

C&ED/PLANNING DIVISION MONTHLY REPORT

January 2006

ACTIVITY REPORT

Activity	Jan '06	Jan '05	Y-T-D (05/06)	Y-T-D (04/05)
Zoning & Related Applications	4	3	32	35
Admin. Plan Reviews	8	8	70	52
Tentative Subdivision/ Parcel Maps				
# of Maps	3	0	20	12
# of Lots	33	0	258	613

CURRENT PLANNING SECTION:

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(560), cell tower/church sign, 2300 E. Briggsmore (Nextel) (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)
 Parking determination, paintball operation, Zeff Road (Guardiola) (2/23/06 BZA)
 Precise Plan #30, Fine/Merle (Pope) (2/27/06 P/C)
 VTPM, 3 parcels, Diablo/Torrid (Vargas) (2/27/06 P/C)
 SPA & Precise Plan Amendment, Roselle/Belharbour (Stan. Co. Housing Authority) (2/27/06 P/C)
 Rezone P-D(37) to R-1, Sunset/Don (SOS Club) (2/27/06 P/C)
 Amend P-D(37), reconfigured parking, Sunset/Don (SOS Club) (2/27/06 P/C)
 VTSM, Hillglen Subdivision, 38 lots, Roselle/Hillglen (NA Engineering) (2/27/06 P/C)
 VTPM & Plot Plan, flag lot, 1106 Virginia (Foundation RE) (3/6/06 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(264), condo conversion, 1000 Brighton (MSB Partners) (3/20/06 P/C)
 VTPM, 3 parcels, Ironside/St. Salazar (Woodside Homes) (3/20/06 P/C)
 Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (3/20/06 P/C)
 Amend P-D(320), cell tower, McHenry/Warren (Cingular) (3/20/06 P/C)
 VTSM, Millbrook Manor, 14 lots, Millbrook/Kodiak (Marsh) (3/20/06 P/C)
 Amend P-D(258), multi-purpose building, Needham/11th (First Baptist Church) (3/20/06 P/C)
 TPM, 2 parcels, Walnut/Red Pine (Reiz) (3/20/06 P/C)
 P-O Plot Plan, office, 2325 Coffee (Huff Const.) (3/23/06 BZA)
 VTPM, 3 parcels, Kansas/Mercy (Raygoza) (4/3/06 P/C)
 TPM, 2 parcels, 920 Woodrow (Byal) (4/3/06 P/C)
 VTSM & FDP, Hillglen/Sunrise, 59 small-lot, Oakdale/Hillglen (Pacific Pride) (4/3/06 P/C)
 CUP, cell tower, Central Catholic (Nextel) (4/27/06 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)
 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)
 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)
 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)
 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)
 VTSM, Berkshire Estates II, 45 lots, Kodiak/Roselle (Branagh) (Pending P/C)
 VTPM, 2 parcels, Florence/Panama (Riveira) (Pending P/C)

VTSM, Sportsmen Estates, 25 lots, Sunset/Don (Florsheim) (Pending P/C)
VTPM, 7 parcels, Crows Landing/Whitmore (Nagra) (Pending P/C)
CUP, car wash, 3955 Coffee (Renata Ent.) (Pending BZA)
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
Transitional Housing
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
Woodglen (formerly Waterman-Luchessa) Specific Plan, EIR & Annexation
Johansen-Empire North Specific Plan, EIR & Annexation
Shackelford Annexation Area
Carpenter-Shaddox Annexation Area
Annexation Supplemental Application Form
Layman Property Annexation
Sharp Park Annexation
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
SOI Study/Development Policies for Kiernan/McHenry CPD
CPD Development Guidelines
Weed & Seed Program (Participation)
Amendment to PD for Bethany Christian Services Office
CUP for placement of houses in C2 zone – 521 Fifth St.
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
Wastewater Treatment Land Acquisition EIR
CEQA Review for 800 Briggs Ave
CIP Projects CEQA Review

ADVANCE PLANNING SECTION (Technical/CEQA Assistance con't):

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 Early Consultation Rezone 2005-15 - Carmax
- County CUP (Green Valley)
- County Early Consultation TPM 2005-38 – Navdeep Bali
- 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
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