

C&ED/PLANNING DIVISION MONTHLY REPORT

April 2006

ACTIVITY REPORT

Activity	Apr '06 ¹	Apr '05	Y-T-D (05/06)	Y-T-D (04/05)
Zoning & Related Applications	5	3	49	47
Admin. Plan Reviews	5	11	82	72
Tentative Subdivision/ Parcel Maps				
# of Maps	3	5	30	23
# of Lots	63	13	1,016	666

¹contains five days of the March; previous monthly report was called for early, thus lacked five days of info

CURRENT PLANNING SECTION:

TPM & Plot Plan, flag lot, 1114 Virginia (Cal. Equity Mgt.) (5/1/06 P/C)
 Parcel map waiver, 12th Street Condominiums, 12th/I (Stanislaus Co.) (5/1/06 P/C)
 VTSM, Millbrook Manor, 14 lots, Millbrook/Kodiak (Marsh) (5/1/06 P/C)
 Amend P-D(264) & VTSM, condo conversion, 1000 Brighton (MSB Partners) (5/1/06 P/C)
 SPA & Precise Plan Amendment, Roselle/Belharbour (Stan. Co. Housing Authority) (5/9/06 C/C)
 Precise Plan #30, Fine/Merle (Pope) (5/9/06 C/C)
 VTPM, 3 parcels, Kansas/Mercy (Raygoza) (5/15/06 P/C)
 VTPM & Plot Plan, flag lot, 1106 Virginia (Foundation RE) (5/15/06 P/C)
 TPM, 2 parcels, Walnut/Red Pine (Reiz) (5/15/06 P/C)
 VTSM, Sportsmen Estates, 25 lots, Sunset/Don (Florsheim) (5/15/06 P/C)
 Amend P-D(509), gated subdivision, Fairmont/Corson (Jorgensen) (5/15/06 P/C)
 VTSM & FDP, Hillglen/Sunrise, 59 small-lot, Oakdale/Hillglen (Pacific Pride) (5/15/06 P/C)
 CUP, cell tower, 1649 Las Vegas (T-Mobile) (5/25/06 BZA)
 CUP, car wash, 3955 Coffee (Renata Enterprises) (5/25/06 BZA)
 TPM, 3 parcels, Orangeburg/Christopher (Aldana) (6/5/06 PC)
 VTPM, 2 parcels, Norwegian/Gordon (Brager) (6/5/06 PC)
 Rezone R-1 to P-D, Office, 3125 Coffee (Gupta) (6/5/06 P/C)
 Rezone P-D(303), P-D(533) & R-1 to P-D, Ministry Center, MLK/Vine (City Ministry) (6/19/06 P/C)
 Amend P-D(258), multi-purpose building, Needham/11th (First Baptist Church) (6/19/06 P/C)
 VTSM & Plot Plan, Graham Estates, 25 lots, Fine/Sharon (Sausser) (6/19/06 P/C)
 P-O Plot Plan, Office Expansion, 220 W. Orangeburg (Enevoldsen) (6/22/06 BZA)
 CUP, Retail Center, Yosemite/McClure (Carranza) (6/22/06 BZA)
 P-O Plot Plan, office, 2325 Coffee (Huff Const.) (6/22/06 BZA)
 Rezone, R-1 to P-D, 608 E. Coolidge, (Leer) (7/3/06 P/C)
 VTPM, 2 parcels, Kodiak/Esta (Fischer) (7/3/06 P/C)
 16-unit multi-family, Yosemite/Glendale (concept review)
 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)
 SPA, Rose Villas, 123 sm.-lot, Oakdale/Mable (Florsheim) (Pending P/C)
 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)
 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, Rose Villas, 123 sm. lots, Oakdale/Mable (Florsheim) (Pending P/C)
 VTPM, 2 parcels, Oakdale/Mable (Florsheim) (Pending P/C)
 Update of fence standards (Pending P/C)

CURRENT PLANNING SECTION (con't):

Code Amendment, Cell Tower guidelines (Pending P/C)
Code Amendment, 2nd units (Pending P/C)
Variance, front yard setback, 1716 Tully (Meedom) (Pending BZA)

ADVANCE PLANNING SECTION:

General Plan/MEIR Update Work Program
General Plan Land Use Survey
SOI Study/Development Policies for Kiernan/McHenry CPD
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
Inclusionary Zoning
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
Lone Palm/Kansas 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
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
Wastewater Treatment Land Acquisition EIR
CIP Projects CEQA Review

ADVANCE PLANNING SECTION (con't):

Technical/CEQA Assistance Projects (con't)

Wastewater Treatment Land Acquisition EIR
CIP Projects CEQA Review
MND for 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
- Ridge Sutter Review

Referrals from Outside Agencies

- County Early Consultation Rezone 2005-15 - Carmax
- County Referral TPM 2006-10 Santos Properties
- County Referral – Central Baptist
- Update Project Log
- Trani Use Evaluation Report

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