



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Communications (April 11, 1991 through April 23, 1991)

MEETING DATE: May 1, 1991

PREPARED BY: City Clerk

RECOMMENDED ACTION:

AGENDA ITEM

RECOMMENDATION

J-3b

That the City Council set for public hearing on Wednesday, May 15, 1991 at 7:30 p.m. the appeals regarding the Planning Commission's conditional approval of the request of Wennell, Mattheis, Bowe, Inc., on behalf of Twin Arbors Athletics Club for a Use Permit to expand and remodel an existing sports club at 2040 Cochran Road, in an area zoned R-1, Single-Family Residential.

BACKGROUND INFORMATION:

The attached appeals regarding the Planning Commission's conditional approval of the request of Wennell, Mattheis, Bowe, Inc., on behalf of Twin Arbors Athletics Club for a Use Permit to expand and remodel an existing sports club at 2040 South Cochran Road, in an area zoned R-1, Single-Family Residential were received from:

1. Bruce Schweigerdt, 747 South Mills Avenue, Lodi
2. Ron Hilder, 808 Tilden Drive, Lodi

The City Attorney recommends that the City Council order consideration of all similar matters to be heard at the date and time set for this public hearing.

FUNDING: None required.

Alice M. Reimche
 Alice M. Reimche
 City Clerk

AMK/jmp

APPROVED: _____

THOMAS A. PETERSON
City Manager



RECEIVED
1991 APR 12 PM 3:04
ALICE H. FENICHE
CITY CLERK
CITY OF LODI

April 11, 1991

Lodi City Council
Lodi, CA

RE: Twin Arbors Athletic Club

Greetings:

I hereby appeal the April 8, 1991 decision of the City Planning Commission granting the use permit of the Twin Arbors Athletic Club.

Sincerely,



Bruce Schweigerdt, MA
747 South Mills
Lodi, CA 95242

April 17, 1991

Lodi City Council

RE: Appeal on permit granted to
Terri Arbors Athletic Club

RECEIVED
1991 APR 17 PM 3:05
ALICE M. REINICHE
CITY CLERK
CITY OF LODI

I respectfully request the Council to set ~~Wednesday~~
May 1, 1991, as the hearing time for my appeal.

I agree with city clerk Alice Reiniche that this is
not an "urgent" matter directly affecting the health
and safety of the community; however, if the
matter is not heard on May 1st then the next
date for which I would be available would be
in July.

Thank you for considering this request.

Bruce Schneider
747 So. Mills
Lodi, CA 95242

-4-12-91

RECEIVED

1991 APR 12 PM 12:29

ALICE M. REIMCHE
CITY CLERK
CITY OF LOS ANGELES

Dear City Council

I would like to appeal the

planning commission decision on the
space time expansion of the Dennis & Swain
club on Cochran Rd. The meeting date was
4-8-91 and Iden 4a Use Permit U-90-30,
Request of Wrenell, Mattheis, Bowl Inc. ON
behalf of Twin Arrows Athletic Club

5/15/91

Jan Hilder
808 Tilden Dr
Lodi CA
95242

DECLARATION OF MAILING

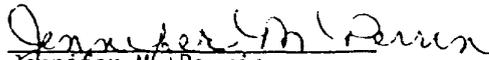
On May 2, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" 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 May 2, 1991, at Lodi, California.

Alice M. Reimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA.FRM



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 15, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

May 15, 1991

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 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) To consider the appeals received from Bruce Schweigerdt, 747 South Mills Avenue, Lodi and Ron Hilder 808 Tilden Drive, Lodi regarding the Planning Commission's conditional approval of the request of Wennell, Mattheis, Bowe, Inc., -on behalf of Twin Arbors Athletics Club for a Use Permit to expand and remodel an existing sports club at 2040 Cochran Road

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
for Alice M. Reimche
City Clerk

Dated: May 15, 1991

Approved as to form:

Bobby W. McNatt
Bobby W. McNatt
City Attorney

6/16/11

Mailing List: Twin Arrows Expansions/Kenode

Page 1 of 3

MAILING LIST FOR:

