

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

**March 2006**

ACTIVITY REPORT							
Activity	Mar '06 <sup>1</sup>		Mar '05		Y-T-D (05/06)		Y-T-D (04/05)
<b>Zoning &amp; Related Applications</b>	<b>6</b>		<b>7</b>		<b>44</b>		<b>44</b>
<b>Admin. Plan Reviews</b>	<b>4</b>		<b>6</b>		<b>77</b>		<b>61</b>
<b>Tentative Subdivision/ Parcel Maps</b>							
# of Maps	<b>4</b>		<b>5</b>		<b>27</b>		<b>18</b>
# of Lots	<b>631</b>		<b>37</b>		<b>953</b>		<b>653</b>

<sup>1</sup>report was called for early; lacks last five days of the month

**CURRENT PLANNING SECTION:**

Plot plan, 2 dwellings, Judith/Timothy (Gardella) (4/3/06 P/C)  
 VTPM, 2 parcels, Florence/Panama (Riveira) (4/3/06 P/C)  
 TPM, 2 parcels, 920 Woodrow (Byal) (4/3/06 P/C)  
 VTSM, Millbrook Manor, 14 lots, Millbrook/Kodiak (Marsh) (4/3/06 P/C)  
 VTPM, 2 parcels, Ironside/St. Salazar (Woodside Homes) (4/3/06 P/C)  
 VTSM, Burkshire Estates II, 45 lots, Kodiak/Roselle (Branagh) (4/17/06 P/C)  
 Amend P-D(320), cell tower, McHenry/Warren (Cingular) (4/17/06 P/C)  
 P-O Plot Plan, office, 2325 Coffee (Huff Const.) (4/27/06 BZA)  
 Appeal 2<sup>nd</sup> story approval, 1233 Magnolia (Shassetz) (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)  
 Amend P-D(258), multi-purpose building, Needham/11<sup>th</sup> (First Baptist Church) (5/1/06 P/C)  
 VTPM & Plot Plan, flag lot, 1106 Virginia (Foundation RE) (5/1/06 P/C)  
 Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (5/1/06 P/C)  
 TPM, 2 parcels, Walnut/Red Pine (Reiz) (5/1/06 P/C)  
 VTSM & FDP, Hillglen/Sunrise, 59 small-lot, Oakdale/Hillglen (Pacific Pride) (5/1/06 P/C)  
 Amend P-D(264), condo conversion, 1000 Brighton (MSB Partners) (5/1/06 P/C)  
 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)  
 VTPM, 3 parcels, Kansas/Mercy (Raygoza) (5/15/06 P/C)  
 Rezone P-D(303), P-D(533) & R-1 to P-D, Ministry Center, MLK/Vine (City Ministry) (5/15/06 P/C)  
 Rezone R-1 to P-D, Office, 3125 Coffee (Gupta) (5/15/06 P/C)  
 CUP, Retail Center, Yosemite/McClure (Carranza) (5/25/06 BZA)  
 P-O Plot Plan, Office Expansion, 220 W. Orangeburg (Enevoldsen) (5/25/06 BZA)  
 TPM, 3 parcels, Orangeburg/Christopher (Aldana) (6/5/06 PC)  
 VTPM, 2 parcels, Norwegian/Gordon (Brager) (6/5/06 PC)  
 Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (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, Sportsmen Estates, 25 lots, Sunset/Don (Florsheim) (Pending P/C)

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

VTSM, Rose Villas, 123 sm. lots, Oakdale/Mable (Florsheim) (Pending P/C)  
VTPM, 2 parcels, Oakdale/Mable (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, 2<sup>nd</sup> 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  
Layman Property Annexation  
Kansas-Lone Palm Annexation  
Sharp Park Annexation  
Crows Landing/Hatch Rd. Annexation Inquiry  
Briggs Avenue Annexation Inquiry  
Civil Case on Annexation in South Modesto  
Annexation Supplemental Application Form  
Williamson Act inquiries  
Riparian Zone Requests  
CEQA Procedures/Workshop  
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  
Kiernan-Claribel Realignment Task Force

**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)

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

**Technical/CEQA Assistance Projects (con't)**

RDA Master Plan & RDA MEIR  
Wastewater Master Plan Update  
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
- County Use Permit 2006-09 - Spyres

LG/BJ/PK/BW:bj

cc: Linda Boston, Business Development Manager  
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Tess Friedburg, C&ED Secretary  
Laurie Smith, Administrative Services Officer  
Micahlynn Rivera, Web Design Consultant  
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