

**PLANNING COM-
MISSION**

A report of the February 8, 1982 Planning Commission meeting was given as follows:

The Planning Commission:

**PROPOSED RE-
ZONING OF KENNEDY
RANCH SUBDIVISION**

Recommended approval of the request of Ted Katzakian, et al., to rezone the Kennedy Ranch Subdivision located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street from U-H, Unclassified Holding, to P-D(23), Planned Development District No. 23, with the following conditions:

- a) That the density of the areas designated for cluster housing be a maximum of 15 units per acre;
- b) That the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;

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- c) That the single-family residential areas conform to the City's R-2, Single-Family Residential District; and
- d) That the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

On motion of Mayor Pro Tempore Murphy, Hughes Second, the heretofore listed matter was set for Public Hearing at 8:00 p.m. on March 17, 1982.

Council further asked that this matter be discussed at an Informal Informational Meeting prior to that date.

MEMORANDUM, CITY OF LODI, COMMUNITY DEVELOPMENT DEPARTMENT

TO: Henry A. Graves, City Manager
FROM: James B. Schroeder, Community Development Director
DATE: February 11, 1982
SUBJECT: Planning Commission Actions - February 8, 1982

For Action of the City Council

1. Recommended approval of the request of Ted Katzakian, et al., to rezone the Kennedy Ranch Subdivision located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street from U-H, Unclassified Holding, to P-D(23), Planned Development District No. 23, with the following conditions:
 - a. That the density of the areas designated for cluster housing be a maximum of 15 units per acre;
 - b. That the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
 - c. That the single-family residential areas conform to the City's R-2, Single-Family Residential District; and
 - d. That the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

Of Interest to the City Council

1. Approved the request of Luis Arismendi on behalf of Grupe Communities for a Tentative Subdivision Map and Use Permit for a 3.604-acre, 56-unit condominium project on Lot 39, Lakeshore Village, Unit No. 1, in an area zoned P-D(21), Planned Development District No. 21.
2. Approved the request of Ted Katzakian, et al., for the approval of the Tentative Map of Kennedy Ranch, an 88-acre, 623-unit residential development proposed for the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street.
3. Approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Sanguinetti and Arnaiz for a Revised Tentative Parcel Map to create Parcels "A", "B" and "C" and to add flood plain area to Lots 20 and 24 through 32, in the Mokeiumne Village Subdivision.

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4. Extend the expiration date of the Tentative Subdivision Map of Teresi Industrial Park until July 31, 1983.
5. Determined that Zoning Hardships existed and approved the request of Terry Piazza for Variances to reduce proposed Parcel "A" from 4000 square feet to 2950 square feet and to reduce the side yard requirement from five feet to four feet at 315 Cypress Street in an area zoned R-MD, Medium Density Multiple-Family Residential.
6. Extended for six months the Use Permit for an electronic games center at 215 North Ham Lane in the Lakewood Mall Shopping Center.
7. Recommended that the San Joaquin County Development Committee approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of David Sproul to subdivide a 28.6-acre parcel into two parts with Parcel "A" containing 7.6 acres and Parcel "B" containing 21.61 acres located on the northeast corner of State Route 12 (i.e., Victor Road) and the Central California Traction Company.

JBS:dsg