FILE #

| child grid | AP# | OWNERS NAME | MAILING ADDRESS | CITY, STATE | ZIP |
|------------|------------|--------------------------|---------------------|-------------|-------|
| | 027-230-01 | Annette Hogg | 900 Evert Ct | Lodi CA | 95242 |
| | -02 | Fry + Lara Green | 2034 W. Vine St | " | " |
| | -03 | Keith + Barbara LeBelle | 902 Laver Ct | " | " |
| | -04 | Terry D + DR Antrim | 903 Laver Ct | " | " |
| | -05 | Otto + D Sandmeier | 2108 W. Vine St | " | " |
| | -06 | Frank Kendel | 2114 W. Vine St | " | " |
| | -07 | Thomas + Diane Dute | 2120 W. Vine St | " | " |
| | -08 | Douglas + SM Schnaidt | 2186 W. Vine St | " | " |
| | 027-200-34 | Lady + JoAnne Long | 864 Tilden Dr. | " | " |
| | -35 | Richard + CM Gordon | 872 Tilden Dr. | " | " |
| | -36 | Ida Ellison | 2103 W. Vine St | " | " |
| | -37 | Thutman + BM Cox | 817 Laver Ct | " | " |
| | -38 | Ronald E + ME Sakoot | 809 Laver Ct | " | " |
| | -39 | Alex R. Hinz | 801 Laver Ct | " | " |
| | -40 | Richard H Orr | 810 Laver Ct | " | " |
| | -41 | James L + NJ Becker | 818 Laver Ct | " | " |
| | -42 | Herbert + Emma Braun | 2033 W. Vine St | " | " |
| | -43 | David E + June Brown | 807 Evert Ct | " | " |
| | 46 | Kenneth + HH Egl | 800 Evert Ct | " | " |
| | 47 | Randy Susan Koepplin | 808 Evert Ct | " | " |
| | 48 | Stewart + R Adams | 816 Evert Ct | " | " |
| | 53 | Jeffery + R + B Larsen | 815 Evert Ct | " | 95242 |
| | 54 | Faustino + MC Utiz | 1708 E Armstrong Rd | " | 95242 |
| | 027-190-01 | Martin J + L Bond | 800 Tilden Dr. | " | " |
| | 02 | Ronald + KF Hilder | 808 Tilden Dr. | " | " |
| | 03 | Wallace G + WF Schuh | 816 Tilden Dr. | " | " |
| | 04 | Douglas B + CM Wied | 824 Tilden Dr. | " | " |
| | 05 | Ronald + JoAnn Bulker | 832 Tilden Dr. | " | " |
| | 06 | Richard A + SL Martin | 840 Tilden Dr. | " | " |
| | 07 | Delbert J + RM Thomas | 848 Tilden Dr. | " | " |
| | 08 | Virgil + Carol Heidinger | 856 Tilden Dr. | " | " |
| | 09 | Jay S + KM + J Campbell | 859 Tilden Dr. | " | " |
| | 10 | Thomas E + CA Crumley | 855 Tilden Dr. | " | " |
| | 11 | Thomas P + MG McKen | 857 Tilden Dr. | " | " |
| | 12 | Cecil B + C Brewster | 847 Tilden Dr. | " | " |
| | 13 | J + Joan Goin | 843 Tilden Dr. | " | " |
| | 14 | Gladys H Peterson | 831 Tilden | " | " |
| | 15 | Glacie I + Mary Poore | 827 Tilden | " | " |
| | 16 | Wilma Gross | 823 Tilden Dr. | " | " |

