

C&ED/PLANNING DIVISION MONTHLY REPORT

February 2006

ACTIVITY REPORT							
Activity	Feb '06		Feb '05		Y-T-D (05/06)		Y-T-D (04/05)
Zoning & Related Applications	6		2		38		37
Admin. Plan Reviews	3		3		73		55
Tentative Subdivision/ Parcel Maps							
# of Maps	3		1		23		13
# of Lots	64		3		322		616

CURRENT PLANNING SECTION:

VTPM & Plot Plan, flag lot, 1106 Virginia (Foundation RE) (3/20/06 P/C)
 VTSM, Virginia Avenue, Virginia/Hackberry (JC Williams) (3/20/06 P/C)
 VTPM, 7 parcels, Crows Landing/Whitmore (Nagra) (3/20/06 P/C)
 CUP, parking for Adrian's Beauty College expansion, 134 Floyd (3/23/06 BZA)
 Appeal 2nd story approval, 1233 Magnolia (Shassetz) (3/23/06 BZA)
 Parking determination, paintball operation, Zeff Road (Guardiola) (3/23/06 BZA)
 Rezone P-D(37) to R-1, Sunset/Don (SOS Club) (3/28/06 C/C)
 Plot plan, 2 dwellings, Judith/Timothy (Gardella) (4/3/06 P/C)
 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)
 VTPM, 2 parcels, Ironside/St. Salazar (Woodside Homes) (4/3/06 P/C)
 Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (4/3/06 P/C)
 Amend P-D(320), cell tower, McHenry/Warren (Cingular) (4/3/06 P/C)
 VTSM, Millbrook Manor, 14 lots, Millbrook/Kodiak (Marsh) (4/3/06 P/C)
 Amend P-D(258), multi-purpose building, Needham/11th (First Baptist Church) (4/3/06 P/C)
 TPM, 2 parcels, Walnut/Red Pine (Reiz) (4/3/06 P/C)
 Amend P-D(264), condo conversion, 1000 Brighton (MSB Partners) (4/17/06 P/C)
 P-O Plot Plan, office, 2325 Coffee (Huff Const.) (4/27/06 BZA)
 CUP, cell tower, Central Catholic (Nextel) (4/27/06 BZA)
 CUP, cell tower, 1649 Las Vegas (T-Mobile) (4/27/06 BZA)
 CUP, car wash, 3955 Coffee (Renata Enterprises) (4/27/06 BZA)
 TPM & Plot Plan, flag lot, 1114 Virginia (Cal. Equity Mgt.) (5/1/06 P/C)
 Abandonment, port. of Chandon Dr. (Village One Plaza) (5/1/06 P/C)
 SPA, Rose Villas, 123 sm.-lot, Oakdale/Mable (Florsheim) (5/1/06 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)
 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)
 VTSM, Rose Villas, 123 sm. lots, Oakdale/Mable (Florsheim) (Pending P/C)

CURRENT PLANNING SECTION (con't):

VTPM, 2 parcels, Oakdale/Mable (Florsheim) (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)
SPA & Precise Plan Amendment, Roselle/Belharbour (Stan. Co. Housing Authority) (Pending C/C)
Precise Plan #30, Fine/Merle (Pope) (Pending C/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
San Joaquin Valley Affordable Communities Initiative

Technical/CEQA Assistance Projects

Interim Disposal Study
General Plan Buildout Projections associated with sewer rate study
Facility Master Plan/Finance Consultants
Urban Water Management Plan
Claratina Extension – Coffee to Oakdale (EA assistance)
RDA Master Plan & RDA MEIR
Wastewater Master Plan Update

ADVANCE PLANNING SECTION (con't):

Technical/CEQA Assistance Projects (con't)

Wastewater Treatment Land Acquisition EIR
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 Early Consultation Rezone 2005-15 - Carmax
- County GPA 2005-13 – Vella Farms
- 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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