

CITY COUNCIL MEETING

May 20, 1981

PUBLIC
HEARINGS

AMENDMENT TO P-D
21 THEREBY
INCREASING THE
ALLOWABLE
RESIDENTIAL
DENSITY FROM
18 UNITS PER
ACRE TO 22 UNITS
PER ACRE ON LOT 56
LAKESHORE VILLAGE
SUBDIVISION

ORD. NO. 1226
INTRODUCED

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the City Planning Commission's recommended approval of the request of Grupe Communities, Inc., by Luis Arismendi to amend P-D (21), Planned Development District No. 21 by increasing the allowable residential density from 18 units per acre to 22 units per acre on Lot 56 of Lakeshore Village Subdivision which is located on the south side of West Kettleman Lane, west of the W.I.D. Canal.

The matter was introduced by Community Development Director Schroeder, who presented diagrams of the subject area. Mr. Schroeder indicated that the proposed amendment would not change or affect the General Plan.

Speaking on behalf of the proposed amendment was:

- a) Mr. Luis Arismendi, Grupe Communities, 2191 W. March Lane, Stockton, California, who stated that this was basically a marketing request. Market surveys indicate that there is a better market for smaller units.

Also addressing the Council on the matter was Ms. Barbara Lea (4266 Almond Drive, Lodi). Ms. Lea asked if the 20 acre lake is considered in the density. Mr. Schroeder replied that without the lake it would still not be over 10 units per

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

Following Council discussion, Councilman Katnich moved for introduction of Ordinance No. 1226 - Ordinance amending P-D 21, Planned Development District No. 21 by increasing the allowable residential density from 18 units per acre to 22 units per acre on Lot 56 of Lakeshore Village Subdivision, which is located on the south side of West Kettleman Lane, west of W.I.D. Canal. The motion was seconded by Councilman Pinkerton and carried by unanimous vote.

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE CITY PLANNING COMMISSION'S RECOMMENDED APPROVAL OF THE REQUEST OF GRUPE COMMUNITIES, INC., BY LUIS ARISMENDI TO AMEND P-D (21), PLANNED DEVELOPMENT DISTRICT NO. 21 BY INCREASING THE ALLOWABLE RESIDENTIAL DENSITY FROM 18 UNITS PER ACRE TO 22 UNITS PER ACRE ON LOT 56 OF LAKESHORE VILLAGE SUBDIVISION WHICH IS LOCATED ON THE SOUTH SIDE OF WEST KETTLEMAN LANE, WEST OF THE W.I.D. CANAL

