

CITY COUNCIL MEETING
MAY 15, 1985

CC 35
CC 53a

ORDINANCE
INTRODUCED
CHANGING NAME
OF MYRTLE AVENUE
AND ITS FUTURE
EXTENSION TO
GUILD AVENUE
AND AMENDING
THE SPECIFIC
PLAN OF THE STREET
BETWEEN VICTOR
ROAD (STATE ROUTE
12) AND
EAST PINE STREET

ORD. NO. 1354 INTRO.

The motion carried by unanimous vote of all Council
Members present.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: May 9, 1985
SUBJECT: Proposed Amendment of Myrtle Street Specific Plan

RECOMMENDED ACTION: That the City Council hold the scheduled public hearing and introduce an Ordinance amending the specific plan for Myrtle Street, Kettleman Lane to Turner Road, to show: (1) name change from "Myrtle Street" to "Guild Avenue" and (2) street alignment change between Pine Street and Victor Road.

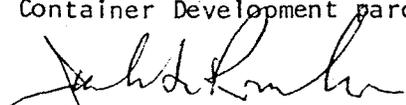
BACKGROUND INFORMATION:

Name Change - The City of Lodi presently has an adopted specific plan for Myrtle Street from Harney Lane to Turner Road. This specific plan is attached as Exhibits A, B, and C. San Joaquin County recently changed the name of Myrtle Street in the County jurisdiction (north of Victor Road) to Guild Avenue. The Lodi Planning Commission at their public hearing of April 22, 1985, reviewed this proposed name change and recommends to the City Council that the name of "Myrtle Street" be changed to "Guild Avenue."

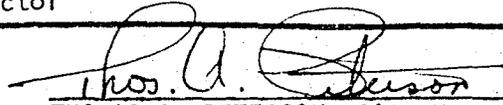
Since this subject street has not been constructed south of Victor Road, the proposed name change does not present a hardship on any property owner. The only development that the name change does affect is the recent Teresi lot split containing the DART Container Development. (A copy of this parcel map is attached as Exhibit D.) However, Myrtle Street, as shown on the parcel map, is not being constructed under the first phase of DART Container's improvements.

Alignment Change - As part of the DART Container Development, the street alignment of Myrtle Street between Pine and Victor Road was changed slightly from the specific plan. The City Council at its regular meeting of January 2, 1985, gave the Public Works Director specific authority to sign the parcel map since the street alignment was different from the specific plan but conceptually in conformance with it. The existing specific plan alignment is shown on Exhibit C and the authorized alignment for the DART Container Development is shown on Exhibit D.

