

PLANNING  
COMMISSION  
REPORT

Community Development Director Schroeder presented the following Planning Commission Report of the Planning Commission Meeting of January 27, 1986.

The Planning Commission -

ITEMS OF INTEREST

1. Recommended that the City Council approve General Plan-Land Use Element No. GPA-LU-86-1 which consists of two sections:
  - a) to redesignate a portion of the lot at 238 South Pleasant Avenue from Office-Institutional to Commercial; and
  - b) to redesignate a 4.0 acre parcel proposed for the northwest corner of Cherokee Lane and East Century Boulevard from Commercial to Medium Density Multiple Family.

2. Recommended that the City Council approve the request of Masato Yamashita and William Kagawa to rezone a portion of the lot at 238 South Pleasant Avenue from R-C-P, Residential-Commercial-Professional to C-1, Neighborhood Commercial.

In a related matter the Planning Commission recommended the filing of a Negative Declaration by the Community Development Director be certified as adequate environmental documentation on this project.

3. Recommended that the City Council approve the request of Ronald B. Thomas on behalf of Johnson Ranch, a General Partnership, to amend P-D (19), Planned Development District No. 19 at the northwest corner of Cherokee Lane and East Century Boulevard to permit multiple-family development, consistent with R-GA requirements rather than commercial development.

In a related matter the Planning Commission recommended the filing of a Negative Declaration by the Community Development Director be certified as adequate environmental documentation on this project.

4. Recommended that the City Council approve the request of Curtis and Vernie Drege to rezone the parcel at 1127 Industrial Way, from R-1, Single-Family Residential to M-1, Light Industrial to bring it into consistency with the General Plan.

In a related matter the Planning Commission recommended the filing of a Negative Declaration by the Community Development Director be certified as adequate environmental documentation on this project.

5. Recommended that the City Council approve the action initiated by the Planning Commission to rezone 712, 714 and 822 South Beckman Road from R-1, Single-Family Residential to M-1, Light Industrial to bring the area into conformance with the General Plan.

On motion of Council Member Olson, Reid second, Council set the heretofore listed items for public hearing at the Regular Council Meeting of February 19, 1986.

The Planning Commission also -

1. Denied the request of T. A. Molfino on behalf of Inez Huppert to amend the Land Use Element of the General Plan by redesignating 15 and 17 Daisy Avenue from High Density Multiple-Family to Heavy Industrial.
2. Since the Planning Commission denied the above General Plan Amendment, it took no action on the following:
  - a. the request of T. A. Molfino on behalf of Inez Huppert to rezone 15 and 17 Daisy Avenue from R-HD, High Density Multiple-Family Residential to M-2, Heavy Industrial; and
  - b. the filing of a Negative Declaration by the Community Development Director on the project.
3. Conditionally approved the request of Debra Fowler for a Use Permit to allow a child day care center for infants and children to 12 years of age, on the south side of West Kettleman Lane, west of the Woodbridge Irrigation District Canal (i.e. a portion of Lot 248, Lakeshore Village No. 7), in an area zoned P-D (21), Planned Development District No. 21.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: JANUARY 28, 1986  
SUBJECT: PLANNING COMMISSION ACTIONS - JANUARY 27, 1986

FOR ACTION OF CITY COUNCIL

1. Recommended that the City Council approved General Plan - Land Use Element No. GPA-LU-86-1 which consists of two sections:
  - a. to redesignate a portion of the lot at 238 South Pleasant Avenue from Office-Institutional to Commercial; and
  - b. to redesignate a 4.0 acre parcel proposed for the northwest corner of Cherokee Lane and East Century Boulevard from Commercial to Medium Density Multiple Family.

2. Recommended that the City Council approved the request of Masato Yamashita and William Kagawa to rezone a portion of the lot at 238 South Pleasant Avenue from R-C-P, Residential-Commercial-Professional to C-1, Neighborhood Commercial.

