



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of April 12, 1993

MEETING DATE: April 21, 1993

PREPARED BY: Community Development Director

### RECOMMENDED ACTION:

<u>AGENDA ITEM</u>	<u>RECOMMENDATION</u>
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- |    |  |
|----|--|
| a. | Recommended that the City Council approve the following requests of Ronald B. Thomas, et al: <ol style="list-style-type: none"><li>1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;</li><li>2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and</li><li>3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.</li></ol>                      |
| b. | Recommended that the City Council approve the following requests of J. Jeffrey Kirst: <ol style="list-style-type: none"><li>1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;</li><li>2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and</li></ol> |

APPROVED: \_\_\_\_\_

  
THOMAS A. PETERSON  
City Manager



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3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

c and d Information only. No action required.

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of April 12, 1993.

- c. Determined that a "Zoning Hardship" existed and approved the request of Glenn W. Duspiva for a Zoning Variance to reduce the rear yard setback requirement from 10 feet to 4 feet to allow conversion of an existing carport to a garage at 824 Mariposa Way in an area zoned R-2, Single-Family Residential.
- d. Recommended that the San Joaquin County Planning Commission approve the request of FCF Development Association on behalf of Church of God, Seventh Day, for a Use Permit to establish an 11,625 square foot church on the north side of West Kettleman Lane (State Route 12), west of Mills Avenue (i.e. 1313 East State Route 12) with the condition that the project meet all City development standards and that it be annexed.

FUNDING: None required.

  
James B. Schroeder  
Community Development Director

JBS/cg

DECLARATION OF MAILING

On April 27, 1993 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.

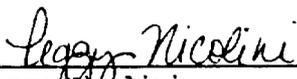
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

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

Executed on April 27, 1993, at Lodi, California.

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Jennifer M. Perrin  
City Clerk

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Peggy Nicolini  
Deputy City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
  1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LL Low Density Residential;
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  3. 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, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

  
Jennifer M. Perrin  
City Clerk

Approved as to form:

  
Bobby W. McNate  
City Attorney

NOTICE05/TXTA.02J

Ronald Thomas

PUBLIC HEARING LIST

RICHARDS

EXHIBIT B

MARKING LIST FOR AP#	OWNER'S NAME	MARKING ADDRESS	CITY, STATE	ZIP
06A-290-01	Georgia Perlegas et al	13845 N Hwy 99	Lodi CA	95244
-08	W & DE Beckman et al	107 N Avenida Ave	"	"
-18	Richards Ranch Ltd PTP	PO Box 1598	"	95241
-09	John & K Bryant et al	2707 E Fremont #15	Stockton	95265
-15	Reizo & M Cotts Okubara	2162 E Woodbridge Rd	Acampo	95222
-06	John & K Bryant et al	9949 Fernwood	Stockton CA	95217
-09	Arceles S Ponzes	3921 E Hanley Lane	Lodi	95240
-10	Leahady D Gibson Trs	3653 E Hanley Lane	"	"
-11	Walter J M Thayer	4071 E Hanley Lane	"	"
-13	Donald & M Miller Trs	"	"	"
-12	"	"	"	"
-14	AYL Reuric Life Estate	4219 E Hanley Lane	"	"
-17	Kathleen Neuschaefer et al	13669 N Cherokee Lane	Lodi	"
-280-02	City of Lodi	"	"	"
-410-01	Ps P Walters Trs et al	PO Box 3060	Lodi	95241
-02	Gary & P Koppin Trs	1919 S Stockton St	"	95240
-09	Tim D Simpson et al	2645 S Stockton St	"	"
-10	Manciano & B Del Castillo	PO Box 43	Woodbridge	95258
-15	Lodi Development Inc	PO Box 1237	Lodi	95241
-16	Michael R Haas et al	116 Kern Ct	"	95240
-17	Daniel & Amy Fritz	177 River Meadows Pt	"	95242
-18	ANASTASIS & C PAPAYAS	5395 Entrada Olives	San Jose	95123
011-040-01	Cherokee Memorial Park	PO Box 1010	"	"
030-30	"	"	"	"
-31	"	"	"	"
-45	"	"	"	"

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Jennifer M. Perrin  
City Clerk

*Peggy Nicolini*  

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Peggy Nicolini  
Deputy City Clerk

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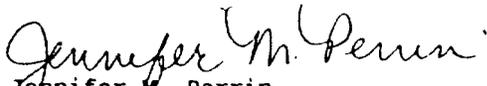
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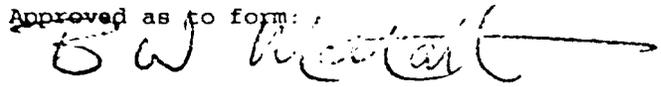
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Dated: April 21, 1993

By Order of the Lodi City Council

  
Jennifer M. Perrin  
City Clerk

Approved as to form:  
  
