

MAY 4, 1983

PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of April 25, 1983:

The Planning Commission -

P-D 23 AMENDMENTS
SET FOR PUBLIC
HEARING

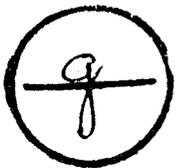
1. Recommended that the City Council amend P-D(23). Planned Development District No. 23 which is located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street by substituting single-family residential for 11.5 acres of previously approved multiple-family residential.
2. Certified the filing of a Negative Declaration on the above project and the Tentative Map of Park West, an 88 acre, 515 unit residential subdivision on the west side of Lower Sacramento Road by the Community Development Director as adequate environmental documentation.

On motion of Council Member Murphy, Snider second, Council set the heretofore listed two items for Public Hearing on June 1, 1983 at 8:00 p.m.

ITEMS OF
INTEREST

The Planning Commission also

1. Conditionally approved the Revised Tentative Map of Park West (formerly Kennedy Ranch), an 88 acre, 515 unit residential subdivision proposed for the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street in an area zoned P-D(23), Planned Development District No. 23.
6. Conditionally approved the request of C & S Foods, Inc. for a Use Permit to construct a 2200 square foot Burger King Fast Food Restaurant with a drive-thru window proposed to be located at 616 West Kettleman Lane in a portion of the Vineyard Shopping Center in an area zoned P-D(15), Planned Development District No. 15.
7. Determined that previous actions by the Planning Commission and Site Plan and Architectural Review Committee constituted the basis for a Zoning Hardship and approved the request of B. T. Reeves on behalf of Reeves Company, Inc. for a Zoning Variance to reduce the set-back for a business identification sign from 10 feet to 6 feet at 300 West Pine Street in an area zoned R-C-P, Residential-Commercial-Professional.
8. Set a public hearing for 7:30 p.m., Monday, May 23, 1983 to consider recommending that the City Council adopt a Housing Element for the Lodi General Plan.



RECORDED

1983 APR 27 PM 3 08

MADE H. HERRON
CITY CLERK
CITY OF LODI

MEMORANDUM, City of Lodi, Community Development Department

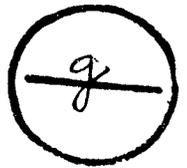
TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: APRIL 27, 1983
SUBJECT: PLANNING COMMISSION ACTIONS - APRIL 25, 1983

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the City Council amend P-D(23), Planned Development District No. 23 which is located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street by substituting single-family residential for 11.5 acres of previously approved multiple-family residential.
2. Certified the filing of a Negative Declaration on the above project and the Tentative Map of Park West, an 88 acre, 515 unit residential subdivision on the west side of Lower Sacramento Road by the Community Development Director as adequate environmental documentation.

OF INTEREST TO THE CITY COUNCIL

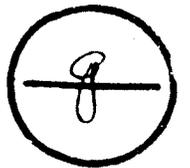
1. Conditionally approved the Revised Tentative Map of Park West (formerly Kennedy Ranch), an 88 acre, 515 unit residential subdivision proposed for the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street in an area zoned P-D(23), Planned Development District No. 23.
2. Conditionally approved the Tentative Map of Lakeshore, Unit No. 3, a 31-lot single-family subdivision located on the south side of Lakeshore Drive between Newport Drive and South Mills Avenue in an area zoned P-D(21), Planned Development District No. 21.
3. Conditionally approved the Tentative Parcel Map request of Baumbach and Piazza, Consulting Engineers on behalf of M. O. Ray, Jr. to join the lots at 811 South Fairmont Avenue and 1108, 1120 and 1132 Sylvia Drive (i.e. Assessor Parcel No's. 033-080-16, 033-080-19, 033-080-14 and 033-080-13) to permit the connection of and the addition to the two phases of the Vista Ray Convalescent Hospital.
4. Conditionally approved the Tentative Parcel Map request of Baumbach and Piazza, Consulting Engineers, on behalf of Mike Stiehr to combine two parcels into one at 316 and 316½ East Elm Street (Assessor Parcel No's. 043-075 and 043-075-07) in an area zoned R-HD, High Density Multiple Family Residential.
5. Determined that a Zoning Hardship did not exist and denied the request of First Financial Bancorp on behalf of the Bank of Lodi for a Zoning Variance to increase the allowable sign area from 64 square feet to 91 square feet at 701 South Ham Lane in an area zoned R-C-P, Residential-Commercial-Professional.