In a related matter the Planning Commission recommended the filing of a Negative Declaration by the Community Development Director be certified as adequate environmental documentation on this project.

3. Recommended that the City Council approved the request of Ronald B. Thomas on behalf of Johnson Ranch, a General Partnership, to amend P-D (19), Planned Development District No. 19 at the northwest corner of Cherokee Lane and East Century Boulevard permit multiple-family development, consistent with R-GA requirements rather than commercial development.

In a related matter the Planning Commission recommended the filing of a Negative Declaration by the Community Development Director be certified as adequate environmental documentation on this project.

4. Recommended that the City Council approve the request of Curtis and Vernie Drege to rezone the parcel at 1127 Industrial Way, from R-1, Single-Family Residential to M-1, light Industrial to bring it into consistency with the General Plan.

In a related matter the Planning commission recommended the filing of a Negative Declaration by the Community Development

Director be certified as adequate environmental documentation on this project.

5. Recommended that the City Council approve the action initiated by the Planning Commission to rezone 711, 714 and 822 South Cluff Avenue from S-1, Single-Family Residential to M-1, Light Industrial to bring the area into conformance with the General Plan.

OF INTEREST TO THE CITY COUNCIL

1. Denied the request of T. A. Molfino on behalf of Inez Huppert to amend the Land Use Element of the General Plan by redesignating 15 and 17 Daisy avenue from High Density Multiple-Family to Heavy Industrial.
2. Since the Planning Commission denied the above General Plan Amendment, it took no action on the following:
  - a. the request of T. A. Molfino on behalf of Inez Huppert to rezone 15 and 17 Daisy Avenue from R-HD, High Density Multiple-Family Residential to M-2, Heavy Industrial; and
  - b. the filing of a Negative Declaration by the Community Development Director on the project.
3. Conditionally approved the request of Debra Fowler for a Use Permit to allow a child day care center for infants and children to 12 years of age, on the south side of West Kettleman Lane, west of the Woodbridge Irrigation District Canal (i.e. a portion of Lot 248, Lakeshore Village No. 7), in an area zoned P-D (21), Planned Development District No. 21.

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE  
CITY OF LODI TO CONSIDER GENERAL PLAN - LAND USE  
ELEMENT AMENDMENT NO. GPA-LU-86-1 WHICH CONSISTS OF THREE  
SECTIONS

NOTICE IS HEREBY GIVEN that on Wednesday, the 19th day of February, 1986, at the hour of 7:30 p.m., or as soon thereafter the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider GENERAL PLAN - LAND USE ELEMENT AMENDMENT NO. GPA-LU-86-1 which consists of the following sections: (1) to redesignate a portion of the lot at 238 South Pleasant Avenue from Office-Institutional to Commercial and (2) to redesignate at 4.0 acre parcel proposed for the northwest corner of Cherokee Lane and East Century Boulevard from Commercial to Medium Density Multiple-Family.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

All interested persons are invited to present their views either for or against the above proposal. 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 above 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 at, or prior to, the Public Hearing.