Bobby W. McNatt  
City Attorney

PUBLIC HEARING LIST

Page 1 of 4

MAILING LIST FOR	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-10	Tom & Terry Kiriin	15312 N LWR Sacramento Rd	Lodi CA	95242
-11	Phyllis J. Vavriano	15258 N LWR Sacramento Rd	San Francisco CA	94110
-12	Antonio & Elia Valentine	22 Powers Ave	Ashley ND	58413
-16	Gordon B. Koget Inc.	Box 286	Lodi	95242
-17	First Nazarene Church	1207 E Hwy 12		
-32	Melvin O. & E.A. Helmle	1313 E Hwy 12		
-63	Michael M. Crete et al	1826 W Kellenman Ln Suite D		
-64	F.C. Development Assoc Papal	120 N Pleasant	Modesto CA	95354
-65	Ronald D. Dunscombe et al	96 Harveyhillier, 413 E Vera Vista	Lodi	95242
-66	Phyllis L.F. Dunscombe Est.	1105 E Hwy 12		
-230-01	E. Carl & P.M. Reich	535 S Fairmont #14		
-02	Ray & Inaeburg Belanger	2372 Brittany Ln		
-03	Geoff & Janet Dillon	2368 "	Lodi	
-04	Pecily & Janet Dillon	PO Box 2180		
-28	Kwilye & Susan Hummel	2352 Brittany Ln		
-29	Richard H & G. Fritz	2344 "		
-07	Bruce & Cindi Campora	2336 "		
-08	Jahn & Jodie Sander	2328 "		
-09	R. Billy & R. Rauskin Trs.	2320 "		
-10	Roger & L. Vincent Trs.	2319 "		
-11	David R & Donna Aarons	2327 "		
-12	Thomas F. Parker	2335 "		
-13	Joseph & Marie Barket	87 W Harch Ln Ste 2	Stockton	95242
-14	George Jr & P. Kishida	2351 Brittany Ln		
-15	R. M. Blincoe & M.G. Coats	2359 "		
-16	Ray & Fachine Bober	2367 "		
-20	A. Fred & Cathy Baker	317 W Lodi Ave		95240
-330-01	Jimmie M. Kishwan, Jr.	2410 Brittany Ct		95242
-02	Douglas J. & J.M. Truong	2418 "		"
-03	Chris & Loretta Keszler	317 W Lodi Ave.		95240
-04	"	"		
-05	Theodore & K.Z. Pantaris	2438 Brittany Ct		
-06	Chris R. Keszler et al	517 W Lodi		
-07	Ralph H. & Linda Vasun	PO Box 2362		95244
-08	Alex & Kallie Nivalon	24 S. Brittany Ct		
-09	Angie & Anagnos	1019 Loretta Ln		
-10	E.A. & Corrie Croden	1833 Robin Lane		95240

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PUBLIC HEARING LIST

MAILING LIST FOR	FILE #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-026-34		Donald S & K B Torres	116 Chateau St	Los Angeles	95342
-35		Stephens & TG Richards	115 "		
-36		Vicki L Parker	908 Broadway, 1st Fl		95340
-37		Stephan & Carmen Ramirez	1134 Chateau St		
-38		John DeBorja Demshar	1142 "		
-39		Richard & SJ Lamoria	1133 "		
-40		Bill Rankin & B. Trs.	430 E. 11th St		
-41		John & Marion A Fitzgerald	1117 Chateau St		
-42		Robert & Kathy Macth	1109 "		
-4350-01		Stephens & Kathy Cho	1115 Heidelberg Way		
-02		Chris & Laveta Keszler	317 W Leola Ave		
-03		Thomas & Deborah Brounboch	915 Broadway, 11th Fl		
-04		Chris & Laveta Keszler			
-05		"			
-06		"			
-07		Vicki Fitzhugh	1901 Century Place		95240
-08		Chris & Laveta Keszler	317 W Leola Ave		
-10		Robert & D Dais et al	4413 Corbin Lane		95343
-11		Chris & Laveta Keszler			
-12		"			
-13		"			
-14		Larry & Lanell Escalante	2034 Petersburg Way		
-15		Chris & Laveta Keszler			
-16		"			
-17		"			
-18		"			
-19		Kris N Robinson			
-20		Chris & Laveta Keszler			
-21		"			
-22		Microbridge Engineering District	1877 N Lur Sacramento Rd	Woodbridge	95258
060-08		060-08			
-27		Wm J & N Trank	621 E Taylor		95242
-28		Arthur Kitzmann et al	1841 Sheldon Rd	El Centro	95242
-29		Kenneth & MH Zing	695 E Taylor Rd	Los Angeles	95342
-30		Robert & Terrence S Roberts	15431 Mt Carmel Ave	Los Angeles	
-31		Arthur Kitzmann et al	10841 Sheldon Rd	El Centro	95242

