

C&ED/PLANNING DIVISION MONTHLY REPORT

December 2005

ACTIVITY REPORT							
Activity	Dec '05		Dec '04		Y-T-D (05/06)		Y-T-D (04/05)
Zoning & Related Applications	1		0		28		32
Admin. Plan Reviews	9		8		62		44
Tentative Subdivision/ Parcel Maps							
# of Maps	3		0		17		12
# of Lots	31		0		225		613

CURRENT PLANNING SECTION:

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(255), 3 lots, Diablo/Torrid (Vargas) (1/10/06 C/C)
 Fee appeal (Charles Evins) (1/10/06 C/C)
 Precise Plan #30, Fine/Merle (Pope) (1/23/06 P/C)
 Amend P-D(371), 2000 Briggsmore (Cal. Equity Mgt.) (1/24/06 C/C)
 Street abandonment, Sharon (William Lyon Homes) (1/24/06 C/C)
 CUP, residential rebuild in C-2 Zone, 521 Fifth St. (Bergen) (2/2/06 BZA)
 Variance, wall for Gregory Gardens shopping center, Tully/Bowen (Huff Constr.) (2/2/06 BZA)
 Variance, front-yard fence, 2601 Surrey (Towers) (2/2/06 BZA)
 Amend CUP, parking, Missionary Baptist Church (Evins) (2/2/06 BZA)
 Parking determination, paintball operation, Zeff Road (Guardiola) (2/2/06 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)
 Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (2/6/06 P/C)
 Amend P-D(320), cell tower, McHenry/Warren (Cingular) (2/6/06 P/C)
 VTSM, Millbrook Manor, 14 lots, Millbrook/Kodiak (Marsh) (2/6/06 P/C)
 Rezone P-D(37) to R-1, Sunset/Don (SOS Club) (2/6/06 P/C)
 Amend P-D(37), reconfigured parking, Sunset/Don (SOS Club) (2/6/06 P/C)
 Amend P-D(258), multi-purpose building, Needham/11th (First Baptist Church) (2/6/06 P/C)
 Amend P-D(560), cell tower/church sign, 2300 E. Briggsmore (Nextel) (2/6/06 P/C)
 VTPM, 7 parcels, Crows Landing/Whitmore (Nagra) (2/6/06 P/C)
 CUP, parking for Adrian's Beauty College expansion, 134 Floyd (2/23/06 BZA)
 CUP, car wash, 3955 Coffee (Renata Enterprises) (2/23/06 BZA)
 VTPM, 3 parcels, Ironside/St. Salazar (Woodside Homes) (2/27/06 P/C)
 Plot plan, 2 dwellings, Judith/Timothy (Gardella) (3/20/06 P/C)
 VTSM, Virginia Avenue, Virginia/Hackberry (JC Williams) (3/20/06 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(371), retail building, 2000 Briggsmore (Cal. Equity Mgt.) (C/C TBD)
 Abandonment, Sharon Avenue (William Lyon Homes) (C/C TBD)
 VTPM, 41 industrial parcels, Morgan/Whitmore (PMZ) (Pending P/C)
 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)

CURRENT PLANNING SECTION (con't):

VTSM, Graham Estates, 10 lots, Fine/Sharon (Mixon) (Pending P/C)
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, Burkshire 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)
VTSM, Sportsmen Estates, 25 lots, Sunset/Don (Florsheim) (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
Housing Element Implementation Program
Second Unit Ordinance
Density Bonus Provisions Ordinance
Elimination of Pyramidal Zoning
Parking requirements for mixed-use and small sized units
Residential Care facilities
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
Vesting Tentative Parcel Map, Woodside/Westport

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

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ADVANCE PLANNING SECTION (con't):

Wastewater Treatment Land Acquisition EIR
CEQA Review for 800 Briggs Ave
CIP Projects CEQA Review
Gould Medical Center
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
Quite Zone Research

Environmental Resource Study Area Development Review

Paintball Operation – Zeff Rd.
Yosemite Meats

Referrals from Outside Agencies

- County General Plan Circulation Element
- County Parcel Map Application 2005-19 – Beard Land Improvement Co.
- Street Abandonment Ferrer Ave R/W
- County Early Consultation Rezone 2005-15 - Carmax
- Update Project Log
- 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
Micahlynn Rivera, Web Design Consultant
Esther Puckett, Executive Secretary - City Manager's Office