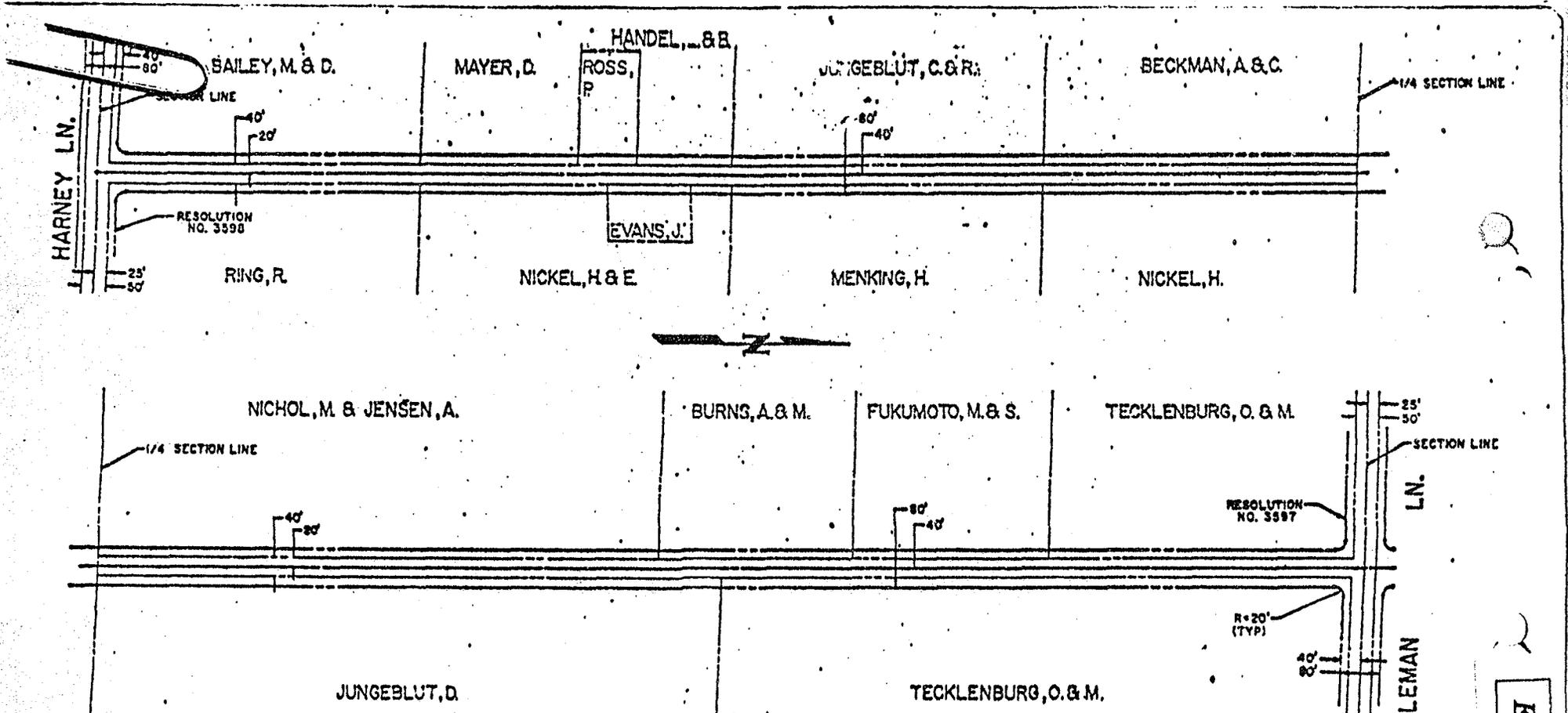
It is recommended that the alignment of the specific plan between Pine and Victor Road be changed to conform to the approved alignments shown on the DART Container Development parcel map (Exhibit D).


Jack L. Ronsko
Public Works Director

Attachments
APPROVED:
JLR/eeh


THOMAS A. PETERSON, City Manager

FILE NO.



- GEN'D**
- FUTURE CENTERLINE
 - FUTURE R/W
 - EXISTING CENTERLINE
 - EXISTING R/W OR P/L

NOTES

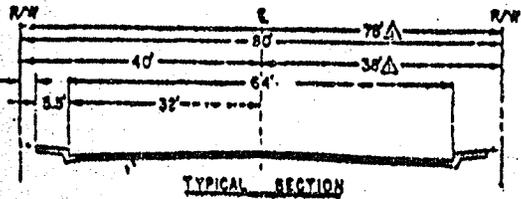
1. Property ownership is as of Nov. 8, 1971.
2. Lodi Ave. to Pine St. only per ordinance No. 1204.

Recommended to the City Council by Resolution No. 71-6 of the Planning Commission of the City of Lodi, Nov. 8, 1971.

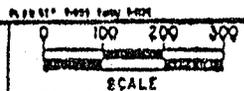
James B. Schaefer
James B. Schaefer, Secretary

Adopted by Resolution No. 3592 of the City Council of the City of Lodi, Feb. 16, 1972.

Bessie L. Bennett
Bessie L. Bennett, City Clerk



SPECIFIC PLAN
MYRTLE STREET
HARNEY LN. TO KETTLEMAN LN.



