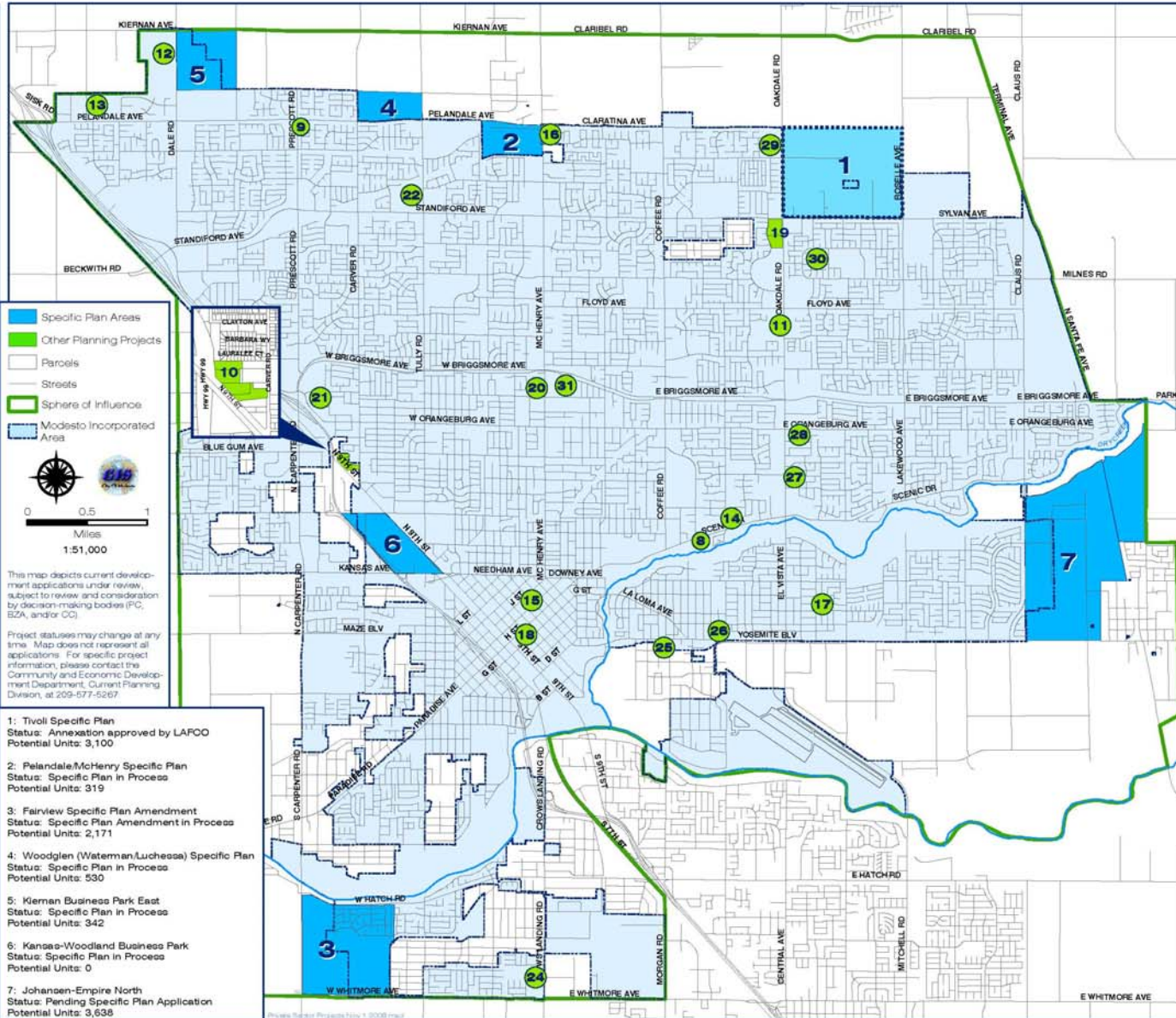


October 2008

Planning Division Monthly Activity Report

October	2008	2007	YTD (08/09)	YTD (07/08)
Zoning & Related Applications	3	4	10	5
Admin Plan reviews	3	7	14	13
Tentative Subdivisions/Parcel Maps				
# of Maps	0	0	2	2
# of Lots	0	0	0	5