By Order of the Lodi City Council

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

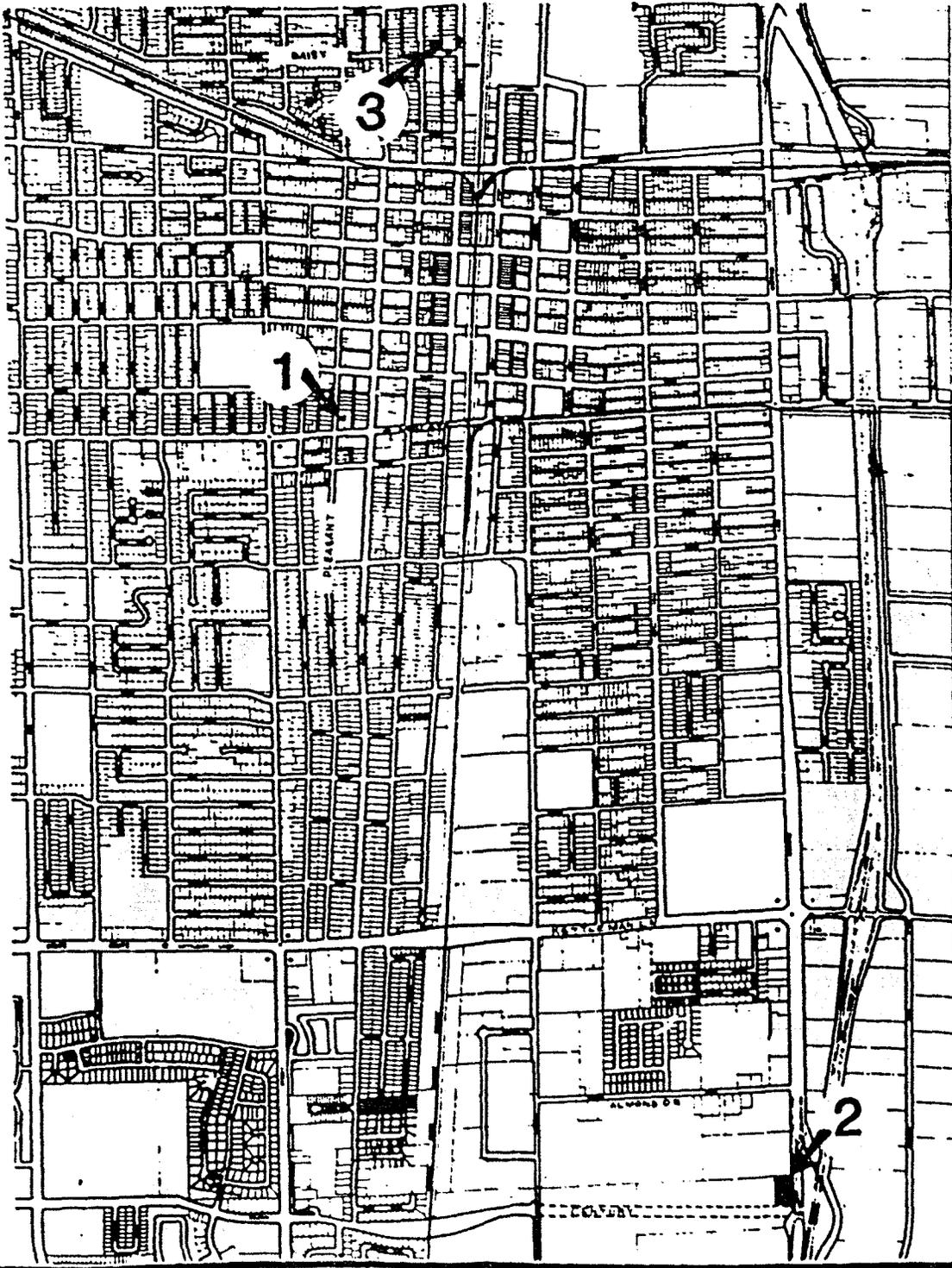
Dated: February 19, 1986

# GENERAL PLAN AMENDMENT

- 1) 238 S. PLEASANT (YAMASHITA)  
C-1 & R-CP TO C-1
- 2) 2041 S. CHEROKEE (JOHNSON RANCH)  
COMMERCIAL TO MULTIPLE FAMILY
- 3) 15 & 17 DAISY (MOLFINO/HUPERT) R-HD TO M-1

GPA-LU-86-1

1-27-86



LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE REQUEST OF MASATO YAMASHITA AND WILLIAM KAGAWA TO REZONE A PORTION OF 238 SOUTH PLEASANT AVENUE FROM R-C-P, RESIDENTIAL-COMMERCIAL-PROFESSIONAL TO C-1, NEIGHBORHOOD COMMERCIAL.

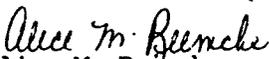
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Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

All interested persons are invited to present their views either for or against the above proposal. 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.

