CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Council action to set for public hearing at the August 19, 1992 Council meeting the matter of zoning/rezoning of the Towne Ranch project (Assessors Parcel Numbers 029-030-01 and 029-030-42)

MEETING DATE: August 5, 1992

PREPARED BY: city Attorney

RECOMMENDED ACTION: Set public hearing for consideration of an ordinance zoning/rezoning the Towne Ranch project (Assessors Parcel Nos. 025-030-01 and 029-030-42) R-2, as recommended by the Planning Commission.

BACKGROUND: At the Council meeting of July 15, 1992, it became apparent that Ordinance No. 1529, in which the Towne Ranch project was prezoned "R-1 and R-2", was defective. Although the Planning Commission voted to recommend that the parcels be zoned completely R-2, the erroneous language "R-1 and R-2" somehow found its way into Ordinance 1529 which was then adopted on November 20, 1991 by the council.

Based on this error, it is now necessary that the Council repeal Ordinance 1529 and reenact another ordinance properly designating the property to be so zoned. In order to do so, a public hearing should be noticed pursuant to Government Code Section 65856.

Since the property has already been annexed to the City, it may be desirable to zone/rezone the land by way of an interim ordinance under Government Code Section 65858. This ordinance would become effective immediately upon adoption.

FUNDING: None required.

Respectfully submitted,

Bob McNatt
City Attorney

BM/vc

APPROVED _____

THOMAS A PETERSON
City Manager

TOWNE/TXTA.01V

recycled paper

DECLARATION OF MAILING

On August 6, 1992 in the City of Lodi, San Joaquin County, California. I depositeo 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 in true and correct.

Executed on August 6, 1992. at Lodi, California

_____
Alice M. Reimche
City Clerk

Jennifer M. Perrin
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: **August 19, 1992**

Time: 7:30 p.m.

For inlormation regarding this Public Hearing
Please Contact:
Alice M. **Reimche**
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING
August 19, 1992

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) Zoning/rezoning of the Towne Ranch project (APN's 029-130-01 and 029-030-42) R-2 as recommended by the Planning Commission.

Information regardlng 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 Hearlng 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 Clty Council:

Alice M. Reimche
Alice M. Reimche
City Clerk

Dated: **August 5,** 1992

Approved as to form:

Bobby W. McNatt
City Attorney

CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

N. CE OF PUBLIC HEARING

Date: August 19, 1392

Time. 7:30 p.m.

For information regarding this Public Hearing
Please Contact:
Alice M. Reimche
City Clerk
Telephone: 333.6702

CONTINUED

NOTICE OF PUBLIC HEARING

August 19, 1992

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 continued public hearing to consider the following matter:

a) **Appeal of Edie Houston, 611 Glen Oak Drive, Lodi regarding the Planning Commission's approval of the tentative map of the Towne Ranch Development located at the southwest corner of Turner Road and Lower Sacramento**

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

Alice M. Reiniche
City Clerk

Dated: **August** 6, 1992

Approved as to form:

Bobby W. McNatt
City Attorney

NEUHARTH NORTH ADDITION.
MAILING LIST
EXHIBIT B

James B. Schroeder
Community Development Director

Bobby W. McNatt
City Attorney

(See attached mailing list)