- 1: Tivoli Specific Plan
Status: Annexation approved by LAFCO
Potential Units: 3,100
- 2: Pelandale/McHenry Specific Plan
Status: Specific Plan in Process
Potential Units: 319
- 3: Fairview Specific Plan Amendment
Status: Specific Plan Amendment in Process
Potential Units: 2,171
- 4: Woodglen (Waterman/Luchessa) Specific Plan
Status: Specific Plan in Process
Potential Units: 530
- 5: Kiernan Business Park East
Status: Specific Plan in Process
Potential Units: 342
- 6: Kansas-Woodland Business Park
Status: Specific Plan in Process
Potential Units: 0
- 7: Johansen-Empire North
Status: Pending Specific Plan Application
Potential Units: 3,638

- Projects on BZA/PC/CC Agenda (By Date)**
- Planning Commission: November 3**
- 8: TPM and Plot Plan, Flag Lot, 1618 Scenic (Horizon)
 - 9: Time Extension of Vesting Map Rights, Parcel Map for 4120 Prescott Road (Sorrano)
- Planning Commission: November 17**
- 10: Annexation and Zoning to Multi-Family Residential Planned Development, Archway Commons, 9th Street/Carver Rd (EAH)
- Board of Zoning Adjustment: November 20**
- 11: CUP, Cell Tower, 2307 Oakdale (T-Mobile)
- Active Projects (Not Yet on BZA/PC/CC Agenda)**
- 12: PDA, Farmers Market, 4601 Dale Road (Kaiser Foundation)
 - 13: PDA, P-D(540), and VTPM of Five Parcels, Retail Development, Pelandale/Chapman (Johannson)
 - 14: PDA, P-D(475), Apartments, Scenic/Rose (Brandvold)
 - 15: Vesting Tentative Subdivision Map (VTSM), Eight-Story Mixed-Use (Residential, Office, Retail), 14th/J Streets (Huff Construction)
 - 16: Conditional Use Permit (CUP), Auto Retail, McHenry/Claratina (Gardner)
 - 17: Rezone, R-1 to P-D, Senior Housing, 300 Trask (Gonsalves)
 - 18: Concept Review, Seven-Story Mixed-Use Building (Residential, Retail), 10th/H St (Centerra Capital)
 - 19: General Plan Amendment and Planned Development Amendment, Naraghi Lakes Commercial Development, Sylvan/Oakdale (Naraghi)
 - 20: Development Plan Review, Longs Drug Store, McHenry/Judith (Longs Drugs)
 - 21: CUP, 7-Story Assisted Living Facility, 2050 Evergreen (Cipponeri)
 - 22: Rexone, C-2, P-O & P-D(133) to P-D, Car Wash, 3619 Tully (Ellis)
 - 24: PDA, P-D(247), Gas Station and Car Wash, 2301 Crows Landing (Premier)
 - 25: Development Plan Review, Modular Office, 1234 Yosemite (Thompson)
 - 26: CUP, Church Parking Lot Addition, 1732 Miller (Calvary Baptist)
- New Activity**
- 27: Rezone, R-3 to P-O, 1108 Oakdale (Trinity Ventures)
 - 28: Rezone, R-1 to P-O, Orangeburg/Oakdale (Trinity Ventures)
 - 29: Time Extension, Rose Villas TSM and FDP, Mable/Oakdale (Mable, LLC)
 - 30: Plot Plan, Large-Family Child Daycare, 3224 Coville Ct
 - 31: Development Plan Review, Restaurant/Retail Building, McHenry Village (Bruno)
- Projects on Hold**
- None

ACTIVE PROJECTS (Cont'd.)