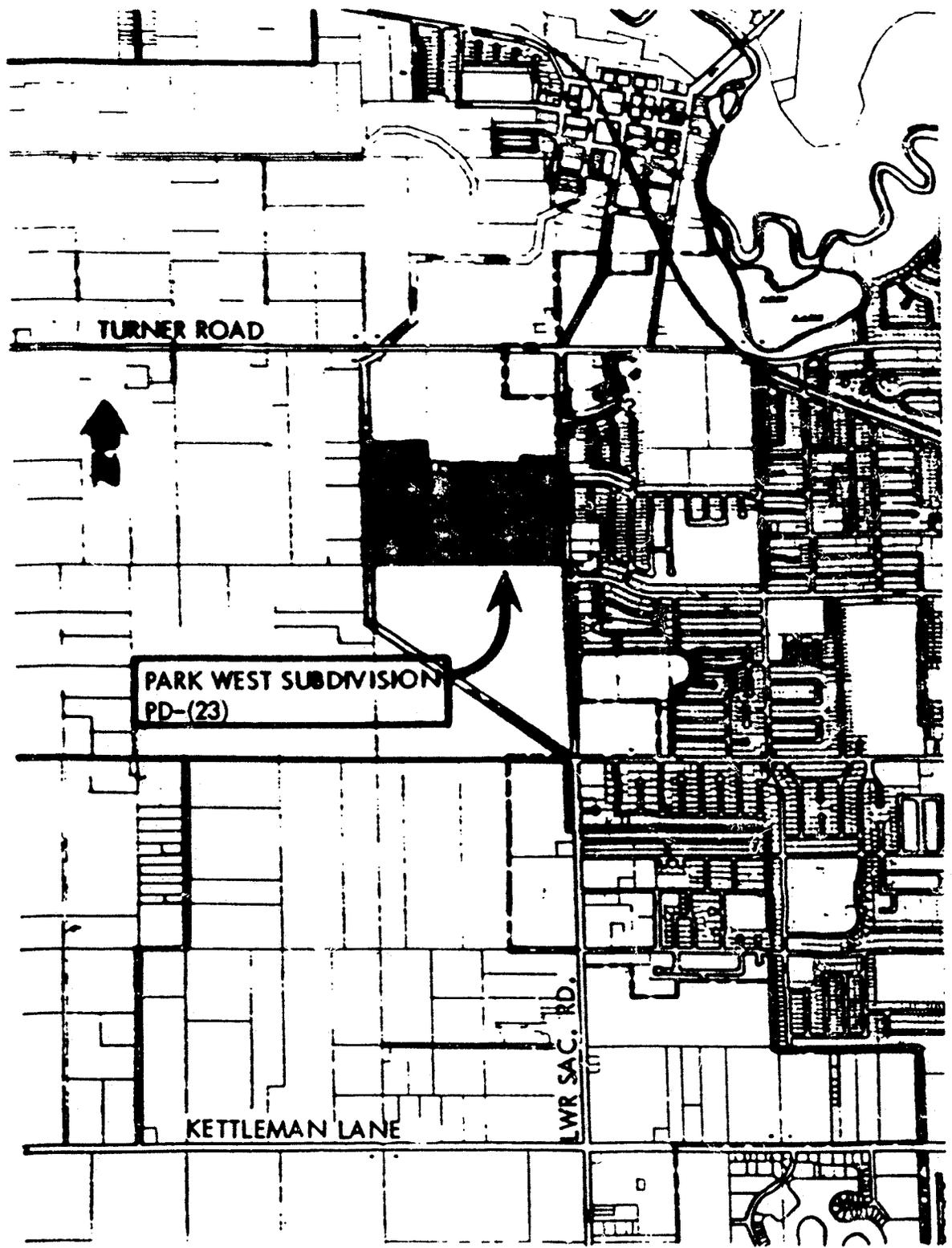
MEMORANDUM

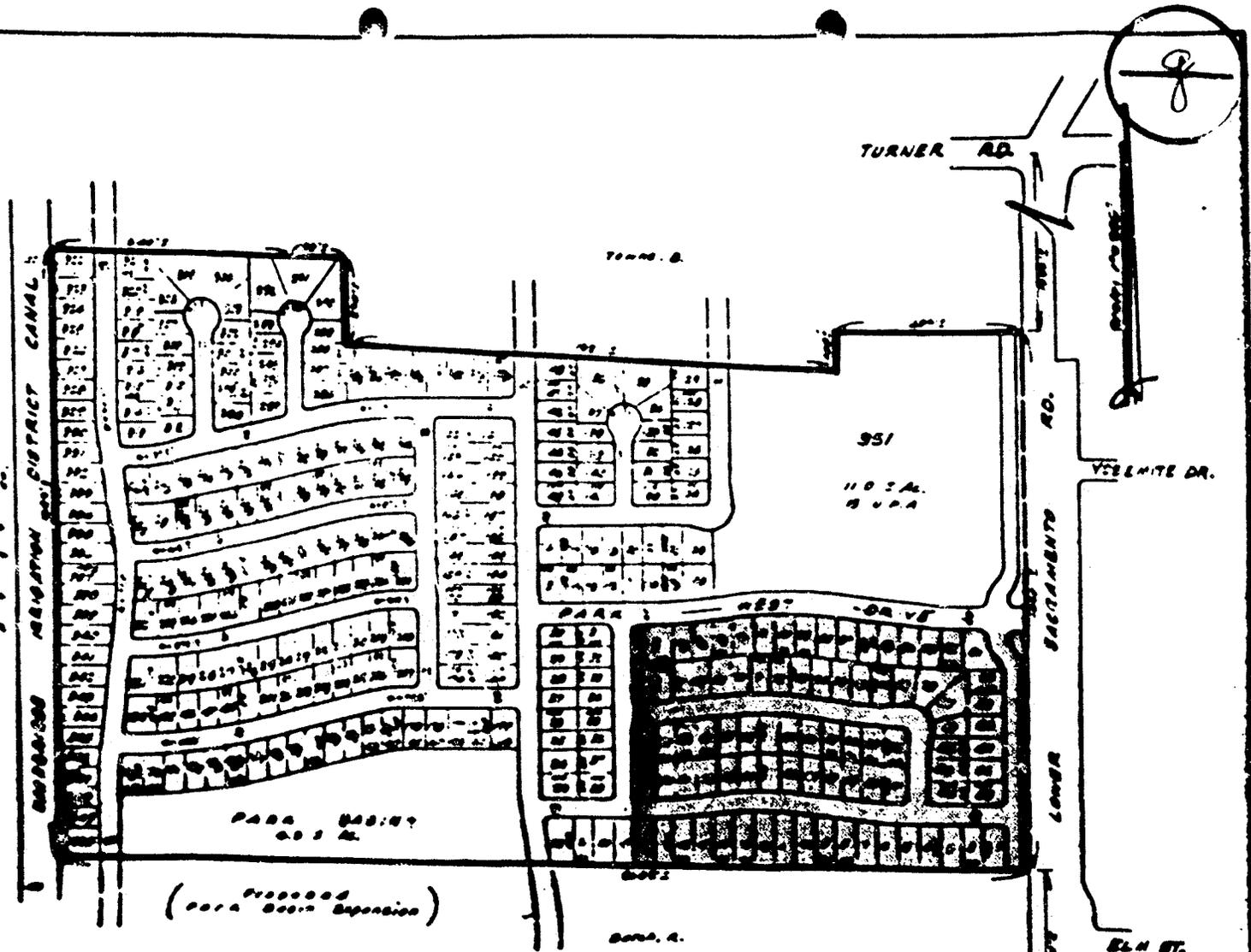
TO: City Manager
April 27, 1983
Page 2

6. Conditionally approved the request of C and S Foods, Inc. for a Use Permit to construct a 2200 square foot Burger King Fast Food Restaurant with a drive-thru window proposed to be located at 616 West Kettleman Lane in a portion of the Vineyard Shopping Center in an area zoned P-D(15), Planned Development District No. 15.
7. Determined that previous actions by the Planning Commission and Site Plan and Architectural Review Committee constituted the basis for a Zoning Hardship and approved the request of B.T. Reeves on behalf of Reeves Company, Inc. for a Zoning Variance to reduce the set-back for a business identification sign from 10 feet to 6 feet at 300 West Pine Street in an area zoned R-6-P, Residential-Commercial-Professional.
8. Set a public hearing for 7:30 p.m., Monday, May 23, 1983 to consider recommending that the City Council adopt a Housing Element for the Lodi General Plan.



