

C&ED/PLANNING DIVISION MONTHLY REPORT

May 2006

ACTIVITY REPORT							
Activity	May '06		May '05		Y-T-D (05/06)		Y-T-D (04/05)
Zoning & Related Applications	3		5		52		52
Admin. Plan Reviews	11		14		93		86
Tentative Subdivision/ Parcel Maps							
# of Maps	2		4		35		27
# of Lots	7		15		1,018		681

CURRENT PLANNING SECTION:

TPM, 3 parcels, Orangeburg/Christopher (Aldana) (6/5/06 PC)
 VTPM, 2 parcels, Norwegian/Gordon (Brager) (6/5/06 PC)
 VTSM & FDP, Hillglen/Sunrise, 59 small-lot, Oakdale/Hillglen (Pacific Pride) (6/5/06 P/C)
 Time extension, P-D(564), Oakdale/Briggsmore (Soelling) (6/19/06 P/C)
 VTSM & Plot Plan, Graham Estates, 25 lots, Fine/Sharon (Sausser) (6/19/06 P/C)
 Rezone R-1 to P-D, Office, 3125 Coffee (Gupta) (6/19/06 P/C)
 Rezone P-D(303), P-D(533) & R-1 to P-D, Ministry Center, MLK/Vine (City Ministry) (7/3/06 P/C)
 FDP & VTSM, Village Center Housing, Roselle/Belharbour (Stan. Co. Housing Authority) (7/3/06 P/C)
 Amend P-D(371), revised elevations, 2000 W. Briggsmore (Cal. Equity Mgt.) (7/3/06 P/C)
 Rezone, R-1 to P-D, 608 E. Coolidge, (Leer) (Pending P/C)
 VTPM, 2 parcels, Kodiak/Esta (Fischer) (Pending P/C)
 Amend P-D(564), restaurant, Briggsmore/Oakdale (Uno's) (Pending P/C)
 VTSM & PPA, Tanglewood, 186 lots, Oakdale/Floyd (Naraghi) (Pending P/C)
 Amend P-D(118), 2-story home, 1124 Notre Dame (Hagelsieb) (Pending P/C)
 VTPM, 41 industrial parcels, Morgan/Whitmore (PMZ) (Pending P/C)
 SPA, Rose Villas, 123 sm.-lot, Oakdale/Mable (Florsheim) (Pending P/C)
 GPA & Rezone, The Promenade, Dale/Vintage (Setrok Dev.) (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)
 Amend P-D(258), multi-purpose building, Needham/11th (First Baptist Church) (Pending P/C)
 Code Amendment, Cell Tower guidelines (Pending P/C)
 Code Amendment, 2nd units (Pending P/C)
 Variance, front-yard fence, 1601 Wolverine (Willis/Mejorado) (Pending BZA)
 CUP, cell tower, 1649 Las Vegas (T-Mobile) (Pending BZA)
 P-O Plot Plan, Office Expansion, 220 W. Orangeburg (Enevoldsen) (Pending BZA)
 CUP, Retail Center, Yosemite/McClure (Carranza) (Pending BZA)
 P-O Plot Plan, office, 2325 Coffee (Huff Const.) (Pending BZA)
 CUP, cell tower, Downey Park (Metro PCS) (Pending BZA)
 CUP, cell tower, N. McClure (T-Mobile) (Pending BZA)
 CUP, Bank of Stockton, Pelandale/Dale (Horizon) (Pending BZA)
 Variance, front yard setback, 1716 Tully (Meedom) (Pending BZA)
 16-unit multi-family, Yosemite/Glendale (concept review)
 Amend P-D(491), parking area, 1513 Oakdale (Stanislaus Surgery Center) (staff review)

ADVANCE PLANNING SECTION:

General Plan/MEIR Update
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
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
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
Environmental Consultant Short List Update
Kiernan-Claribel Realignment Task Force
Westport Landing Vesting Tentative Subdivision Map

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
MND for Gould Medical Center
MND for Tower Park
MND for V1 Pedestrian over crossing
Procedures for out-of-boundary service agreements
Non-motorized Transportation Plan

May 2006 Monthly Report – C&ED/Planning Division
Page 3
June 2, 2006

ADVANCE PLANNING SECTION (con't):

Environmental Resource Study Area Development Review

- Yosemite Meats
- Ridge Sutter Review

Referrals from Outside Agencies

- County Early Consultation Rezone 2005-15 – Carmax
- County Referral – Rezone 2004-11 & PM 2004-14
- County Referral Ordinance Amendment 2006-03 – Produce Market
- EIR for Salida Hulling (County)
- EIR for Transportation Sales Tax (StanCOG)

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