



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO : City Council
FROM: City Manager
MEETING DATE: August 16, 1989
AGENDA TITLE: Variance to Specific Plan for Lower Sacramento Road
(Kettleman Lane to Lodi Avenue) from 1300 Feet South of
Vine Street to Vine Street

RECOMMENDED ACTION: That the City Council amend the Specific Plan for Lower Sacramento Road (Kettleman Lane to Lodi Avenue) and allow the developers of Sunwest Unit No. 9, Sunwest Unit No. 10, and 2414 Vine Street to install a 5-foot sidewalk, 10.5 feet of landscaping, and a privately maintained wall. It is also recommended that the landscaping and wall be approved by the Site Plan and Architectural Review Committee prior to construction.

BACKGROUND INFORMATION: The Specific Plan for Lower Sacramento Road (Kettleman Lane to Lodi Avenue) requires a 7-foot sidewalk and a grape stake fence along reverse frontage single-family residential areas.

The developers of Sunwest Unit No. 9 and Sunwest Unit No. 10 have proposed a common area parcel which would be maintained by the Homeowners' Associations. The Homeowners' Associations will also maintain the landscaping in the right-of-way.

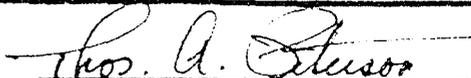
The developer of 2414 West Vine Street would like to continue this same layout from the north boundary of Sunwest 10 to Vine Street. The owner of this parcel will be responsible for maintenance of the Lower Sacramento Road wall and landscaping along this frontage.

It is felt that the 5-foot sidewalk with a wall setback for 10.5 feet of landscaping will be an aesthetic improvement over what is required by the Specific Plan.

It is recommended that the City Council amend the Specific Plan for Lower Sacramento Road (Kettleman Lane to Lodi Avenue) from 1300 feet south of Vine Street to Vine Street and approve the following variances:

- i. Five-foot sidewalk with 10.5 feet of landscaping between the sidewalk and wall. Landscaping to be maintained by the Homeowners' Associations and property owner of 2414 West Vine Street.

APPROVED:


THOMAS A. PETERSON, City Manager

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2. Landscaping **and** fence to be approved by the Site Plan and Architectural Review Committee prior to construction.
3. Fence to be privately maintained.


Jack L. Ronsko
Public Works Director

JLR/WF/mt

cc: Baumbach & Piazza
Fred Baker

ORDINANCE NO. 1460

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE SPECIFIC PLAN FOR LOWER SACRAMENTO ROAD (KETTLEMAN LANE TO
LODI AVENUE) FROM 1300 FEET SOUTH OF VINE STREET TO VINE STREET.

BE IT ORDAINED BY THE LODI CITY COUNCIL, as follows:

Section 1. The specific plan for Lower Sacramento Road (Kettleman Lane to Lodi Avenue) as adopted by Resolution No. 3665 on August 16, 1972 and amended by Ordinance 1437 on October 5, 1988 is hereby amended to allow the developers of Sunwest Unit No. 9, Sunwest Unit No. 10, and 2414 Vine Street to install a 5-foot sidewalk, 10.5 feet of landscaping, and a privately maintained wall, said landscaping and wall to be approved by the Site Plan and Architectural Review Committee prior to construction.

Section 2. Those portions of Drawing 72D70 displaying the plan view of the area of 1300 feet south of Vine Street to Vine Street as adopted by Resolution No. 3665 will be modified to depict the heretofore described amendment.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 4. This Ordinance shall be published one time in the "Lodi News Sentinel", a newspaper of general circulation, printed and published in the City of Lodi, and shall be in force and take effect 30 days from and after its passage and approval.

Approved this day of

JOHN R. SNIDER
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. 1460 was introduced at a regular meeting of the City Council of the City of Lodi held August 16, 1989 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held by the following vote:

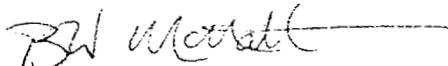
Ayes: Council Members -

Noes: Council Members =

I further certify that Ordinance No. 1460 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

ORD1460/TXTA.01V