PD-(23)
PARK WEST SUBDIVISION
(Formerly Kennedy Ranch)





CITY			
RESIDENTIAL	11.5	10	1.0
COMMERCIAL	0.0	0	0
INDUSTRIAL	0.0	0	0
TOTAL	11.5	10	1.0
NET CENSITY	1.0	1.0	0.1

- Utilities Services to be Provided by:
1. Electrical Service - City of Lodi
 2. Natural Gas - Pacific Gas & Electric Co.
 3. Cable Television - Lodi Cable T.S.
 4. Telephone Service - Pacific Telephone Co.
 5. Water Service - City of Lodi
 6. Sewer Service - City of Lodi
 7. Sanitary Service - City of Lodi
- Comments: Shall be provided as required by the various utilities.

PD-(23)

PARK WEST

(Formerly KENNEDY RANCH)

Request to Amend PD-(23) by
Substituting Single-Family for
11.5 ac. Multi-Family.

File # Z-83-2

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE RECOMMENDATION THAT THE CITY COUNCIL AMEND P-D (23), PLANNED DEVELOPMENT DISTRICT NO. 23 WHICH IS LOCATED ON THE WEST SIDE OF LOWER SACRAMENTO ROAD, NORTHERLY OF THE FUTURE EXTENSION OF WEST ELM STREET BY SUBSTITUTING SINGLE-FAMILY RESIDENTIAL FOR 11.5 ACRES OF PREVIOUSLY APPROVED MUTIPLE-FAMILY RESIDENTIAL

NOTICE IS HEREBY GIVEN that on Wednesday, June 1, 1983 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the recommendation that the City Council amend P-D (23), Planned Development District No. 23 which is located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street by substituting single-family residential for 11.5 acres of previously approved multiple-family residential.

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 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.

Dated: May 4, 1983

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI REGARDING THE FILING OF
THE NEGATIVE DECLARATION AND TENTATIVE MAP
OF PARK WEST, AN 88 ACRE, 515 UNIT RESIDENTIAL
SUBDIVISION ON THE WEST SIDE OF LOWER SACRAMENTO
ROAD, LODI, CALIFORNIA AS ADEQUATE ENVIRONMENTAL
DOCUMENTATION

NOTICE IS HEREBY GIVEN that the Community Development
Director has filed a Negative Declaration and Tentative Map of
Park West, an 88 acre, 515 unit residential subdivision on the
west side of Lower Sacramento Road, Lodi, California, as
adequate environmental documentation.

NOTICE IS FURTHER GIVEN that on Wednesday, June 1, 1983 at the
hour of 8:00 p.m. or as soon thereafter as the matter may be
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the matter in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California.

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 the Negative Declaration.
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.

Dated: May 4, 1983

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

DECLARATION OF MAILING

On May 9, 1983, in the City
of Lodi, San Joaquin County, California,
I deposited in the United States Mail,
envelopes with first-class postage prepaid
thereon, containing a copy of the Notice
attached hereto, marked Exhibit "A"; said
envelopes were addressed as is more
particularly shown on Exhibit "B" attached
hereto.

There is a regular daily communication by
mail between the City of Lodi, California,
and the places to which said envelopes were
addressed.

I declare under penalty of perjury that the
foregoing is true and correct.

Executed on May 9, 1983 19____,
at Lodi, California.


