

MEMORANDUM, City of Lodi , Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: MARCH 29, 1988
SUBJECT: PLANNING COMMISSION ACTIONS - MARCH 28, 1988

FOR ACTION OF THE CITY COUNCIL

1. Recommended approval of the following requests of David Arnaiz on behalf of H.D. Arnaiz Corporation:
 - a. to amend the Land Use Element of the Lodi General Plan by redesignating the 9.2 acre parcel at the northwest corner of State Route 99 and East Turner Road from Commercial to Low Density Residential;
 - b. to rezone the 9.2 acre parcel at the northwest corner of State Route 99 and East Turner Road from C-S Commercial Shopping to R-1, Single Family Residential; and
 - c. to certify the filing of a Negative Declaration as adequate environmental documentation on the above requests.
2. Determined that no public need existed and recommended that the easterly 3 feet of an existing 5 foot public utility easement along the west side of 122 Rivergate Place (APN 041-420-11) be abandoned.
3. Determined that no public need existed and recommended that the interior 4 feet of a 10 foot public utility easement along the **west** and south sides of a 7.64 acre parcel at the northeast corner of Lower Sacramento Road and St. Moritz Drive (APN 027-040-49) and the interior 4 feet of a 10 foot easement along the west and north sides of a 4.73 acre parcel at the southeast corner of Lower Sacramento Road and St. Moritz Drive (APN 027-040-50) be abandoned **with** the condition that the abandonments conform to any requirements of Pacific Bell.

ITEMS OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of David Arnaiz on behalf of the H.D. Arnaiz Corporation for the Tentative Subdivision Map of Mokelumne Village East, a 9.2 acre 38 lot single-family residential project proposed for the northwest corner of State Route 99 and East Turner Road.

2. Conditionally approved the request of David Machado on behalf of Central Valley Cinemas, Inc. for a Use Permit to construct a 7-screen moving picture complex containing 580 seats at the Kettleman Station Complex on the south side of Kettleman Lane, opposite Central Avenue, in an area zoned C-2, General Commercial.
3. Denied the following requests of Lloyd P. Gums:
 - a. to amend the Land Use Element of the Lodi General Plan by redesignating the property located at 537 Hilborn Street from residential to commercial;
 - b. to rezone the property at 537 Hilborn Street from R-1, Single-Family (Moratorium - East Side zoning) to C-2, General Commercial; and
 - c. to certify a Negative Declaration as adequate environmental documentation on the above projects.

The Planning Commission denied these requests because (1) of concern of further commercial encroachment into the neighborhood, and (2) the subject property could be developed as a single-family residence similar to other parcels in the area.

4. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Frank Johnson for a Tentative Parcel Map to divide 633 East Victor Road into Parcel "A" containing 0.25 acres and Parcel "B" containing 0.70 acres in an area zoned M-1, Light Industrial.
5. Took no action on the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Stan Harris, et al for a Variance to permit 46 of the required 180 off-street parking stalls to be developed for a new warehouse with the condition that all the spaces will be developed at such time as the building occupancy is changed at 631 North Cluff Avenue in an area zoned M-2, Heavy Industrial.

The Planning Commission asked that the matter be referred to the City Attorney's office for the preparation of a deferral agreement between the land owner and the City of Lodi.

6. Determined that a "Zoning Hardship" did not exist and denied the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Lodi Memorial Hospital to permit the erection of a three story professional office building where a maximum of two stories is allowed at 975 South Fairmont Avenue in an area zoned R-C-P, Residential-Commercial-Professional.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 20, 1988 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the appeal of Michael D. Hakeem, Attorney at Law, Rishwain, Hakeem and Ellis, 2800 West March Lane, Suite 200, Stockton, California, representing David Arnaiz on behalf of the H. D Arnaiz Corporation on the following conditions imposed by the Planning Commission on the approval of the Tentative Subdivision Map of Mokelumne Village East, a 9.2 acre, 38 lot. single-family residential project proposed for the northwest corner of State Route 99 and East Turner Road:

1. the requirement to be responsible for one-half of the cost for the installation of the water main crossing at Highway 99.
2. The requirement to provide access right-of-way to the sewage lift station from cul-de-sac.

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.

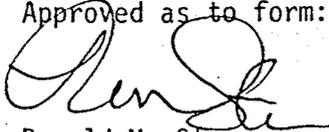
By Order of the Lodi City Council



Alice M. Reimche
City Clerk

Dated: April 6, 1988

Approved as to form:



Ronald M. Stein
City Attorney

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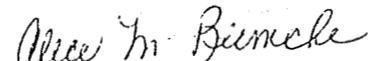
NOTICE IS HEREBY GIVEN that on Wednesday, April 20, 1988 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the Planning Commission's recommended approval on the following requests of David Arnaiz on behalf of H. D. Arnaiz Corporation :

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2. to rezone the 9.2 acre parcel at the northwest corner of State Route 99 and East Turner Road from C-S, Commercial Shopping to R-1, Single Family Residential ;
3. to certify the filing of a Negative Declaration as adequate environmental documentation on the above requests.

Information regarding these items 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 these matters. 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.

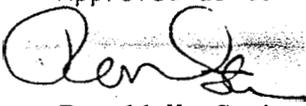
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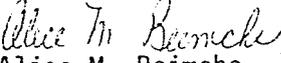
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 20, 1988 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the appeal of Lodi Memorial Hospital of the Planning Commission's denial, based on its determination that a "Zoning Hardship" did not exist, to permit the erection of a three story professional office building where a maximum of two stories is allowed at 975 South Fairmont Avenue in an area zoned R-C-P, Residential-Commercial-Professional.

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.

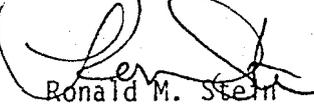
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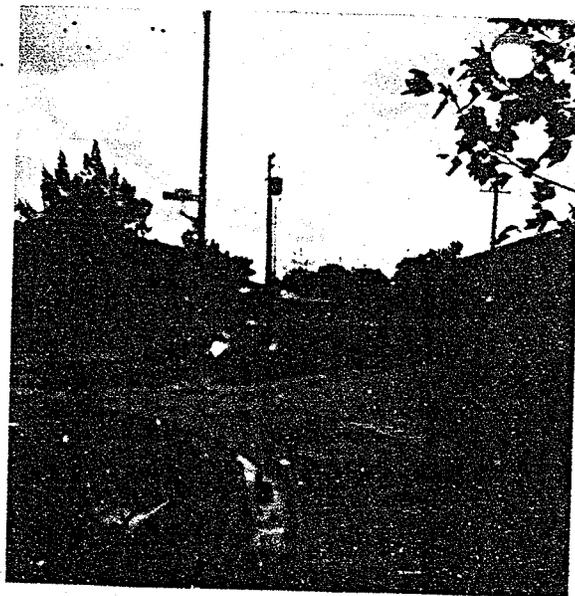
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