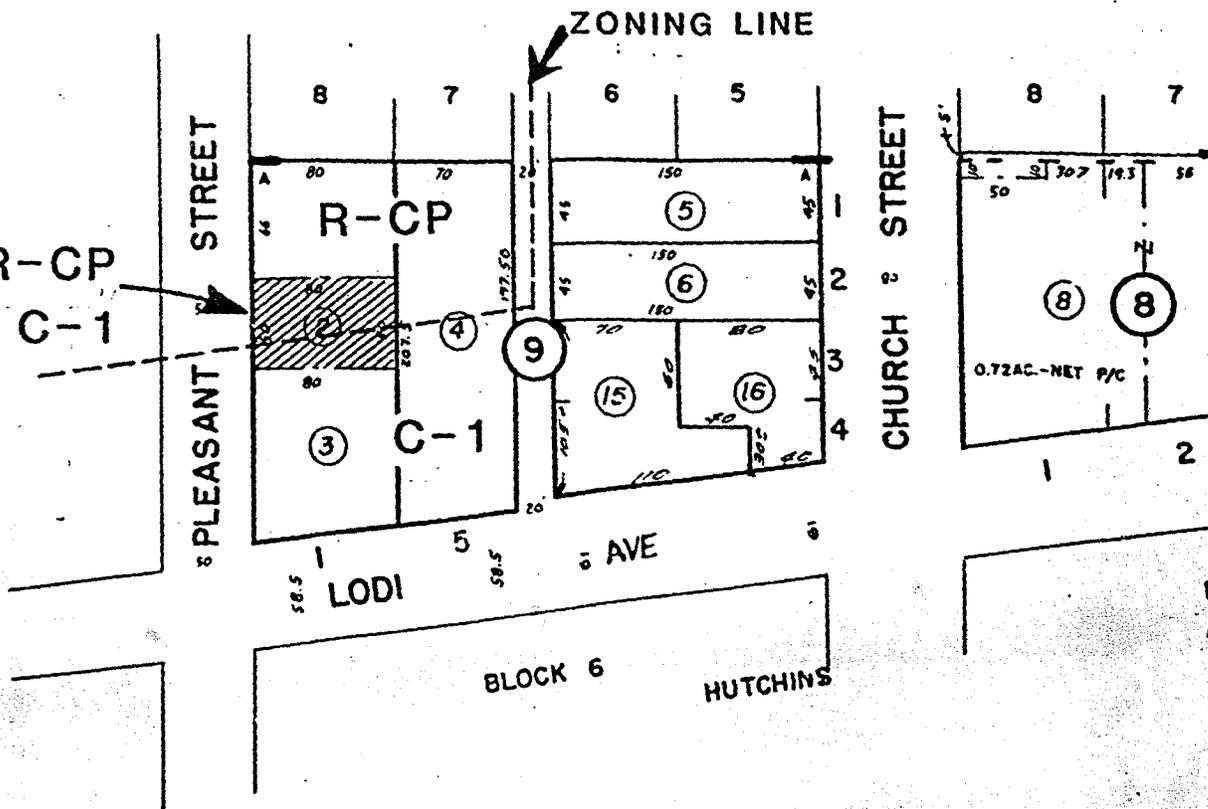
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By Order of the Lodi City Council

  
Alice M. Reinche  
City Clerk

Dated: February 5, 1986

C-1 & R-CP  
TO C-1



**YAMASHITA & KAGAWA**  
**238 S. Pleasant Ave.**  
Z-86-1  
ND-86-1  
1-27-86

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE REQUEST OF RONALD B. THOMAS ON BEHALF OF JOHNSON RANCH, A GENERAL PARTNERSHIP TO AMEND P-D (19), PLANNED DEVELOPMENT DISTRICT NO. 19 AT THE NORTH-WEST CORNER OF CHEROKEE LANE AND CENTURY BOULEVARD