DRAWING
71D83

Exhibit A

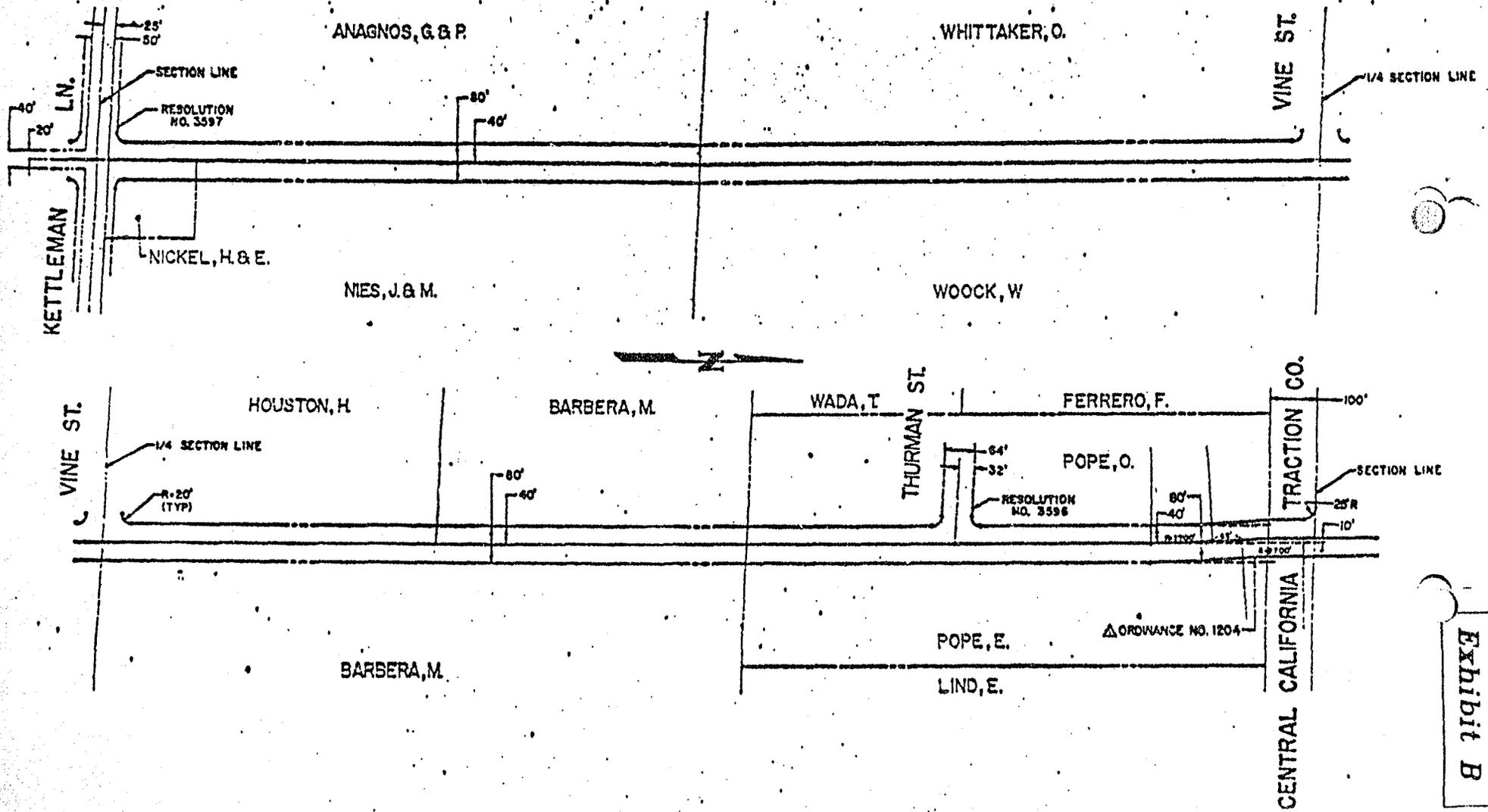


Exhibit B

SPECIFIC PLAN MYRTLE STREET KETTLEMAN LN. TO C.C.T. CO.		0 100 200 300 SCALE
DRAWING		71D84

A. H. H. S. P. C. A.
 SURVEYOR
 NO. 4288

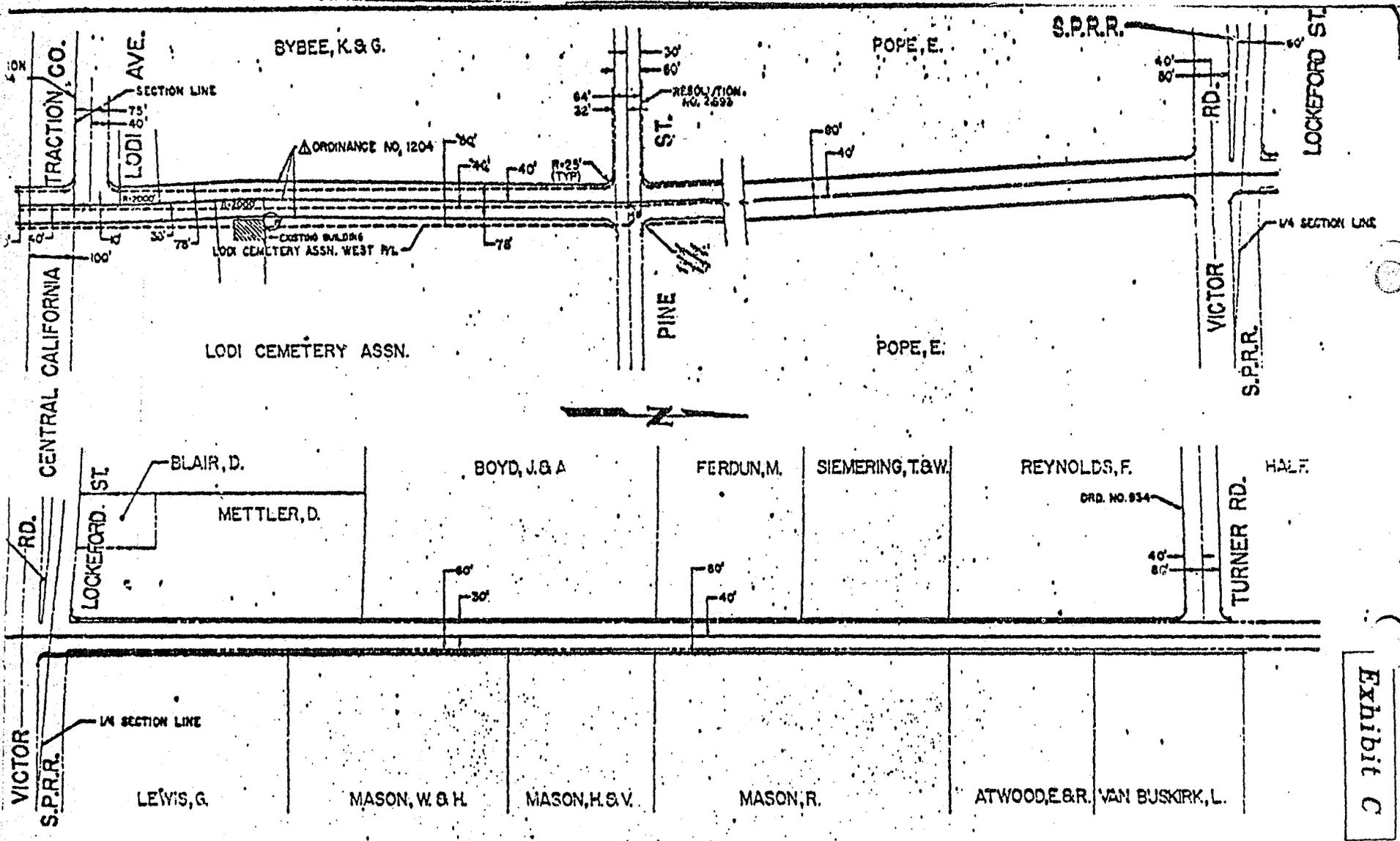


Exhibit C

SPECIFIC PLAN
 MYRTLE STREET
 C.C.T. CO. TO TURNER RD.

0 100 200 300
 SCALE
 DRAWING 71D85

APPROVED PER
 ORDINANCE
 NO. 1204

Highway Reference
 (1) Vol 489 of Official Records, 4/75
 (2) Map of State Highways, 1924-25
 Vol. 12, Pg. 1, 5th Ed. Hwy. Maps
 Shts. 4 & 5 of 16
 All data of B.J. Co. Records