EXHIBIT B

MAILING LIST FOR :

| AP# | OWNERS NAME | MAILING ADDRESS | CITY, STATE | ZIP |
|------------|---------------------------|---------------------|-------------|-------|
| 033-050-19 | GIUSEPPE + BR CUSAMANO | 816 S. MILLS AVE | LODI, CA | 95242 |
| -14 | WU & IYU KILONG | 822 S. MILLS AVE | " | " |
| 15 | ROBERT & HT BRETZ | 935 AL LINGGERS AVE | " | " |
| 16 | ARTHUR MR DONA SMITH | 838 S MILLS AVE | " | " |
| - 27 | GERALD W VLN STODARD | 846 S. MILLS AVE | " | " |
| -28 | FERNST + DV HOFFMAN | 2001 W. WINE ST | " | " |
| -29 | RAYMOND L + BO EULGRIAM | 859 S. MILLS AVE | " | " |
| -30 | ROYCE KLASPHETSON | 855 S MILLS AVE | " | " |
| 31 | FREDERICK + MH HOPPS | 829 S. MILLS AVE. | " | " |
| 32 | LETOVA + BT HEIDINGER | 823 " | " | " |
| 33 | DEAN L + ENID L BOOCH | 817 S. MILLS AVE. | " | " |
| 34 | ROBERT + J JONES | 811 S MILLS AVE | " | " |
| 35 | HARLAND + JIMMIE | 805 S. MILLS AVE | " | " |
| 36 | ROBERT + WELYN STABORD | 801 S. MILLS | " | " |
| 37 | ALICE + CONNIE SCHWEIGERT | 747 S. MILLS | " | " |
| 38 | DAVID J BLUESTEIN | 741 S. MILLS | " | " |
| 39 | MELVIN + K IDOUSS | 735 S MILL | " | " |
| 40 | GILTON E + MT KELLY | 729 S. MILLS | " | " |
| 41 | EARLY + CLAUDIA DILLIGO | 725 S. MILLS | " | " |
| 42 | PAUL + ANN KEEHNER | 717 S. MILLS | " | " |
| 43 | DAVID L + HA MANSE | 711 S. MILLS | " | " |
| 44 | ROBERT D MILLER | 705 S MILLS | " | " |
| 45 | FRANK + TONE SUNSER | 2000 W. TOKAY ST | " | " |
| 46 | FRANK SCHWARTZ | 747 WILDA CREEK RD | " | " |
| 47 | BOB MEEDES | 802 LINDA CREEK RD | " | " |

FILE #

April 17, 1991

Lodi City Council

RE: Appeal on permit granted to
Terin Arbors Athletic Club

RECEIVED
1991 APR 17 PM 8:05
ALICE M. KENICKE
CITY CLERK
CITY OF LODI

I respectfully request the Council to set ~~Wednesday~~,
May 1, 1991, as the hearing time for my appeal.

I agree with city clerk Alice Kenicke that this is
not an "urgent" matter directly affecting the health
and safety of the community; however, if the
matter is not heard on May 1st then the next
date for which I would be available would be
in July.

Thank you for considering this request.

Bruce Schneider

747 So. Mills

Lodi, CA 95242



COMMUNITY DEVELOPMENT DEPARTMENT

USE PERMIT APPLICATION

APPLICANT

File No. _____

Name WENELL MATTHEIS BOWE Inc.

Phone (209) 369-8258

Address 222 West Lockeford Street, Suite 9, Lodi CA 95240

[Signature] v.P.
Signature of Applicant

12-11-90
Date

PROPERTY OWNER (If Different From Above)

Name LODI ATHLETIC CLUB

Phone (209) 334-4897

Address 1900 South Hutchins Street, Lodi CA 95240

I hereby certify that I am the owner of record of the property described below, or have authorization to act in behalf of the owner, that I approve of the action requested herein.

[Signature]
Signature of Property Owner
Dennis Kaufman, General Manager

12/10/90
Date

PROPERTY LOCATION

Address of Subject Property 2040 Cochran Road

Assessor's Parcel No. 027-080-29

Size (Acres) 5.45

Present Zoning R-1 General Plan Designation LDR

Present Land Use Tennis, swim and fitness club

BRIEF DESCRIPTION OF REQUEST

Continue present use with remodel of 4,500 sf of clubhouse with 10,300 sf of additional exercise, office, lockers and lounge facilities; modify parking area for 82 cars; basketball court at east edge of property; 4 future tennis courts - two courts at west edge of property in original Use Permit.