NOTICE IS HEREBY GIVEN that on Wednesday, the 19th day of February, 1986, at the hour of 7:30 p.m., or as soon thereafter the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the request of Ronald B. Thomas on behalf of Johnson Ranch, a General Partnership to amend P-D (19), Planned Development District No. 19, by rezoning a 4.0 acre parcel at the northwest corner of South Cherokee Lane and East Century Boulevard from Commercial to multiple-family residential at 20 units per acre.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

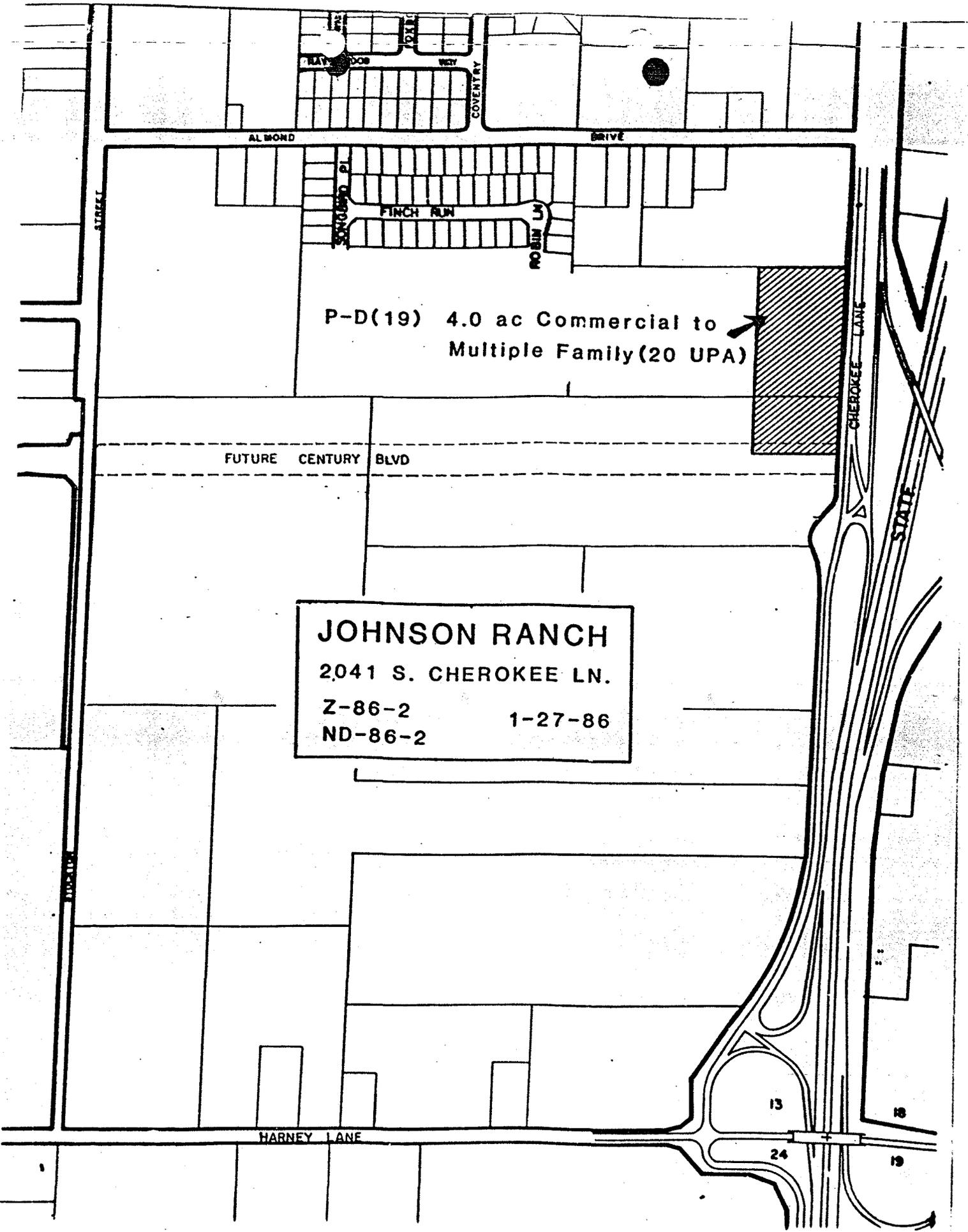
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By Order of the Lodi City Council