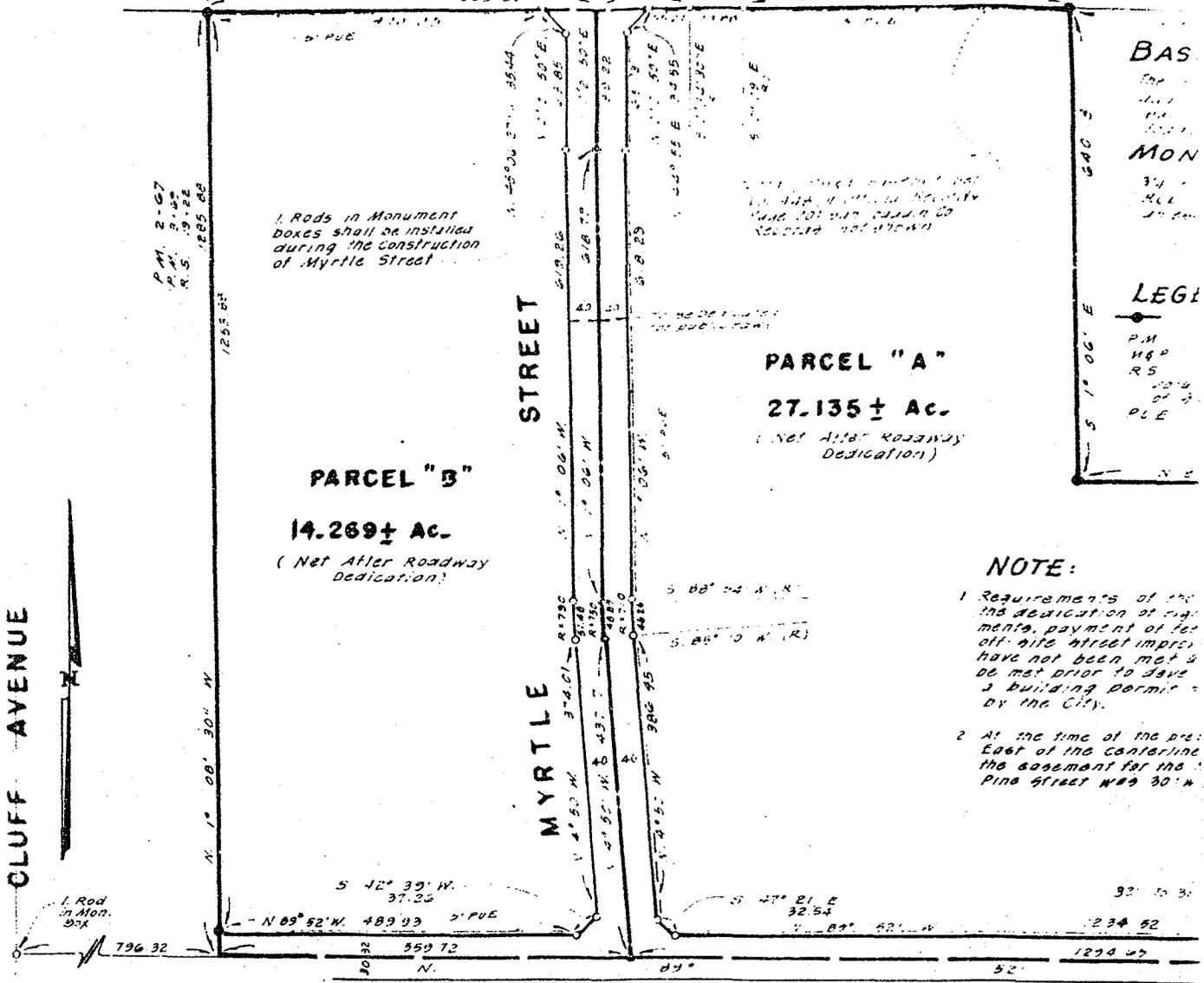
CURVE		
Rod	Della	Lang
Myrtle	3° 25' 30"	73.4
Myrtle	3° 44'	51.4
Myrtle	3° 44'	28.1
Myrtle	3° 44'	46.26

Exhibit D

LOCKEFORD ST.

S. P. R. R.

STATE HIGHWAY ROUTE NO. 12



BAS
 MON

LEG
 P.M.
 H.P.
 R.S.
 P.L.E.

NOTE:

- Requirements of the dedication of rights, payment of fees, etc. street improvements have not been met & be met prior to date of building permit by the City.
- At the time of the preparation of the centerline the easement for the Pine Street was 30' W.

STATE OF CALIFORNIA
 COUNTY OF SAN JOAQUIN

On this 12th day of January 1924, I, the undersigned, a Notary for the State of California, personally appeared John T. Cazel and Verena A. Tetzlaff, proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged that they executed it.

Reginald O. Chapman
 Notary Public in and for said County and State

STATE OF CALIFORNIA
 COUNTY OF SAN JOAQUIN

On this 12th day of January 1924, I, the undersigned, personally appeared John T. Cazel and Verena A. Tetzlaff, proved to me on the basis of satisfactory evidence to be the persons within instrument as John T. Cazel Vice President, and acknowledged to me that they executed it.

