



# CITY OF LODI

# COUNCIL COMMUNICATION

**AGENDA TITLE:** Set Public Hearing to Consider Planning Commission's Recommendation to Amend P-D(6), Planned Development District No. 6 to Include the Lots at 60 and 70 North Lower Sacramento Road to Provide for an Existing Single-Family Dwelling and Two Proposed Duplexes

**MEETING DATE:** March 16, 1994

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council set a public hearing for 7:00 p.m. Wednesday, April 20, 1994 to consider the Planning Commission's recommendation to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for an existing single-family dwelling and two proposed duplexes.

**BACKGROUND INFORMATION:** Randall Heinitz, the owner of both 60 and 70 North Lower Sacramento Road has applied for the zone change so that he could construct two new duplexes conforming with existing land use at 22-50 North Lower Sacramento Road and 2443 Oxford Way.

The Planning Commission has conditionally approved a tentative parcel map which creates three lots for 60 and 70 North Lower Sacramento Road.

**FUNDING:** Application fees.

*James B. Schroeder*  
James B. Schroeder  
Community Development Director

JBS/ck

Attachment

APPROVED -

*Thomas A. Peterson*

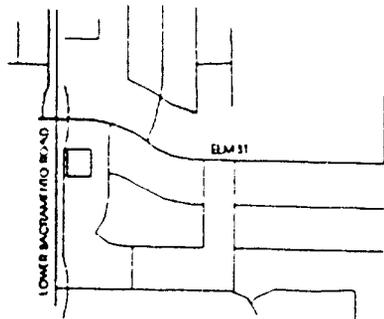
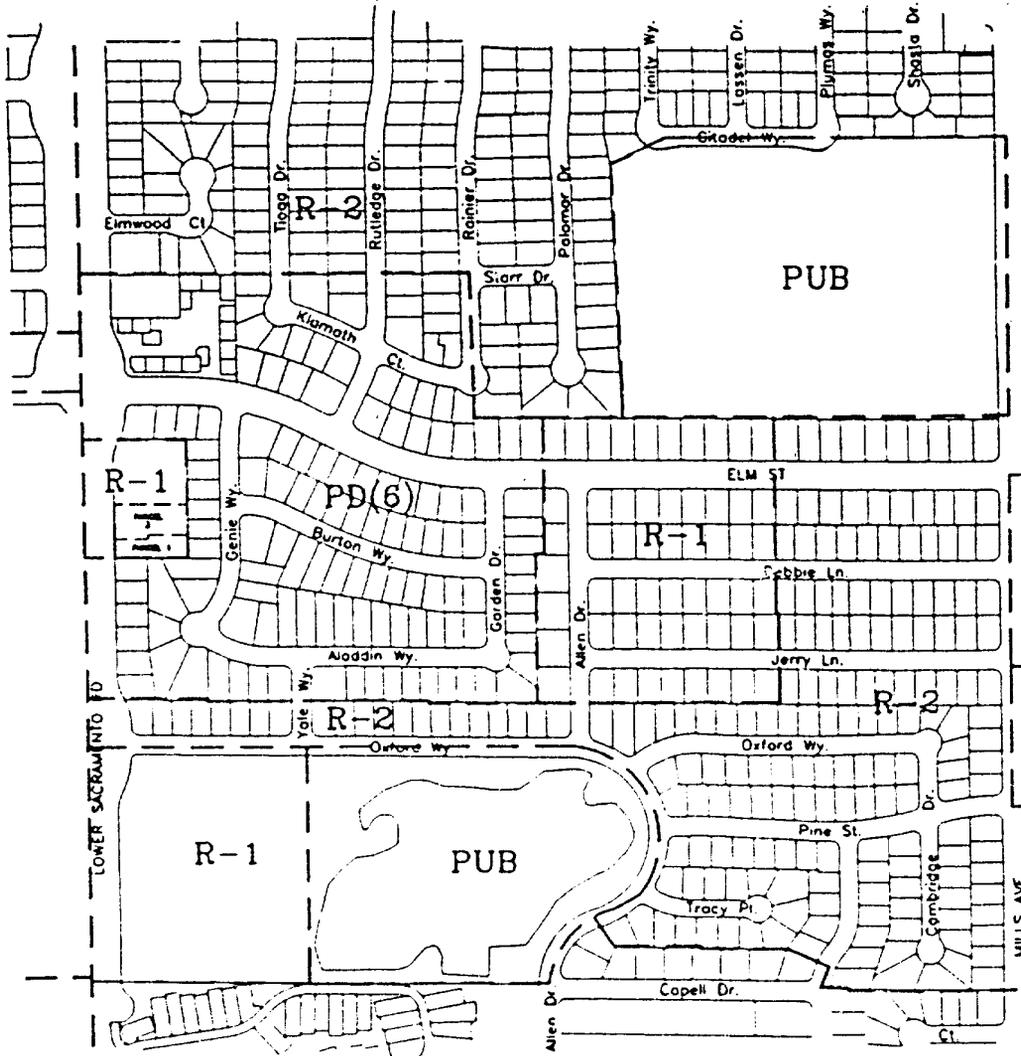
THOMAS A. PETERSON  
City Manager