*Alice M. Reinche*  
Alice M. Reinche  
City Clerk

Dated: February 5, 1986



P-D(19) 4.0 ac Commercial to  
Multiple Family (20 UPA)

FUTURE CENTURY BLVD

**JOHNSON RANCH**

2041 S. CHEROKEE LN.

Z-86-2

1-27-86

ND-86-2

13

18

24

19

HARNEY LANE

STREET

ALMOND

DRIVE

COVENTRY

FINCH RUN

ROBIN LN

CHEROKEE LANE

STATE

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE REQUEST OF CURTIS AND VERNIE DREGE TO REZONE THE PARCEL AT 1127 INDUSTRIAL WAY FROM R-1, SINGLE-FAMILY RESIDENTIAL TO M-1, LIGHT INDUSTRIAL TO BRING IT INTO CONSISTENCY WITH THE GENERAL PLAN

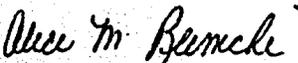
NOTICE IS HEREBY GIVEN that on Wednesday, the 19th day of February, 1986 at the hour of 7:30 p.m., or as soon thereafter the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the request of Curtis and Vernie Drege to rezone the parcel at 1127 Industrial Way from R-1, Single-Family Residential to M-1, Light Industrial to bring it into consistency with the General Plan.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

All interested persons are invited to present their views either for or against the above proposal. 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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By Order of the Lodi City Council

  
Alice M. Reimche  
City Clerk

Dated: February 5, 1986

THIS MAP FOR  
ASSESSMENT USE 01

CENTRAL CALIFORNIA TRACTION CO.

6  
5  
7  
8

INDUSTRIAL WAY BUSINESS  
PARK

R-1 TO M-1

FERDUN & WOODS  
INDUSTRIAL PARK

DREGE, Curtis & Vernie  
1127 Industrial Way

Z-86-3

ND-86-3

1-27-86

99 & 50

NO.

U.S.

COMPANY

TRACTION

CALIFORNIA

CENTRAL

T.3N R.7E

SEC. 8

OF

POR.

SEE 049-10

KETTLEMAN

POR.

OF

SEC. 18

T.3N R.7E.

18

17

D-  
C-  
B-  
A-

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER ACTION INITIATED BY THE PLANNING COMMISSION TO REZONE 712, 714 AND 822 SOUTH BECKMAN ROAD FROM R-1, SINGLE-FAMILY RESIDENTIAL TO M-1, LIGHT INDUSTRIAL TO BRING THE AREA INTO CONFORMANCE WITH THE GENERAL PLAN.

NOTICE IS HEREBY GIVEN that on Wednesday, the 19th day of February, 1986, at the hour of 7:30 p.m., or as soon thereafter the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider action initiated by the Planning Commission to rezone 712, 714 and 822 South Beckman Road (i.e. APN 049-070-11, 42 and 43) from R-1, Single Family Residential to M-1, Light Industrial to bring them into conformance with the General Plan.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

