



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of February 27, 1995

MEETING DATE: March 15, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Council set items a-e of this report for Public Hearing on Wednesday, April 19, 1995

AGENDA ITEM

RECOMMENDATION

- a. Recommended that the City Council approve General Plan Amendment GP LU 95-1 consisting of the following:
 - 1. request of Chris R. Keszler and Fred Baker to redesignate the parcels at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential, to LDR, Low Density Residential;
 - 2. requests of J. Jeffrey Kirst and Angelo Parisi to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential, and HDR, High Density Residential. with NCC, Neighborhood/Community Commercial on the remainder.
- b. Recommended that the City Council approve the request of Chris R. Keszler and A. Fred Baker to prezone the parcels at 451 East Turner Road (APN's 015-230-36 and 38) to R-1, Single-Family Residential.
- c. Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above requests of Chris R. Keszler and A. Fred Baker.
- d. Recommended that the City Council approve the request of J. Jeffrey Kirst and Angelo Parisi to prezone 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) to R-2, Single-Family Residential and portions of the parcel at 3883 East Harney Lane (APN 062-290-09) to R-2, Single-Family Residential; R-MD, Medium Density Multiple Family Residential; and C-S, Commercial Shopping.

APPROVED: _____

THOMAS A. PETERSON
City Manager



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City Council - March 15, 1995

Planning Commission Report of February 27, 1995

Page 2

- e. Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above requests of J. Jeffrey Kirst and Angelo Parisis.

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of February 27, 1995.

- f. Conditionally approved the request of Chris Katopothis for a Lot Line Adjustment between 421 and 425 South School Street in an area zoned R-1*, Single-Family Residential - Eastside.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/ck

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6711
FAX (209) 333-6718

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

February 28, 1995

Mr. A. Fred Baker
317 West Lodi Avenue
Lodi, CA 95240

Dear Mr. Baker:

RE: Bridgetown II
451 East Turner Road
APN's 015-230-36 and 38

At its meeting of Monday, February 27, 1995 the Lodi City Planning Commission recommended that the City Council take the following actions:

1. Approve the request of Chris R. Keszler and A. Fred Baker to redesignate the parcels at 451 East Turner Road (APN's 015-230-36 and 38) from PR, Planned Residential, to LDR, Low Density Residential;
2. Approve the request of Chris R. Keszler and A. Fred Baker to prezone the parcels at 451 East Turner Road (APN's 015-230-36 and 38) to R-1, Single-Family Residential.
3. Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects

These recommendations are being forwarded to the City Council for final hearing and action. Ms. Jackie Taylor, Deputy City Clerk will inform you of the time and place of the Council's public hearing.

Sincerely,



JAMES B. SCHROEDER
Community Development Director
cc: Deputy City Clerk

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
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City Clerk
BOB McNATT
City Attorney

February 28, 1995

Mr. J. Jeffrey Kirst
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff::

RE: Thayer Property
3921 and 3953 East Harney Lane
APN's 062-290-10 and 11

At its meeting of Monday, February 27, 1995 the Lodi City Planning Commission recommended that the City Council take the following actions:

1. Approve the request of J. Jeffrey Kirst on behalf of Walter and Joann Thayer for a General Plan Amendment to redesignate the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential,
2. Approve the request of J. Jeffrey Kirst on behalf of Walter and Joann Thayer to prezone the parcels at 3921 and 3953 East Harney Lane (APN's 062-290-10 and 11) to R-2, Single-Family Residential.
3. Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects

The above recommendations are being forwarded to the City Council for final hearing and action. Ms. Jackie Taylor, Deputy City Clerk, will inform you of the time and place of the Council's public hearing.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

cc: Deputy Clerk
Walter and Joann Thayer

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
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THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

March 1, 1995

Mr. Angelo S. Parisis
9949 Fernwood Road
Stockton, CA 95212

Dear Mr. Parisis:

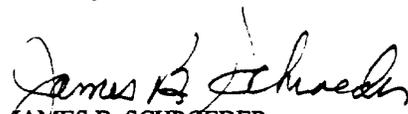
RE: Parisis Property
3883 East Harney Lane
APN 062-290-09

At its meeting of Monday, February 27, 1995 the Lodi City Planning Commission recommended that the City Council take the following actions:

1. Approve the request of Angelo Parisis for a General Plan Amendment to redesignate the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential, and HDR, High Density Residential. and NCC, Neighborhood/Community Commercial.
2. Approve the request of Angelo Parisis to prezone the parcel at 3883 East Harney Lane (APN 062-290-09) to R-2, Single-Family Residential, R-MD, Medium Density Multiple-Family Residential and C-S, Commercial Shopping.
3. Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

The above recommendations are being forwarded to the City Council for final hearing and action. Ms. Jackie Taylor, Deputy City Clerk, will inform you of the time and place of the Council's public hearing.

