

CITY COUNCIL MEETING

APRIL 20, 1983

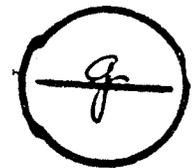
PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of April 11, 1983:

The Planning Commission -

ITEMS OF
INTEREST

1. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Dennis Bennett and Walter Howen, M. D. to divide Assessor Parcel No. 035-175-10 into Parcels "A", "B", "C", and "D" located in the 1400 block of West Lockeford Street and Graffigna Avenue in an area zoned R-2, Single-Family Residential and R-GA, Garden Apartment Residential.
2. Conditionally approved the request of Surenda F. Patel for a Tentative Parcel Map to join the lots at 607 South Cherokee Lane and 530 Eden Street in an area zoned C-2, General Commercial and R-HD, High Density Multiple Family Residential.
3. Determined that The Ashley Place, a lodging and boarding facility for senior citizens, was a lodging house rather than a hospital or convalescent home. This determination modifies the off-street parking requirements for the facility and eliminates the need to consider a Variance request to reduce the off-street parking for a convalescent home.
4. Determined that a Zoning Hardship did not exist and denied the request of Baumbach and Piazza, Consulting Engineers, on behalf of Consolidated Investors to reduce the front-yard setback requirements from 20' to 18' on the west side of South Ham Lane between West Lodi Avenue and West Tokay Street in an area zoned R-C-P, Residential-Commercial-Professional.
5. Recommended that the San Joaquin County Planning Commission approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of K. K. Sakoda to vary the required 40 acre minimum lot size to 1 acre to permit a Tentative Parcel Map application and to subdivide a 9.4 acre parcel into two parts with Parcel "A" containing 1 acre, and Parcel "B" 8.4 acres at 5260 East Kettleman Lane.
6. Took no action on the referral by the San Joaquin County Board of Zoning Adjustment of the request of David Christy for a Use Permit to establish a used auto sales business at 1010 Augusta Street, Town of Woodbridge, in an area zoned C-2, Commercial.
7. Recommended that the San Joaquin County Planning Commission approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of Tokay Development for the Tentative Parcel Map of Country View Estates, a 134 lot residential subdivision on the west side of the Town of Woodbridge.



MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER

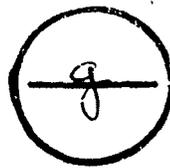
FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: April 13, 1983

SUBJECT: PLANNING COMMISSION ACTIONS - APRIL 11, 1983

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Dennis Bennett and Walter Howen, N.D. to divide Assessor Parcel No. 035-175-10 into Parcels "A", "B", "C" and "D" located in the 1400 block of West Lockeford Street and Graffigna Avenue in an area zoned R-2, Single-Family Residential and R-GA, Garden Apartment Residential.
2. Conditionally approved the request of Surendra F. Patel for a Tentative Parcel Map to join the lots at 607 South Cherokee Lane and 530 Eden Street in an area zoned C-2, General Commercial and R-HD, High Density Multiple Family Residential.
3. Determined that The Ashley Place, a lodging and boarding facility for senior citizens, was a lodging house rather than a hospital or Convalescent home. This determination modifies the off-street parking requirements for the facility and eliminates the need to consider a Variance request to reduce the off-street parking for a convalescent home.
4. Determined that a Zoning Hardship did not exist and denied the request of Baumbach and Piazza, Consulting Engineers on behalf of Consolidated Investors to reduce the front-yard setback requirements from 20' to 18' on the west side of South Ham Lane between West Lodi Avenue and West Tokay Street in an area zoned R-C-P, Residential-Commercial-Professional.
5. Recommended that the San Joaquin County Planning Commission approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of K. K. Sakoda to vary the required 40 acre minimum lot size to 1 acre to permit a Tentative Parcel Map application and to subdivide a 9.4 acre parcel into two parts with Parcel "A" containing 1 acre, and Parcel "B" 8.4 acres at 5260 East Kettleman Lane.



MEMO,
TO: City Manager
Date: April 13, 1983
Page 2

6. Took no action on the referral by the San Joaquin County Board of Zoning Adjustment of the request of David Christy for a Use Permit to establish a used auto sales business at 1010 Augusta Street, Town of Woodbridge, in an area zoned C-2, Commercial.
7. Recommended that the San Joaquin County Planning Commission approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of Tokay Development for the Tentative Parcel Map of Country View Estates, a 134 lot residential subdivision on the west side of the Town of Woodbridge.

COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
ROBERT G. MURPHY
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 12023
LODI, CALIFORNIA 95241
ALICE (209) 334-5634
CITY CLERK
April 12, 1983

Alice

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

Mr. Terry Piazza
c/o Baumbach and Piazza
Consulting Engineers
323 West Elm Street
Lodi, CA 95240

Dear Terry:

RE: Zoning Variance - Reduce Front Yard
Consolidated Investors

At its meeting of Monday, April 11, 1983 the Lodi City Planning Commission denied the request of Baumbach and Piazza, Consulting Engineers on behalf of Consolidated Investors to reduce the required front yard set-back from 20' to 18' to provide for an extra wide on-site driveway on the west side of South Ham Lane between West Lodi Avenue and West Tokay Street in an area zoned R-C-P, Residential-Commercial-Professional.

In denying this request the Planning Commission determined that Zoning Hardship, as defined in Section 27-15 (b)1 of the Lodi Municipal Code did not exist.

Section 27-15(e)2 of the Lodi Municipal Code provides the following procedure:

"Appeal. Any person or applicant claiming to be directly and adversely affected by any action of the Planning Commission may, within five days (i.e. working days) after the action file a written appeal with the City Clerk for transmittal to the City Council."

If you or your clients wish to appeal, your correspondence should be directed to Mrs. Alice M. Reimche, City Clerk and it must be received by her before 5:00 p.m., Monday, April 18, 1983.

Sincerely,


JAMES B. SCHROEDER
Community Development Director
cc: Consolidated Investors
City Clerk