All interested persons are invited to present their views either for or against the above proposal. 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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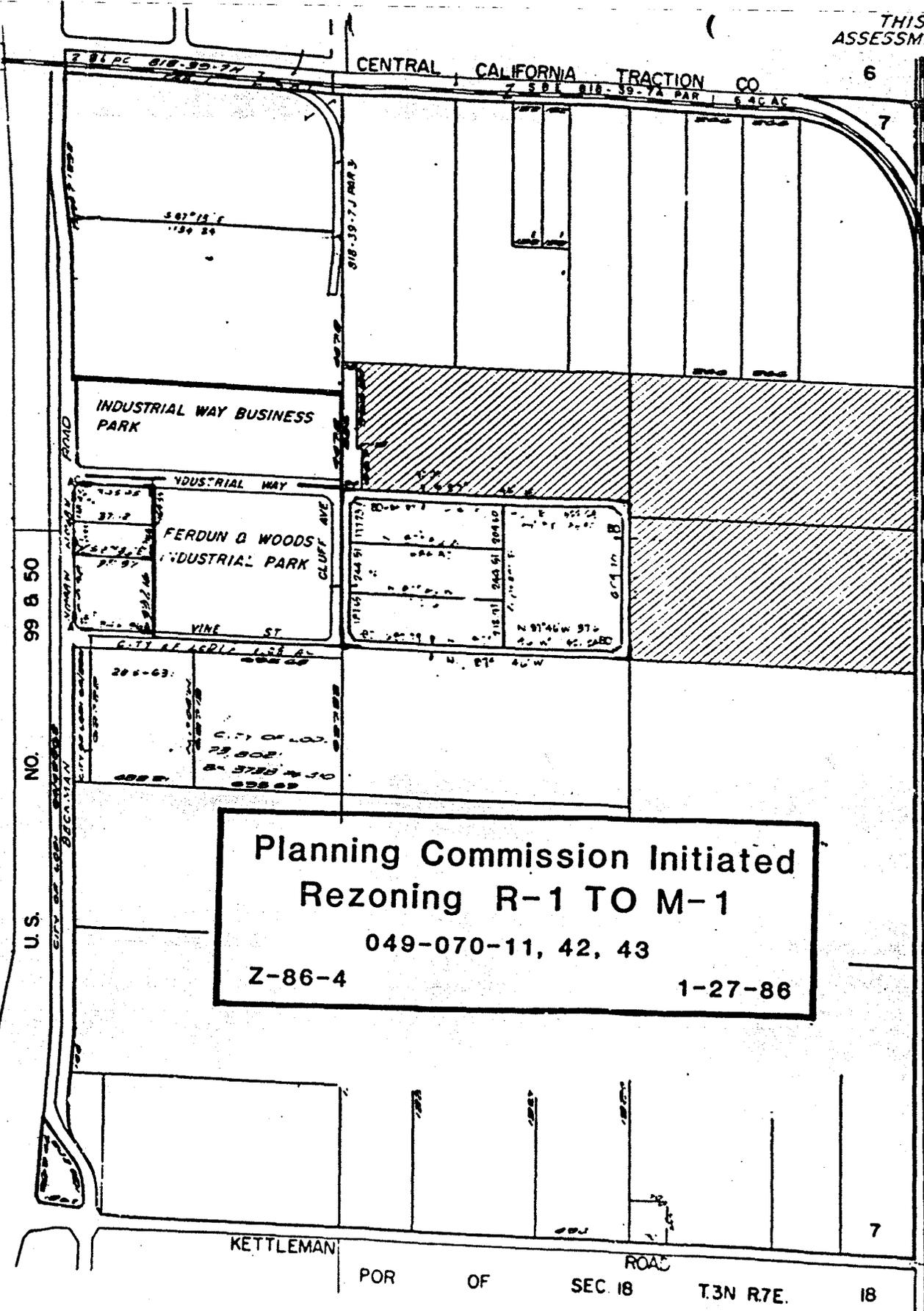
By Order of the Lodi City Council

*Alice M. Reinche*  
Alice M. Reinche  
City Clerk

Dated: February 19, 1986

THIS MAP FOR  
ASSESSMENT USE 01

CENTRAL CALIFORNIA TRACTION CO



Planning Commission Initiated  
 Rezoning R-1 TO M-1  
 049-070-11, 42, 43  
 Z-86-4  
 1-27-86

CENTRAL CALIFORNIA TRACTION COMPANY  
 SEC. 8 OF POR.  
 T3N R7E  
 SEE 049-10

D-  
C-  
B-  
A-