PUBLIC HEARING LIST

MAILING LIST FOR: TOWNE RANCH

FILE #

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
049-630-01	Bruce P Towne et al	PO Box 185	Walnut Grove	[illegible]
06	City of Lodi (631 N Sacto)			
08	Ivan M & H J Hayes	PO Box 707	Lodi CA	95241
10	Gordon & C Williams	630 N. Lwr Sacramento	Lodi CA	[illegible]
31	KCA Global Comm. Inc	971 N Lwr Sacramento Rd	"	"
42	Bruce P Towne et al	P.O. Box 185	Walnut Grove	95690
47	Ronald E Berkman	520 N Lwr Sacramento Rd	Lodi CA	95240
049-640-01	Donald & Lois Smith	PO Box 453	" "	95240
[illegible]	Mitchell E Swanson	2433 Tejon		95240
[redacted]	Myrna Knecland et al Tr.	2427 Tejon		
	Marcos C & T Cabalse	707 Tahoe Dr		
	Donna L. Leake	2432 Tejon		
	Raymond D & R Hagaard	714 N Lwr Sacramento Rd		
41	Lloyd A & V J Hoyd	2440 Tejon		
049-640-[illegible]	R Gordon & B S Dean	510 Black Oak Way		
[illegible]	Max & Simonilla Conney	504 Black Oak Way		
[illegible]	Gordon Allan Levy	442 " " "		
[illegible]	Lois Scadlone	436 "		
[illegible]	Ron & Monica Malley	430 "	[redacted]	
31	Charles A Hauch	507 Acorn Way		
[illegible]	John & Wanda Lopez	511 "		
[illegible]	Sam & Yuneta Nakamura	515 "		
1	Nicolas & T. M. Meyers	521 "		
[illegible]	W.J. & Etta E Schneider	1283 W Armstrong		95242
[illegible]	Howard & Rose Menzes	2551 Amberwood		
[illegible]	Carlton & Nell Hansen	2545 "		
1	Frank & Letitia Salvador	2539 "		
[illegible]	Michael G & K D Rues	2533 "		
[illegible]	Gary & Sandra Meyers	2527 "		
[illegible]	Roger & Edith Houston	611 Glen Oak Dr		
1	William & Tara Henry	618 " "		
1	Tony & Mary Kirst	610 " "		
1	Richard L & P C Greer	2509 Amberwood		
[illegible]	Lester & L A Emich	2503 "		
[illegible]	Sidney & Betty Cavanaugh	1019 Towne		
[illegible]	[illegible] & Alice Lemmera	2044 Kenmore Ct		

PUBLIC HEARING LIST

MAILING LIST FOR: FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Dennis & Debbie Marlow	431 Evergreen Dr.	Lodi CA	95242
	Ronald & Susan Schofield	437 "		
	Gene E & G Gorman	438 Cork Oak Way		
	James & Faye Myers	432 Cork Oak Way		
	Dennis & Karen Ulmer	2907 Rosewood Dr		
	Diane T. Lanston	2901		
	Billie Bassett et al	2450 Peralta Ste 117	Fremont CA	94536
	Robert M & R L Castagna	2803 White Oak		
	Wayne & Roberta Rosfomily	2809 "		
	Chris & Janelle Dickey	2815 "		
	Manuel & Mary A Luna	2821 "		
	John & Melissa Teresi	2903 "		
	Alan & Barbara Taylor	P O Box 2586	Lodi	95241
	Kimberly A Thumin	2925 White Oak Way		
	Gregory R & M M Schultz	506 N Plum Ct		
	Douglas E & S H Hensel	512 "		
	Victor E & A Schuh	517 "		
	Lloyd & F L Parker	524 "		
	Bradley E & B F Herrick	530 "		
	Thomas R & B J Saunders	529 "		
	Robert & Nancy Wilson	523 "		
	Dominic V. Cattaglia	517 "		
	Rudolph, Robert L & M E	511 "		
	George & D Griffith Trs	507 "		
	Christopher & L Fosser	2927 White Oak Way		
	Arlith Scott Howard	502 Santee Ct		
	Daniel & Karen Volaw	508 "		
	Daryl & Tamara Petrick	514 "		
	Bharti Patel	522 "		
	Orrin R & Nita Dolan	528 "		
	Robert C & M G Vieth	534 "		
	Daryl & Betty Weisser	540 "		
	Larry & Rebecca Riffel	539 "		
	Mohammed & S Mohabbat	533 "		
	Larry & L Mundt et al	P O Box 722		95241
	Richard M & L M Western	521 Santee Ct		