100% RECYCLED PAPER

CC 1

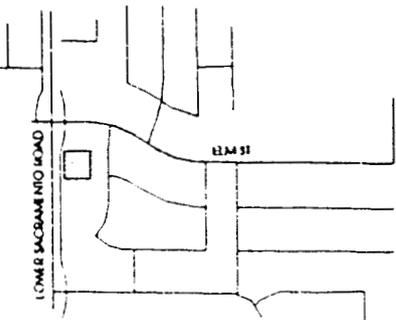
# TENTATIVE PARCEL MAP AND REZONE (RANDALL HEINITZ)



VICINITY MAP



Randall Heinitz  
 Amend PD(6) to Include Lots  
 at 60 & 70 N. Lwr. Sacramento Rd.  
 Z-94-02 02-28-94

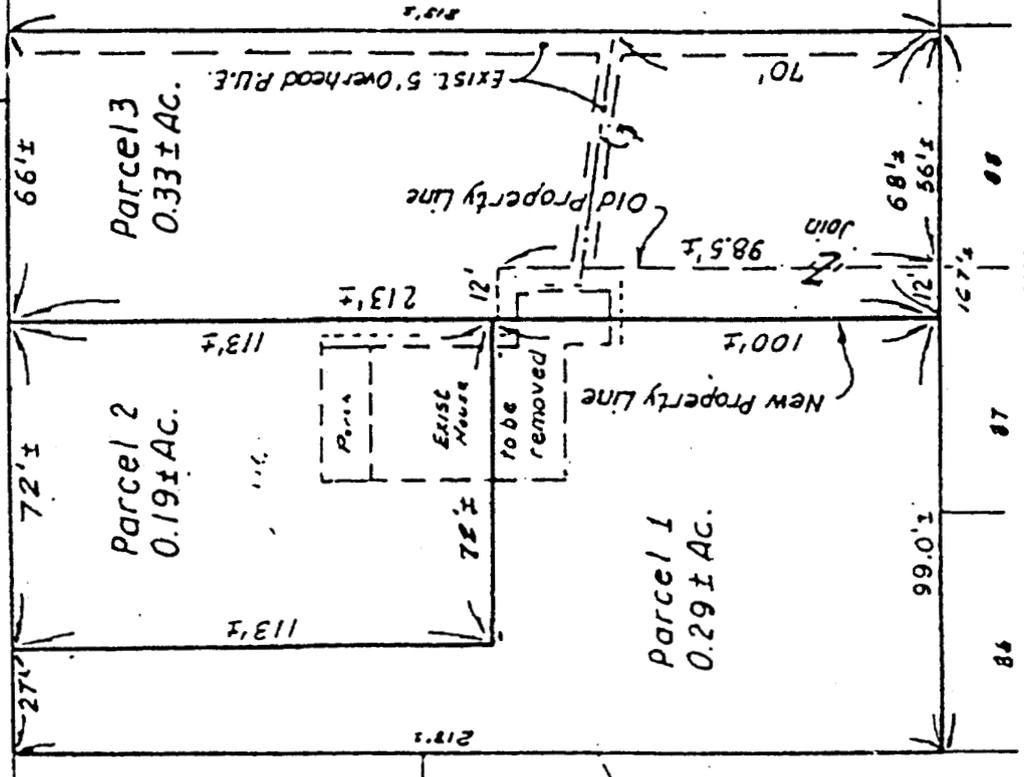


VICINITY MAP



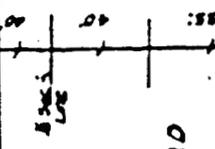
Randall Heinitz  
 Create 3 Lots From 2  
 60 & 70 N. Lwr. Sacramento Rd.  
 94-P-001 02-28-94

LOWER SACRAMENTO ROAD  
 (Frontage Rd.)



ALADDIN GARDENS 3

ALADDIN GARDENS



CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
RAY C. DAVENPORT  
PHILLIP A. PENNINO  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

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

March 1, 1994

Mr. Randall Heinitz  
70 North Lower Sacramento Road  
Lodi, CA 95242

Dear Randy:

RE: Rezoning  
Amend Planned Development District No. 6  
60 and 70 North Lower Sacramento Road

At its meeting of Monday, February 28, 1994 the Lodi City Planning Commission recommended that the City Council approve your request to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for 1 single-family lot and 2 duplex lots in an area presently zoned R-1, Single-Family Residential.

This recommendation has been forwarded to the City Council. The City Clerk will inform you of the time and place for the Council's public hearing.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

cc: City Clerk

DECLARATION OF MAILING

On March 17, 1994 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.

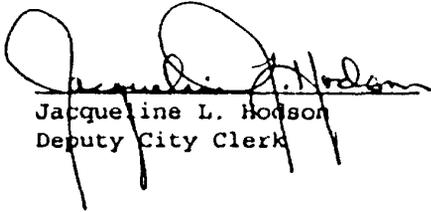
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

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

Executed on March 17, 1994, at Lodi, California.

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Jennifer M. Perrin  
City Clerk



Jacqueline L. Hodson  
Deputy City Clerk



**CITY OF LODI**

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

**NOTICE OF PUBLIC HEARING**

Date: April 20, 1994

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 20, 1994 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's recommendation to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for an existing Single-Family dwelling and two proposed duplexes.

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:

*Jennifer M. Perrin*  
Jennifer M. Perrin  
City Clerk

**Dated: March 16, 1994**

Approved as to form:

*Bobby W. McNatt*  
Bobby W. McNatt  
City Attorney

PUBLIC HEARING LIST

MAP FIG LIST FOR:	OWNER'S NAME	PARCEL ADDRESS	CITY, STATE	ZIP
029-030-67	Kandally, Laura Heinitz	70 N Lwr Sacramento Rd	Lodi CA	95242
-68	"	"	"	"
-50	James S & Wilma Babcock	80	"	"
-77	Robert Gatch	1819 S. Cherokee Ln	"	"
-190-01	Casey, Marcus Jr.	12732 N Lwr Sacramento	"	"
-62	Russell, Davey	2416 W Elm St.	"	"
-03	Alvin & Edna	2412 W Elm	"	"
-04	Terry L Glenn	2445 McArthur Park	"	"
-05	Richard & C M Angulo	87 Genie Way	"	"
-06	Lorette H & F Kuhlmann	81	"	"
-07	Walter F & M Sprain	1116 Turner Rd	"	"
-08	Manuel & J Hughes	PO Box 2697	"	95241
-09	Paul T & Sk Melk	15880 Curry Ave	"	95240
-10	Christian P Jensen	2329 Burton Way	"	95242
-11	Paul T & Sk Melk	15880 Curry Ave	"	95240
-12	Roger D & Kim B Sanders	2323 Burton Way	"	95242
-36	Charles L & Della Allison	2330	"	"
-87	Mohammad J Sublaban	2336	"	"
-38	James Greening	56 Genie Way	"	"
-39	Michael & Jill Tuttle	48	"	"
-40	Cathy C Giedt	75	"	"
-41	John P & C M Wilby	69	"	"
-42	Donald H & Cleo Standridge	63	"	"
-43	Robert E & NG Gully	57	"	"
-44	Gregory H Albers	51	"	"
-45	Robert & Norma Hutz	1009 W Turner Rd	"	95242
-46	Carmelo & F Maggio Trs.	901 Greenwood Dr.	"	"
-47	Orlando G & Nancy L Sperry	1134 Havel Ct	"	"
-48	Sarah Gay Glend	PO Box 1547	"	"
-49	Raymond L & Gay Cuernca	535 E Riverside Dr.	Lodi	95242
-50	Melvin L Loe	22 N Lwr Sacramento Rd	Lodi	95242
180-27	Donald F Meland	2420 Aladdin Way	"	"
-38	Doc R Leonard	2426	"	"
-34	Richard & M Gabeau	2422	"	"
-30	Robert L Davis	2428	"	"
-31	Dennis & Jean Schmitke	25 Genie Way	"	"
-32	Warren E Green	45	"	"

PUBLIC HEARING LIST

MARING LIST FOR:	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
089-180-33	GARY G WENIG ESTATE	314 WILKESBORO ST	LODI CA	97844
34	GAILE LILEO	1529 ETRAKE AVE	STOCKTON CA	95212
35	G D & T B STOUT	2401 YOSEMITE DR	LODI CA	97834
36	HARRISON C & TINA STOUT	9828 PALM AVE	BAKERSFIELD CA	93313

FILE #