John T. Cazel
 Notary Public

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO CONSIDER CHANGING THE NAME OF MYRTLE AVENUE AND ITS FUTURE EXTENSION TO GUILD AVENUE AND TO AMEND THE SPECIFIC PLAN OF THE STREET BETWEEN VICTOR ROAD (STATE ROUTE 12) AND EAST PINE STREET, LODI

NOTICE IS HEREBY GIVEN that on Wednesday, the 15th day of May 1985, at the hour of 7:30 p.m., or as soon thereafter as 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 changing the name of Myrtle Avenue and its future extension to Guild Avenue and to amend the Specific Plan of the street between Victor Road (State Route 12) and East Pine Street, Lodi.

Information regarding this item may be obtained in the office of the City Clerk 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.

If you challenge the subject proposed name change of Myrtle Avenue and its future extension and the proposed amendment of the Specific Plan of the street between Victor Road (State Route 12) and East Pine Street, Lodi, 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, 221 West Pine Street at, or prior to, the Public Hearing.

By Order of the Lodi City Council

Alice M. Reimche
City Clerk

Dated: May 1, 1985

SECTION 27-18. SITE PLAN AND ARCHITECTURAL APPROVAL - ORD. # 939

1. Purpose. The purpose of site plan and architectural approval is to determine compliance with this chapter (i. e., Zoning Ordinance) and to promote the orderly development of the City, the stability of land values, investment and the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting or to unsightly, undesirable or obnoxious appearance.
2. Site Plan and Architectural Approval Committee. There is hereby established a Site Plan and Architectural Approval Committee to assist the Planning Commission in reviewing site plans and architectural drawings. The membership thereof shall consist of five (5) members, three (3) of whom shall be appointed by the Chairman of the Planning Commission with the approval of the Planning Commission and two (2) members of the City Staff designated by the City Manager, one of whom shall be appointed from the Public Works Department and one of whom shall be appointed from the Planning Department.

Members of the Approval Committee shall be appointed for two (2) year overlapping terms. At its organization meeting, members of the Committee shall draw lots to determine their reappointment dates.

3. Approval Required. Site Plan and Architectural approval is required for the following uses:
 - a. Residential building proposed to be erected in areas zoned R-GA, R-MD, R-HD, C-P and C-1 which abut upon areas zoned R-1 or R-2, except single-family dwellings, duplexes and triplexes.
 - b. Commercial-professional offices and institutional buildings proposed to be erected in areas zoned C-P and C-1 which abut upon areas zoned R-1, R-2 or R-GA.
 - c. Non-residential buildings proposed to be erected in areas zoned C-1, C-2, C-M, M-1 and M-2 which abut upon areas zoned R-1, R-2, R-GA, R-MD, R-HD or C-P.
 - d. Any use requiring a Use Permit.

November 18, 1970

4. Application - Application shall be made by the property owner or agent on a form provided by the City.
5. Maps and Drawing Required. The following maps and drawing, in duplicate, shall be submitted:
 - a. Siting of structures so as to preserve light and air on adjoining properties.
 - b. Landscaping and/or fencing of yards and setback area, use of landscaping and/or wall or fencing for screening purposes.
 - c. Design of ingress and egress.
 - d. Off-street parking and loading facilities.
 - e. Drawings or sketches of the exterior elevations.
 - f. Designation of location of existing fire hydrants.
6. Actions of the Site Plan and Architectural Approval Committee. The Approval Committee shall have the function, duty, and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations, the external design and site plan of all proposed new buildings or structures for which site plan and architectural approval are required. The Approval Committee shall impose such conditions as are necessary to carry out policies adopted by Ordinance or Resolution of the City Council.

Upon approval of submitted plans or at the expiration of twenty-one (21) days, the Building Inspector shall issue a permit for such building, provided, that all other provisions of law have been complied with and except as otherwise herein provided for buildings requiring use permits or on items appealed to the Planning Commission and/or City Council.

7. Appeal Procedure. When the regulations specify that approval of a proposed development by the Approval Committee is a condition of issuance of a Zoning Approval, the decision of the Approval Committee approving or disapproving the development shall be subject to appeal to the Planning Commission by any person aggrieved, and shall not be effective until the expiration of the appeal period.

An appeal shall be made in writing to the Secretary of the Planning Commission within five (5) working days of the final decision of the Approval Committee.

PLANNING COMMISSION

Amends Specif. Plan - Myrtle
Avenue to Guild Avenue

Z-85-06

4-22-85

