



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Request of G-REM, Inc. to rescind approvals for the Vintner's Square Subdivision, a 27-lot, 33 unit single family residential project located on 5.68 acres at the southwest corner of Lower Sacramento Road and Taylor Road.

**MEETING DATE:** February 19, 2003

**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** That the City Council rescind the approvals related to the Vintner's Square Subdivision as requested by the project applicant, G-REM.

**BACKGROUND INFORMATION:** The approvals of this project took place by the Planning Commission on September 12, 2002 and subsequently the City Council on November 6, 2002. Those approvals include a Growth Management Development Plan, 33 Low Density Residential allocations and the certification of a Mitigated Negative Declaration for the 5.68 acre property located at the southwest corner of Lower Sacramento Road and Taylor Road.

Since that time, the property owner has decided to reconfigure the project based upon the change in design for the proposed commercial center to the south. The end result of which will provide for more residential acreage. Therefore, the prior approvals are no longer of use.

**FUNDING:** None required

Konradt Bartlam  
Community Development Director

KB/lw

Attachments

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

  
M. Dixon-Flynn -- City Manager

**G-REM, INC.**  
DEVELOPMENT, CONSTRUCTION, MANAGEMENT

RECEIVED  
JAN 31 2003  
COMMUNITY DEVELOPMENT DEPT.  
CITY OF LODI

January 30, 2003

Mr. Konradt Bartlam  
Community Development Director  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241

**Via Hand Delivery**

Re: Vintner's Square Residential Development

Dear Mr. Bartlam:

G-REM, Inc., and the Geweke Family Partnership (collectively, "G-REM"), hereby request the City of Lodi to rescind its approvals of the Vintner's Square Subdivision, which recently was approved as a 27-lot subdivision project containing 33 low density dwelling units located on 5.68 acres at the southwest corner of the intersection of Lower Sacramento Road and Taylor Road (the "Residential Project").

The foregoing approvals consist of (1) the September 12, 2002 approval by the Lodi Planning Commission of a negative declaration evaluating the impacts of the Project (the "Negative Declaration"), an appeal of which was denied by the Lodi City Council on November 6, 2002; (2) the September 12, 2002 approval by the Lodi Planning Commission of a residential Development Plan for the Project (the "Development Plan"), which approval was affirmed by the Lodi City Council on November 6, 2002; and (3) the November 6, 2002 adoption by the Lodi City Council of a Growth Management Allocation for the Project (the "GMA Allocation").

Since the City's approval of the Negative Declaration, the Development Plan and the GMA Allocation (collectively, the "Approvals"), G-REM has decided to reconfigure the Vintner's Square Shopping Center project. This reconfiguration reduces the size of the shopping center, which correspondingly will increase the amount of land available for a residential project. Therefore, we are asking the City Council to rescind its approval of the Residential Project as currently configured. We intend, at some point in the future, to re-apply for the necessary entitlements to develop the residential portion of the property.

If you have any questions regarding the foregoing, please do not hesitate to contact me at your convenience.

Yours sincerely,

  
Dale Gillespie

cc: R. Clark Morrison

wc-78345

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(209) 333-4565 • FAX (209) 334-1829 • WWW.G-REM.COM

RESOLUTION NO. 2003-28

A RESOLUTION OF THE LODI CITY  
COUNCIL RESCINDING APPROVALS FOR  
THE VINTNER'S SQUARE SUBDIVISION

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WHEREAS, the Vintner's Square Subdivision is a 27-lot, 33-unit single-family residential project located on 5.68 acres at the southwest corner of Lower Sacramento Road and Taylor Road; and

WHEREAS, approvals by the Planning Commission and the Lodi City Council of 1) the Growth Management Development Plan; 2) 33 Low-Density Residential allocations; and 3) the certification of a Mitigated Negative Declaration for the 5.68-acre property took place on September 12, 2002, and November 6, 2002, respectively; and

WHEREAS, since the time of the approvals, the property owner, G-REM, Inc., has decided to reconfigure the project based upon the change in the design for the proposed commercial center to the south due to the withdrawal of a major anchor tenant, thus allowing the provision of more residential acreage; and

WHEREAS, G-REM, Inc. has requested that the City Council rescind the above-mentioned approvals for the Vintner's Square Subdivision to allow the project to be reconfigured.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby rescind the following approvals for the Vintner's Square Subdivision:

- 1) The Growth Management Development Plan;
- 2) 33 Low-Density Residential allocations; and
- 3) The certification of a Mitigated Negative Declaration for the 5.68 acre property.

Dated: February 19, 2003

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I hereby certify that Resolution No. 2003-28 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 19, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk