



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Consider the following requests of Dana Smith: (1) to amend the Land Use Element of the Lodi General Plan by redesignating a 6.71 acre portion of the parcel located on Woodhaven Lane, north of Turner Road, west of Eilers Lane and south of the WID Canal (APN 015-230-29) from P-R, Planned Residential to MDR. Medium Density Residential (GPA LU 92-1); (2) to prezone a 6.71 acre portion of the parcel located on Woodhaven Lane, north of Turner Road, west of Eilers Lane and south of the WID Canal (APN 015-230-29) PO-28, Planned Development District No. 28; and (3) to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

**MEETING DATE:** March 4, 1992

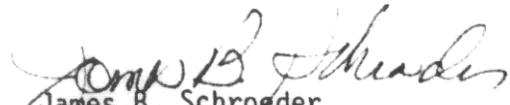
**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** that the City Council conduct a public hearing to Consider the following requests of Dana Smith: (1) to amend the Land Use Element of the Lodi General Plan by redesignating a 6.71 acre portion of the parcel located on Woodhaven Lane, north of Turner Road, west of Eilers Lane and south of the WID Canal (APN 015-230-29) from P-R, Planned Residential to MDR. Medium Density Residential (GPA LU 92-1); (2) to prezone a 6.71 acre portion of the parcel located on Woodhaven Lane, north of Turner Road, west of Eilers Lane and south of the WID Canal (APN 015-230-29) PD-28, Planned Development District No. 28; and (3) to certify the filing of a **Negative** Declaration by the Community Development Director as adequate environmental documentation on the above projects.

**BACKGROUND INFORMATION:** Mr. Smith and his associates want to construct 50 single-family units on less than standard size lots. Their proposal is similar to three projects on Century Boulevard between Chickadee Drive and Cherokee Lane and appears to meet the "less than market rate requirement" in the growth management program.

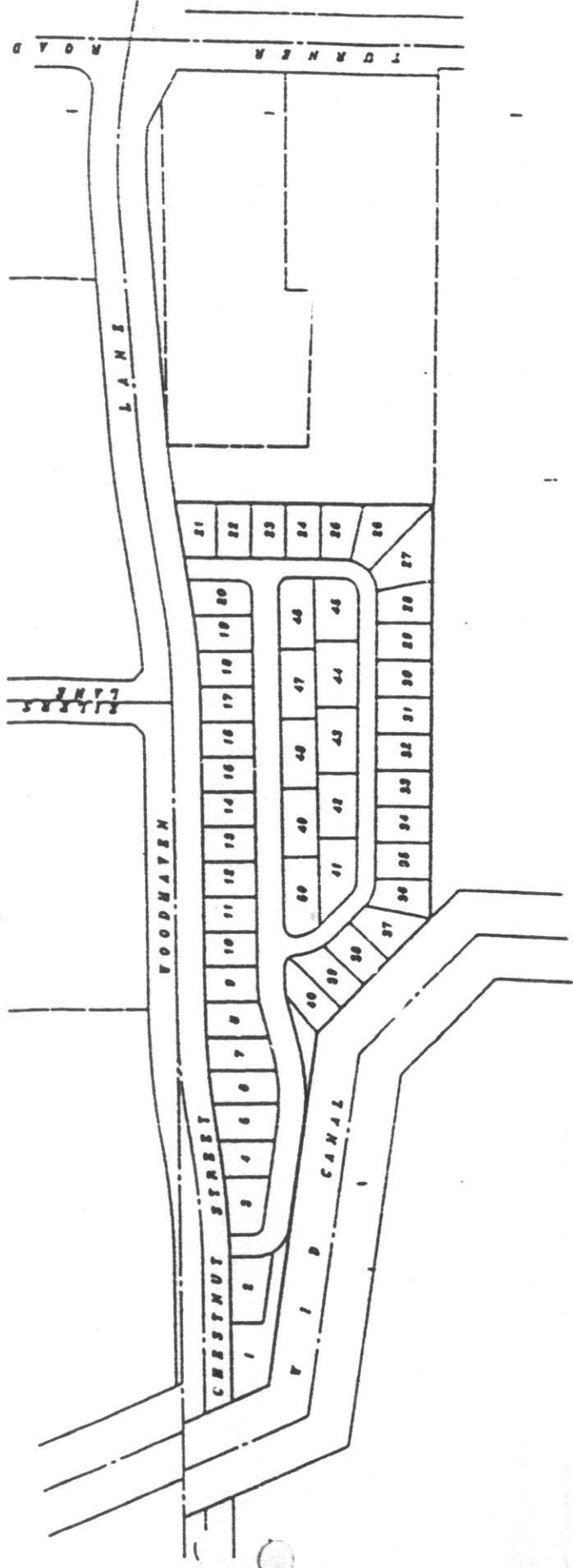
The project is north of the Wine and Roses Country Inn and west of existing and proposed multiple-family on Woodhaven Lane. .

  
James B. Schroeder  
Community Development Director

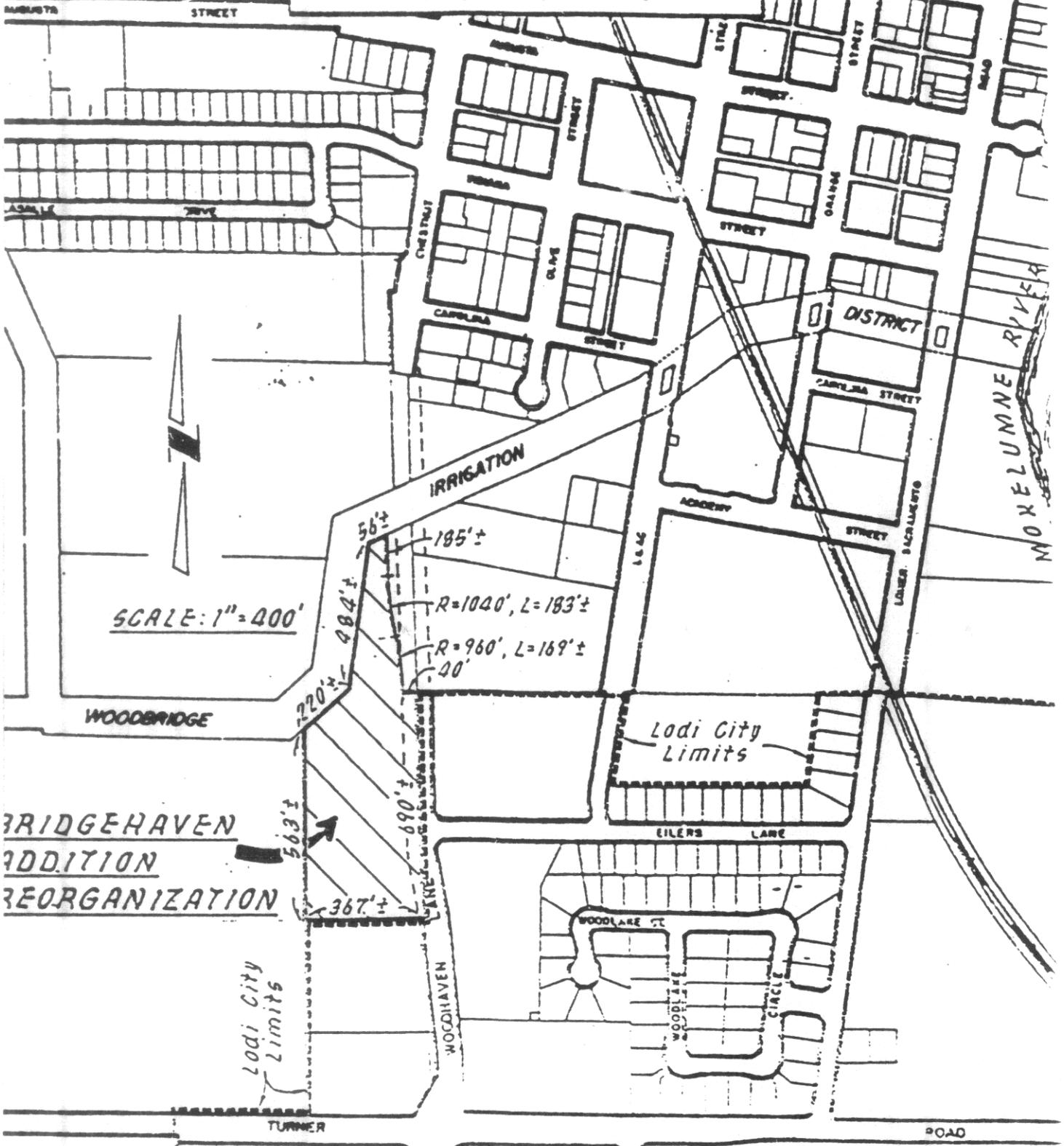
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THOMAS A PETERSON