PUBLIC HEARING LIST

Pages 3 of 5

MAILING LIST FOR HELMLE ADDITIONS		FILE #		
N#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
031-040-07	DI B Kelleman Partners Ltd.	1440 S Mills Ave 1806 W Kellenbau	Lodi	95342
-08	Gloria H Betty et al	1849 E Hwy 12		
-10	Mazen H & H Mardini	2115 W Vine St.		
-12	Fred M Cglossy	15241 Bezug	Galt	95632
-14	Armington R & E Rafael	75 Rossi Dr.	Lodi	95341
-15	Joe R & B Battaglia	P.O. Box 47	Alameda	94501
-09	oko Nakamura	2985 Northwood Dr		
-11	Fred & L. Yankee	15287 N Bezug Ln		
-13	John M & M Battaglia	15213 N Bezug Ln		
-16	John & AV Bezug	1701 E Hwy 12	Lodi	
-19	Shuzye Tsubaka et al	1671 E Hwy 12		
-20	"	"		
-18	Woodbridge Irrigation District	19777 N LWR Sacramento Rd	Woodbridge	95456
-03	City of Lodi			
-04	"			
-13	EMILY AS RAUSER	112 Stafford St	Lodi	95342
-14	Gerald & CL Grauman	1815 Royal Crest Dr.		
-15	Norman & Vivian Wilson	1911 Royal Crest Dr.		
-16	Pedro & Nancy Entente.	111 Stafford St		
-29	"			
30	Candy Cervantes	1116 S Mills Ave		
31	Mazen & Haifa Mardini	2415 W Vine St #100		
32	Faisal & H Subleban	1906 Royal Crest Dr.		
33	James H & DE Jones	1912 Royal Crest Dr.		
34	Ray W & Dana S Johnson	1132 S Mills Ave		
35	Leland R Kummer Jr	1133 S Mills		
36	Ronald D & L J Wally	1127 S Mills		
37	Floyd E & AI Weaver	1131 S Mills		
38	James Jr & JD Huffman	115 S Mills		
39	Richard Jr & Jh Cristow	1127 S Mills		
235-04	Miguel A & Margarita Diaz	1122 Downing		
-05	LeRoy A & C E Seibel	1128 Downing		
-06	Rafael Jr & MT Gutierrez	1134 "		
-07	Charles L & SL Wagner	1602 Royal Crest Dr.		
-10	Joe E & Emme C Rodriguez	1608 Royal Crest		
-09	Eddie W & AC Hagle	1614 "		
-10	Frank A & K M Caruso	1620 "		

## PUBLIC HEARING LIST

MAILING LIST FOR: Helms Addition		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
031-235-11	Michael & Carol Blehm	11426 Royal Crest Dr.	Lodi	95242
-12	Robert L & HM Shepard	26695 N Ritz Rd	Acampo	95220
-13	Rick & J Foreman	1706 W Royal Crest Dr.	Lodi	95242
-14	Martin G & IR Quesada	1712 "		
-15	Clarence St & T Eigenhuls	1718 "		
-16	Gary W & SA Ricci	1800 "		
-17	Mark A Cedarloff	1806 "		
-18	James E & BJ Peck	1812 "		
-231-01	Warren J & H W Nicholas	1803 "		
232-17	Emily Rudella Heinrich	20130 Mt View Ct	Lockeford	95337
-08	Dolores E Swearingen	1707 Royal Crest Dr.	Lodi	95242
233-09	Vicenzo & DA Siggia	1615 Royal Crest Dr	Lodi CA	95242
-10	Charles A & Wilfred Ludwig	26401 Palomares Rd	Castro Valley	94552
050-18	Ellwood & D Ross	112 Nelson Ct	Angwin CA	94508
-19	Ernest L Sumpfenderfer	1513 Cardinal	Lodi	95242
-20	Michael & Lisa Deherrera	1507 "		
-21	Dennis & Bonnie Curtis	1501 "		
-22	Glen & Jolene Olson	1451 "		
-23	Gary & Tammy Blair	1445 "		
-24	Mark Douglas Rowland	1439 "		
-25	Randal D Hittle	1438 "		
-26	David A Kuest	1444 "		
-27	Edith M Torelli	1450 "		
-28	Barry A & Lori Schinke	1500 Cardinal	Lodi	
-29	Vernon & L C Freimatck	1506 "		
-30	Clark E & Joyce Cox	1514 "		
-31	Max & L Motzger Trs.	210 W Vine ST		
-32	James E & Diane Bailey	1526 Cardinal		95242
-33	Irene E Alway	1532 "		
-34	" "	"		
-35	Emma G Horn	1125 S Ash Dr.		95240
060-620-01	Gregory & S Tchekoyan	83 Hardie Dr.	Maraga CA	94556
058-260-35	State Farm Auto Ins Co	01 State Farm Plaza	Bloomington IL	61710-01
-160-86	Marlene Gutierrez et al	541 S Ham Ln	Lodi	95242
-29	Thomas Luckey Constr Inc	PO Box 7428	Stockton CA	95207
-32	Lakeshore Ltd.	5031 El Camino Ave	Camichael CA	95608
-82	Centette Bank Kansas City	PO Box 26610	Kansas City MO	64196



