



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of May 22, 1995

MEETING DATE: June 7, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM

RECOMMENDATION

- a. Recommended that the City Council approve the request of Chris R. Keszler and A. Fred Baker for General Plan Amendment GPA-LU 95-3 to redesignate the parcel at 2801 West Turner Road (APN 015-230-39) from NCC, Neighborhood-Community Commercial to LDR, Low Density Residential.
- b. Recommended that the City Council approve the request of Chris R. Keszler and A. Fred Baker to rezone the parcel at 2801 West Turner Road (APN 015-230-39) from C-S, Commercial Shopping 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 projects.

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of May 22, 1995.

- d. Conditionally approved the request of Terry Piazza, Baumbach and Piazza, Inc. on behalf of Farmers and Merchants Bank of Central California for approval of a lot merger between 107 and 121 West Pine Street in an area zoned C-2, General Commercial.
- e. Conditionally approved the request of Joseph Taylor for approval of a lot line adjustment between 330 and 332 East Kettleman Lane in an area zoned C-2, General Commercial.
- f. Based on the written suggestion of Terry Piazza, Baumbach and Piazza, Inc., the Planning Commission asked the City Attorney's office to prepare an amendment to the Subdivision Ordinance (i.e. Title 16, Lodi Municipal Code) delegating the approval of voluntary lot mergers, lot line adjustments and certain parcel maps to the Community Development Director.
- g. Continued the following items until 7:30 p.m., Monday, June 19, 1995:

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

- (1) to consider the request of Dale Gillespie on behalf of Geweke Properties for General Plan Amendment GPA-LU 95-2 to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial
- (2) to consider the request of Dale Gillespie on behalf of Geweke Properties to prezone a 19.7 acre portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23), C-S, Commercial Shopping and a 17.3 acre portion of those parcels R-2, Single-Family Residential; and
- (3) to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.
- (4) to consider the request of Lori W. McIntosh on behalf of Southwest Associates to prezone the 21.46 acre parcel at 630 East State Route 12 (APN 058-030-02) to C-S, Commercial Shopping.
- (5) to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project

- h. Set a public hearing for 7:30 p.m. Monday, June 19, 1995 to consider the request of Mike Collins for approval of the Tentative Subdivision Map of Hutchins Village, a 7-lot single-family residential project proposed for 425 and 429 West Locust 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

May 23, 1995

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

Dear Fred:

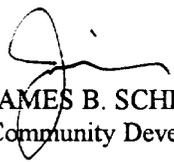
RE: General Plan Amendment
Rezoning
Negative Declaration
2801 West Turner Road (APN 015-230-39)

At its meeting of Monday, May 22, 1995 the Lodi City Planning Commission made the following recommendations to the Lodi City Council:

1. Approve the request of Chris R. Keszler and A. Fred Baker for General Plan Amendment GPA-LU 95-3 to redesignate the parcel at 2801 West Turner Road (APN 015-230-39) from NCC, Neighborhood-Community Commercial to LDR, Low Density Residential;
2. Approve the request of Chris R. Keszler and A. Fred Baker to rezone the parcel at 2801 West Turner Road from C-S, Commercial Shopping to R-1, Single-Family Residential; and
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. The City Clerk will inform you of the time and place of the City Council's public hearings on these recommendations.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk



CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER PLANNING COMMISSION'S RECOMMENDATION FOR GENERAL PLAN AMENDMENT GPA-LU 95-3 TO REDESIGNATE THE PARCEL AT 2801 WEST TURNER ROAD (APN-015-230-39) FROM NCC, NEIGHBORHOOD-COMMUNITY COMMERCIAL TO LDR, LOW DENSITY COMMERCIAL, TO REZONE THE PARCEL AT 2801 WEST TURNER ROAD (APN 015-230-39) FROM C-S, COMMERCIAL SHOPPING TO R-1, SINGLE-FAMILY RESIDENTIAL, AND TO CERTIFY THE FILING OF A NEGATIVE DECLARATION BY THE COMMUNITY DEVELOPMENT DIRECTOR AS ADEQUATE ENVIRONMENTAL DOCUMENTATION ON THE ABOVE PROJECTS. PUBLIC HEARING JULY 5, 1995

PUBLISH DATE: SATURDAY, JUNE 10, 1995

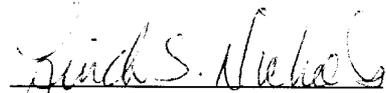
TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO:

JACQUELINE L. TAYLOR
ACTING CITY CLERK

DATED: JUNE 8, 1995

ORDERED BY:


LINDA S. NICHOLS
DEPUTY CITY CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: July 5, 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

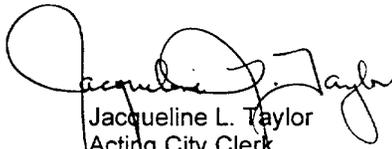
NOTICE IS HEREBY GIVEN that on **Wednesday, July 5, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Consider Planning Commission's recommendation for General Plan Amendment GPA-LU 95-3 to redesignate the parcel at 2801 West Turner Road (APN-015-230-39) FROM NCC, Neighborhood-Community Commercial to LDR, Low Density Commercial, to rezone the parcel at 2801 West Turner Road (APN 015-230-39) from C-S, Commercial Shopping to R-1, Single-Family Residential, and to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

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: June 8, 1995

Approved as to form:


John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

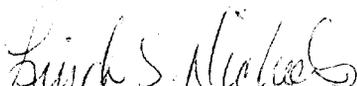
On June 8, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" 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 June 8, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk


Linda S. Nichols
Deputy City Clerk