - Downtown
Procedures for out-of-boundary service agreements
Non-motorized Transportation Plan
Environmental Consultant Short List Update
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
- IS.MND for Bangs Ave. MID Substation
- Loretelli Market Code Enforcement

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
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