BRIDGEHAVEN ADDITION  
REORGANIZATION  
6.71 ± ACRES



SCALE: 1" = 400'

BRIDGEHAVEN  
ADDITION  
REORGANIZATION

Lodi City  
Limits

ORDINANCE NO. 1544

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY  
REDESIGNATING A 6.71 ACRE PORTION OF THE PARCEL LOCATED ON  
WOODHAVEN LANE, NORTH OF TURNER ROAD, WEST OF EILERS LANE AND SOUTH OF  
THE WOODBRIDGE IRRIGATION DISTRICT CANAL (APN 015-230-29) FROM P-R,  
PLANNED RESIDENTIAL TO MDR, MEDIUM DENSITY RESIDENTIAL (GPA LU 92-1)

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BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating a 6.71 acre portion of the parcel located on Woodhaven Lane, north of Turner Road, west of Eilers Lane and south of the Woodbridge Irrigation District Canal (APN 015-230-29) from P-R, Planned Residential to MDR, Medium Density Residential (GPA LU 92-1), as shown on Vicinity Map, on file in the office of the Lodi City Clerk.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel". a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_ day of \_\_\_\_\_ 1992

\_\_\_\_\_  
JAMES W. PINKERTON, JR.  
Mayor

Attest:

ALICE M. REIMCHE  
City Clerk

State of California  
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi. do hereby certify that Ordinance No. 1544 was introduced at a regular meeting of the City Council of the City of Lodi held March 4, 1992 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1992 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. \_\_\_ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1544/TXTA.01V

ORDINANCE NO. 1545

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AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY  
PREZONING THE 6.71 ACRE PORTION OF THE PARCEL LOCATED ON WOODHAVEN  
LANE, NORTH OF TURNER ROAD, WEST OF EILERS LANE AND SOUTH OF THE  
WOODBRIDGE IRRIGATION DISTRICT CANAL (APN 015-230-29) PD-28, PLANNED  
DEVELOPMENT DISTRICT NO. 28, WITH A CONDITION RELATING TO SCHOOL  
FACILITIES FUNDING.

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BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by  
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The 6.71 acre portion of the parcel located on Woodhaven Lane, north of  
Turner Road, west of Eilers Lane and south of the Woodbridge Irrigation  
District Canal (APN 015-230-29) is hereby prezoned PD-28 (Planned  
Development District No. 28).

SECTION 2. The above-described prezoning shall be conditioned upon  
the signing by the developer and/or owner of said parcels prior to the  
effective date hereof, of an agreement with Lodi Unified School  
District for the provision of school facilities funding. Failure to  
execute such agreement shall delete the parcel(s) subject thereto from  
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said  
Official District Map of the City of Lodi herein set forth have been  
approved by the City Planning Commission and by the City Council of  
this City after public hearings held in conformance with provisions of

Title 17 of the Lodi Municipal Code and the laws of the State of California applicable there o.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_\_ day of \_\_\_\_\_ 1992

\_\_\_\_\_  
JAMES W. PINKERTON, JR.  
Mayor

Attest:

ALICE M. REIMCHE  
City Clerk

State of California  
County of San Joaquin, ss.

I, Alice M. Reimche. City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1545 was introduced at a regular meeting of the City Council of the City of Lodi held March 4, 1992 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1992 by the following vote:

Ayes: Council Members ~  
Noes: Council Members ~  
Absent: Council Members ~  
Abstain: Council Members ~

I further certify that Ordinance No. \_\_\_\_\_ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1545/TXTA.01V



# CITY OF LODI

CARNEGIE FORUM  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: Wednesday, March 4, 1992

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

March 4, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 730p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

1. to amend the Land Use Element of the Lodi General Plan by redesignating a 6.71 acre portion of the parcel located on Woodhaven Drive, north of Turner Road, west of Eilers Lane and south of the WID canal (APN 015-230-29) from PR, Planned Residential to MDR. Medium Density Residential (GPA LU 92-1, General Plan Amendment 92-1)
2. to prezone a 6.71 acre portion of the parcel located on Woodhaven Drive north of Turner Road, west of Eilers Lane and south of the WID Canal (APN 015-230-29) PD-28, Planned Development District No. 28.
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, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche  
City Clerk

Dated: February 19, 1992

Approved as to form:

Bobby W. McNatt  
City Attorney