FOR OFFICE USE ONLY
Application Received by _____
Date Received _____
Assigned Planner _____
Tentative P.C. Hearing Date _____
City Council Hearing Date _____

FEES
Receipt No. _____
Application Fee \$ _____
Environmental Review \$ _____
TOTAL FEES \$ _____

DEC 12 1990

SEE BACK FOR IMPORTANT INFORMATION

City of Lodi

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIEGLOCK
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
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

April 9, 1991

Mr. Tim Mattheis
Wenell Mattheis Bowe Inc.
222 West Lockeford Street, Suite 9
Lodi, CA 95240

Dear Tim:

RE: Use Permit - U-90-30
Facilities Expansion and Remodel
Twin Arbors Athletic Club
2040 Cochran Road

At its meeting of Monday, April 8, 1991 the Lodi City Planning Commission conditionally approved your request on behalf of Twin Arbors Athletic Club for a Use Permit to expand an existing facility (i.e. Sunwest Tennis and Swim Club) at 2040 Cochran Road in an area zoned R-1, Single-Family Residential.

The Planning Commission's approval is subject to the following conditions:

1. that the property be connected to the City sanitary sewer system prior to the issuance of building permits and the existing septic tank system be abandoned in conformance with requirements of San Joaquin County Environmental Health Department with copies of the permit issued by that agency submitted to the City of Lodi as proof of compliance;
2. that the use of the existing on-site temporary detention basin for the collection of storm water runoff be discontinued and an on-site drainage system provided to collect all on-site drainage for discharge to the public storm drain system;
3. that the building location and size, room sizes, setbacks and outdoor amenities conform to the site plan submitted at the meeting and labeled, "Final Revised Design Proposal";
4. that no aerobic exercise classes be conducted before 8:30 a.m. or between the hours of 2:00 p.m. and 4:00 p.m.;
5. that the line of sight from the proposed second story deck to backyards of nearby residents be mitigated with trees and landscaping to the approval of the City;
6. that the tennis court lights be out by 11:00 p.m. during the months of May, June, July and August and 10:00 p.m. the remainder of the year;

Tim Mattheis
April 9, 1991
Page 2

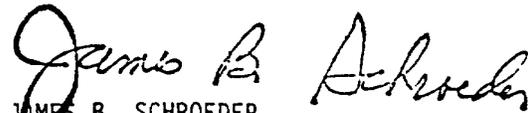
7. that the basketball and volleyball lighting be out by 9:30 p.m. year around;
8. that a 7-foot masonry wall and screen trees to the approval of the City be installed at the west end of the parking lot as shown on the "Final Revised Design Proposal";
9. that if 20 or more of the adjacent property owners so request, a parking review shall be conducted by the Planning Commission;
10. that the hours of the club operation shall be:
 - a. 7:00 a.m. - 11:00 p.m. May through August
 - b. 8:00 a.m. - 11:00 p.m. the remainder of the year
11. that the temporary storm drainage basin be abandoned and filled to the City's approval; and
12. that the developer/owner pay the fees shown below and any other fees in effect at time of issuance of Building Permit:

| | |
|------------------------|-------------|
| Storm Drainage Fees | \$31,320.00 |
| Sewer Service (4-inch) | 680.00 |
| Sewer Connection | 28,652.50 |

As you are aware, Section 17.81.030 (E) of the Lodi Municipal Code requires that any use requiring a Use Permit must be submitted with the final site plan and building elevations to the City's Site Plan and Architectural Review Committee for approval. You should contact David S. Morimoto, Senior Planner, so that you can accomplish this requirement.

Section 17.72.110 of the Lodi Municipal Code provides for a five day period in which concerned persons can appeal Planning Commission actions to the City Council. If no appeal is filed by 5:00 p.m., Monday, April 15, 1991, Use Permit U-90-30, as described above, will be in force and effect.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: Dennis Kaufman, General Manager
Lodi Athletic Club