BUILDING SAFETY DIVISION

BUILDING SAFETY ACTIVITY REPORT

Activity	SEP. 08	SEP. 07	Y-T-D (08-09)	Y-T-D (07-08)
Issued New Res. Permits	5	19	5	104
Single-Fam Units	5	19	5	66
Multi-Fam Units	0	0	0	38
Issued Res. Add/Rem Permits	242	265	836	899
Issued New Com'l Permits	0	3	2	12
Issued Com'l Rem/Add Permits	21	28	97	110
Issued Misc Permits	16	30	79	113
Bldg. Inspections Made	3139	3008	9395	10678
Issued Bldg Permits	284	345	1019	1238
Valuation			\$37,606,849.00	\$54,618,331.00

Project: Kaiser Medical Campus

Description: Hospital – State Project

Status: Hospital support wing building shell: permit issued; Site improvement: permit issued; Hospital support wing tenant improvement: permit issued. Currently the building project has passed the framing inspections are preceding to final inspection phase.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Vintage Faire Mall – Lifestyle Center

Description: This project consists of ten (10) retail shell tenant spaces and two (2) proposed restaurants.

Status: BJ's Brewery, one of the two restaurants, was issued a Certificate of Occupancy August 25, 2008. No plans have been submitted for the other restaurant pad. Permits for the retail stores Coach, Coldwater Creek, Apple, and Bebe have been issued and are in the framing stage.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

ACTIVE PROJECTS (Cont'd.)

BUILDING SAFETY DIVISION

Project: 2301 Crows Landing – Retail Shopping Plaza

Description: This project consists of four (4) retail shell buildings totaling approximately 64,000 square feet.

Status: The Building Safety Division is awaiting a few administrative items such as CFF payment, signed civil plans, final contract price, etc.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Villagio Apartments – 2929 Floyd

Description: This project consists of eleven (11) separate buildings totaling two hundred and forty (240) apartments.

Status: Four (4) of the eleven buildings are completed and inspected. Construction is continuing on remaining. Occupancy has been granted for the completed buildings upon inspection of required site fencing. Scheduled completion is November or December of 2008.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Walmart Super Store – 3848 McHenry

Description: This project is a remodel of an existing retail building; approximately 98,000 square feet.

Status: Temporary Certificate of Occupancy for employee stocking and preparation will be issued October 3rd if the Fire Prevention Bureau finals sprinkler and alarm system on October 1st.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: West Campus Business Center – 1820 Blue Gum

Description: This project consists of approximately 27,000 square feet of shell office space and 5,000 square feet of warehouse.

Status: Permits have been issued and foundation inspections are underway

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

ACTIVE PROJECTS (Cont'd.)

BUILDING SAFETY DIVISION

Project: First Baptist Church – 808 Needham

Description: This project consists of new construction for a Family Life Pavilion; approximately 38,000 square feet.

Status: Project is currently in Plan Check.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Walgreens Drugstore – 3019 Floyd

Description: This project consists of new construction for a 14,800 square foot drug store.

Status: Permit has not been issued and is currently in plan check. A few administrative items and other division and department approvals have not been completed.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Rite Aid Drugstore – 1707 McHenry

Description: This project consists of new construction for a 17,300 square foot drug store and two (2) retail shell buildings totaling 17,000 square feet.

Status: Permits have not been issued. Project is currently in plan check. Last plan check letter was sent July 29, 2008; awaiting response from designer.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Modesto Nuts Baseball Multi-Use Facility – 601 Neece Drive

Description: This project consists of new construction for a 9,000 square foot multi-use facility.

Status: Permit has not been issued and is currently in plan check. Plan check letter was sent August 8, 2008; awaiting response from designer.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Trinity United Presbyterian Multi-Purpose Bldg & 2 Classrooms - 1600 Carver

Description: This project consists of new construction for a 8,608 s.f. foot multi-use facility and two classrooms.