Deputy City Clerk

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Dated: May 4, 1983

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Alice M. Reimche
ALICE M. REIMCHE
City Clerk

EXHIBIT B

Burton A. Towne et al
J 693 E. Turner Road
Lodi, CA 95240

Tony R & J J Rodrick
2439 Yosemite Drive
Lodi, CA 95240

William R & S. K. Schmer
406 N. Lower Sacramento Rd
Lodi, CA 95240

Gordon & C. Williams
630 N. Lower Sacramento Rd
Lodi, CA 95240

Sheila A. Weaver
2307 Rockingham Cir
Lodi, CA 95240

Earl H & Mary K. Andorf
400 N. Lower Sacramento Rd
Lodi, CA 95240

E & J Trefz LI Est.
520 Lower Sacramento Rd
Lodi, CA 95240

Robert B & P. C. Cobb
2444 Yosemite Drive
Lodi, CA 95240

Carol H. Arlin
2434 Modoc Way
Lodi, CA 95240

Robert Batch
c/o P. O. Box 375
Lodi, CA 95241

Calvin H Yamada
P. O. Box 543
Lodi, CA 95240

Casey Ella Patrick
603 Tahoe Drive
Lodi, CA 95240

Roman Catholic Bishop
of Stockton
P. O. Box 849
Lodi, CA 95240

Lena J Mansu
401 Whitney Street
Lodi, CA 95240

Kathleen R. Jaeger
32 W. Southwood Drive
Woodland, CA 95695

C E. Perrott, LI Estate
8700 N. West Lane #194
Lodi, CA 95240

Robert J & K. S. Machado
407 Whitney Street
Lodi, CA 95240

Charles M. Harmon et al
4845 Broughton Drive
Stockton, CA 95212

Pacific Tel & Tel Co.

Lorenzo & M. M. Renzi
411 Whitney Street
Lodi, CA 95240

Gerald W & L. A. Cates
627 Tahoe Drive
Lodi, CA 95240

Mainland Nursery, Inc.
50 W. Turner Road
Lodi, CA 95240

Charles C. Dabler
417 Whitney Street
Lodi, CA 95240

Stanley F & R.A. Dobretz
633 Tahoe Drive
Lodi, CA 95240

Ivan M & M J Hayes
P. O. Box 707
Lodi, CA 95240

Arnold H & P.C. Newman
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Lodi, CA 95240

Joseph A & L.A. Kroll
619 Tahoe Drive
Lodi, CA 95240

Elton D & M.S. White
2445 Yosemite Dr
Lodi, CA 95240

John A. & L. L. Martin
412 N. Lower Sacramento Rd
Lodi, CA 95240

PUBLIC HEARING NOTICE
PARK WEST: REZON/NEG DEC/
TENT MAP
Hearing: 4/25/83

David K & J.M. Curry
701 Tahoe Drive
Lodi, CA 95240

Elden C & I.G. Beale
2445 W. Elm Street
Lodi, CA 95240

George F & E.E. Hawkins
332 N. Lower Sacramento Rd
Lodi, CA 95240

James T. Baker
2449 W. Elm Street
Lodi, CA 95240

Christian H. Henne
925 Timbell
Waterford, CA 95386

June V. Buck
2453 W. Elm Street
Lodi, CA 95240

Richard M & J. M. Ornelas
320 N. Lower Sacramento Rd
Lodi, CA 95240

James R. Oiler et al
2457 W. Elm Street
Lodi, CA 95240

Edward & B.A. Kermgard
319 Whitney Street
Lodi, CA 95240

Herman L & B.M. Schmid
325 Whitney Street
Lodi, CA 95240

Patrick M & M.C. Scholzen
331 Whitney Street
Lodi, CA 95240

Elm West Homes Assn
c/o P. O. Box 797
Lodi, CA 95241

Eileen M. Martin
2439 W. Elm Street
Lodi, CA 95240

Robert R & W. F. Wright
2441 W. Elm Street
Lodi, CA 95240

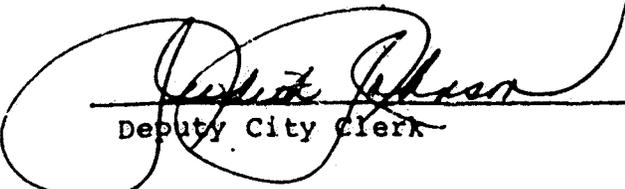
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