Sincerely,


JAMES B. SCHRÖEDER
Community Development Director

cc: Deputy City Clerk



DECLARATION OF MAILING

On March 16, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 16, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk



Linda S. Nichols
Deputy City Clerk



CITY OF LODI

**Carnegie Forum
305 West Pine Street, Lodi**

NOTICE OF PUBLIC HEARING

Date: April 19, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

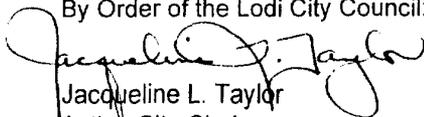
NOTICE IS HEREBY GIVEN that on **Wednesday, April 19, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission recommendations to approve General Plan Amendment GP LU 95-1 consisting of the following:
 - request of Chris R. Keszler and Fred Baker to redesignate the parcels at 451 East Turner Road (APN'S 015-230-36 AND 38) from PR, Planned Residential, to LDR, Low Density Residential; and
 - to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jacqueline L. Taylor
Acting City Clerk

Dated: March 16, 1995

Approved as to form:


Bobby W. McNatt
City Attorney

BRIDGE II

PUBLIC HEARING LIST

MAILING LIST FOR	AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
BRIDGE II GPA, PHOENIX & ANNEXATION	FILE #				
01-236-31	-31	CHRIS KESLER, et al	317 W Lodi Ave	Lodi, CA	95240
-34	-34	Wine & Roses Country Inn	2505 W Turner Rd	Lodi, CA	95242
-35	-35	"	"	"	"
-32	-32	Bridge Haven Ptg.	2119 Avenue Ave.	Lodi, CA	95240
-33	-33	Bridge Investigator Dist.	1877 N Linn Sacramento Rd	Woodbridge, CA	95208
-280-01	-01	Seville Mikami, Tr	51 E Turner Rd	Lodi, CA	95240
-03	-03	Steven N Jordan Estate et al	Nicholas S. Jordan 2347 Highway 10	Sacramento, CA	95824
311 - 30	-30	Ronald C & Cheryl K Sawyer	1881 N Ledestone St	Woodbridge, CA	95252
-31	-31	John H & Denise Arnold	1836 1/2 "	"	"
-32	-32	Gregory W & M H McNight	448 E Yellowstone St	"	"
-33	-33	Paul & Dinah Butler	454 "	"	"
-34	-34	Elizabeth E Ellis	478 "	"	"
-35	-35	W E Hansen Jr et al	502 "	"	"
-36	-36	Annette Douthett Tr	526 "	"	"
-37	-37	Frank H & Janet L. Wendorf	550 "	"	"
-38	-38	James III & J A Rankin	574 "	"	"
-39	-39	Edward K & Kim Alluviz	598 "	"	"
-40	-40	Larry & Laura Hunt & M Development PO Box 52	Lodi	95241	
-41	-41	John A & Doris Coprinza	1837 1/2 Ironstone St	Woodbridge, CA	95252
-06	-06	Clinton M & T T Janiak	411 E Yellowstone	"	"
-07	-07	Albert & M Eggleston	581 "	"	"
-08	-08	Benjamin & Nancy Aitt	557 "	"	"
-09	-09	Larry A & Nancy Garrison	533 "	"	"
-10	-10	Gerald L & Janet B Fish	509 "	"	"
-11	-11	John & Jennifer Joroge	485 "	"	"
-12	-12	George A & Judy Spier	1837 1/2 Ledestone St	"	"
024-180-81	-81	Brace P & Helen H Towne	PO Box 185	Woodbridge, CA	95290
-73	-73	"	"	"	"

BRIDGE II
 PHOENIX & ANNEXATION



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Jacqueline L. Taylor
Acting City Clerk

Linda S. Nichols

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Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

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Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

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 - to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

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By Order of the Lodi City Council:

Jacqueline L. Taylor
Jacqueline L. Taylor
Acting City Clerk

Dated: March 16, 1995

Approved as to form:

Bobby W. McNatt
Bobby W. McNatt
City Attorney