Status: Permit has not been issued and is currently in plan check. Plans received 9-4-08. Awaiting soils report from applicant to proceed with structural review.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

ACTIVE PROJECTS (Cont'd.)

BUILDING SAFETY DIVISION

Project: Retail Shell Bldg - 1707 McHenry

Description: This project consists of new construction for a 5137 s.f. retail shell building on the same site as Rite Aid.

Status: Permit has not been issued and is currently in plan check. Plans received 9-9-08.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Longs Drug Store -1625 McHenry

Description: This project consists of new construction for a 16,503 s.f.. Longs Drug store to replace existing store.

Status: Permit has not been issued and is currently in plan check. Main plan review complete, awaiting consultant structural review.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

Project: Revision of Housing and Dangerous Building Codes

Description: The existing Housing and Dangerous Building Codes are currently two separately adopted documents in the Modesto Municipal Code. These documents have been proven to be cumbersome, antiquated and in need of updates. After a review of the 2006 International Property Maintenance Code produced by the International Code Council, it is apparent that this document with City revisions would better serve the City than the two existing ordinances.

Status: Final revisions have been completed. Building Safety will meet with the Deputy City Attorney to finalize document. Once finalized Council Agenda will be prepared

Committee Agenda Date: TBD

Council Agenda Date: TBD

Staff Contact: Will Crew, ext. 75231

Project: SMART Team Enforcement Actions

Description: We are focusing our efforts on two landlords who own many different substandard properties in Modesto. These properties are the source of many drug related crimes.

Status: Notice and Orders have been sent. Awaiting compliance or expiration of order.

Committee Agenda Date: N/A

Council Agenda Date: N/A

Staff Contact: Will Crew, ext. 75231

ACTIVE PROJECTS (Cont'd.)

BUSINESS DEVELOPMENT DIVISION

Project: Business Prospects and Economic Development

Description: Facilitation and ombudsman tasks to develop business in Modesto and Sphere

Status: Staff is working with several companies to facilitate site location searches. Recent developments:

1. Modesto has been placed on the "Short List" for a national Technical Support Center with 500 full-time jobs and 200 part-time jobs. This well-known company has narrowed their search to four sites in the nation, with Modesto being one of those sites. Staff has been working with this company for more than 4 months and we expect a site decision will be made by mid-August.
2. Modesto is under consideration for a large health care facility within the City limits.

As soon as final property negotiations are complete, the companies will authorize the publication of their names and we will keep the Council informed.

Project: Kansas-Woodland Business Park (FMC)

Description: RDA project to develop FMC parcel into a business park adjacent to State Route 99. Park location is between Kansas & Woodland Aves., east of SR99.

Status: The Purchase and Sale Agreement, along with several companion agreements, are being reviewed by both staff and FMC Corporation for final document approval. Expected to be before the Agency in October.

Committee Agenda Date: N/A

Council Agenda Date: TBD

Staff Contact: Linda Boston, ext. 15179

Project: Downtown Mixed-Use Project – 10th & H Streets

Description: Agency to assist in the development of mixed use project at 10th & H Sts.

Status: The current plan calls for 390,000 sf of mixed use development, including retail, office, market-rate residential and a parking garage. The Planned Development Application is expected to be submitted to Planning in October. The CEQA evaluation is in final draft form and expected to be distributed for comments in October.

Committee Agenda Date: TBD

RDA Agenda Date: Sept 2007

Staff Contact: Linda Boston, ext. 15179

Project: RDA Master Plan and EIR

Description: Amendment to the Redevelopment Plan

Status: As part of the implementation of the RDA Master Plan, the Redevelopment Plan and Modesto's General Plan and MEIR will all be amended to include the revised Land Use Strategies adopted per the RDA Master Plan. The RDA Plan Amendment will go forward as a partnership document to the General Plan approvals. Redevelopment law requires a series of meetings and notices to amend the RDA Plan. These meetings will begin on August 12, 2008 and will conclude with a joint public hearing of the Council and the Agency on October 28, 2008.