E TOWNE

Page 3 of 4

PUBLIC HEARING LIST

MAILING LIST FOR: FILE #

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Ricky G & Linda Backman	501 N. Lwr Sacramento Rd		
	Craig & Debra Thompson	2508 Amberwood Dr		~~77~~%
	Glen & Sharon Morgan	2514 Amberwood Dr.		
	Alan R & Cynda Melville	2520 "		
	Ronald & MS Scadberg	2526 "		
	Albert & BA Foose	2532 "		
	Douglas & Donna Colucci	2538 "		
	Dirk & Bobbyn Kooyman	2544 "		
	Earl & Viola Klapstein	514 Acorn Way		
	Pantaleon & EJ Rivera Tr	2553 Cottonwood Dr.		
	Richard J Marks	2547 "		
	Louis J & DA Stagnaro	2541 "		
	Evelyn R Thomas Tr	2535 Cottonwood		
	Steven & Connie Mitchel	2529 "		
	Stanley D & JM Melcher	509 Black Oak Way		
	Steven E & JG Pechin	501 "		
	John & Susan Hellander	1912 S Hills # 3		
	Raymond J Pezzi	435 Black Oak Way		
	Randal & Cheryl Olson	429 "		
	Sum Glen & Wilma C Foo	438 Madrone Ct		
	Theodore W & D Keehnel	434 "		
	Ronald J Heath et al	1174 N Ham Lane		
	Alan J & Lauren Lodwick	446 Madrone Ct		
	Erwin P & HT Kalai	452 "		
	Michael A & BA George	451 "		
	Harry & CA Marzolf	445 Madrone		
	Dennis & Sherry Eckart	439 "		
	Joseph E & DA Solano	433 "		
	David & Teresa Hustin	427 "		
	Terry & Tina Miller	430 Evergreen Dr		
	Norman P & Ann Dean	436 Evergreen Dr.	CA	
	John & Carol Morita	442 Evergreen Dr.		
	Ester H Inde et al	500 Evergreen Dr.		
	Hilmar & D Hatterle	508 "		

ETOLUNE

PUBLIC HEARING LIST

MAILING LIST FOR: TOLUNE RANCH

FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
[illegible]	Dale A + Linda Dieckbernd	515 Sautee Ct		
	Richard + Susan Andonian	516 Applewood Dr.		
	Robert + Cathy Falligant	520 "		
	Richard A + G Entzi	2344 Brittany Ln		
	Gregory + Linda Ehlers	528 Applewood Dr.		
	Michael + Lynne Cary	534 "		
	Gordon + Sharon Moore	540 "		
	Raymond + Ella Bender	P.O Box 2053	Lodi	95241
	Robert F Brown et al	533 Applewood Dr.		
	Arturo R Olmos	527 "		
	William + Vickie Schmierer	521 "		
	Leone J III + S Atwater	515 "		
	Harold L + I F Merrill	140 W Turner Rd		
	AT+T Communications	795 Folsom St #380	San Francisco	94107
	Mainland Nursery Inc	50 W Turner Rd		95.34
	PACTel Mobile Access	c/o 520 Magnolia Blvd	N. Hollywood	91601
	Wine + Roses Country Inn	2505 W Turner Rd		
	Kristen I Cromwell et al	" "		
	Chris + L Keszler et al	312 W Lodi Ave.		
	Joseph + S Mikami	51 E Turner Rd		95.34

R.E. Mendez
118 Black Oak Way
Lodi, CA 95242

Resident
312 Evergreen Drive
Lodi, CA 95242

Mike George
151 Madrone Court
Lodi, CA 95242

Eric Hodel
3007 Rosewood Drive
Lodi, CA 95242

Anne Gorman
138 Cork Oak Way
Lodi, CA 95242

Resident
2528 Cottonwood Drive
Lodi, CA 95242

Joseph Velice
2558 Cottonwood Drive
Lodi, CA 95242

Eddie Houston
511 Glen-Oak Way
Lodi, CA 95242

Arlith Howard
502 Santee Court
Lodi, CA 95242

Mike Kaminski
317 Evergreen Drive
Lodi, CA 95242

Maureen Karczewski
2933 Park Oak Drive
Lodi, CA 95242

Will Peterson
3001 Rosewood Drive
Lodi, CA 95242

John Loopz
511 Acorn Way
Lodi, CA 95242

Evelyn R. Thomas
2535 Cottonwood Drive
Lodi, CA 95242

Michael Kahl
3006 white Oak Way
Lodi, CA 95242

Spencer Poore
306 Evergreen Drive
Lodi, CA 95242

Earl McOmber
2805 Park Oak Drive
Lodi. CA 95242

Don DeWill
301 So. White Oak Way
Lodi, CA 95242

Donald Krum
425 Evergreen Drive
Lodi. CA 95242

Charm Mathis
2656 Parkwest Drive
Lodi. CA 95242

George Themoleas
2741 Madrone Drive
Lodi. CA 95142

P.E. Rivera
2553 Cottonwood Drive
Lodi, CA 95242

Stan Meicher
509 Black Oak Way
Lodi, CA 95242

ENV#84/TXTA.02J/ENV