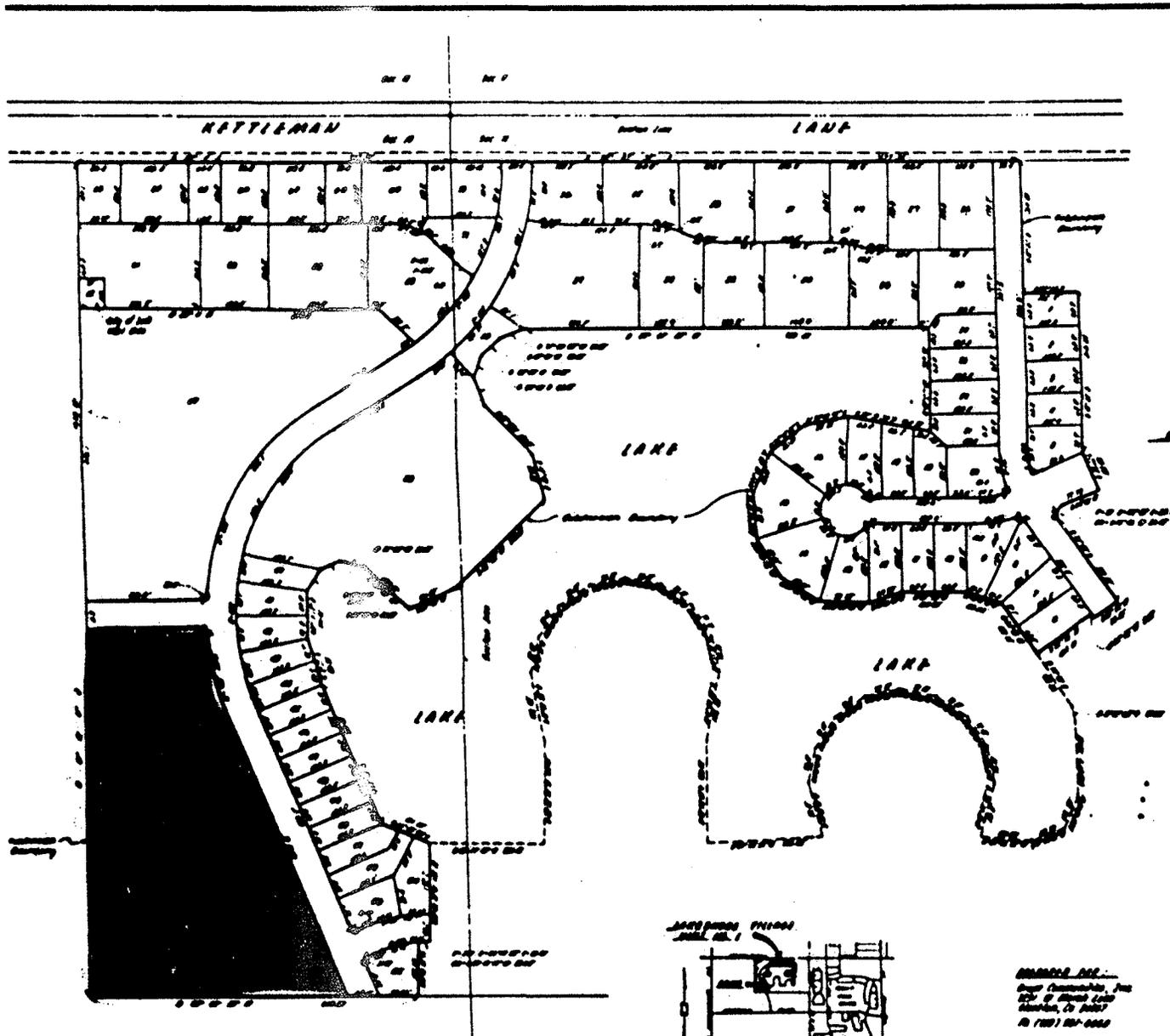
NOTICE IS HEREBY GIVEN that on Wednesday, May 20, 1981 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the Planning Commission's recommendation for approval of the request of Grupe Communities, Inc., by Luis Arismendi to amend P-D (21), Planned Development District No. 21 by increasing the allowable residential density from 18 units per acre to 22 units per acre on Lot 56 of Lakeshore Village Subdivision which is located on the south side of West Kettleman Lane, west of the W.I.D. Canal.

Information regarding this item may be obtained in the office of the Community Development Director at 221 W. 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.

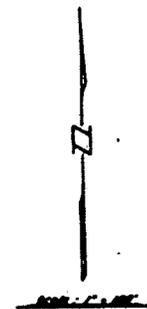
Date: May 6, 1981

By Order of the City Council


ALICE M. REIMCHE
City Clerk

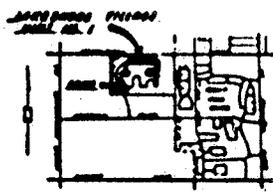


- NOTES**
1. Utility Services to be provided by:
 - Water Service
 - Sewer Service
 - Gas Service
 - Electric Service
 - Telephone Service
 2. Easements shall be provided as required by the various utility companies.
 3. The subdivision contains easements, none of them
 4. set to be developed.
 5. Lots 10-15 and 16-18 are the residential program; 4, 11, 12, 13, 14, 17, 18 are the commercial program; 6, 7, 8, 9, 10 are the office, recreational and retail development sites.
 6. Lot 19 shall be used for City of Stockton streets and alleys.



Map is a duplicate of _____
 No. _____
 Dated _____
 Planning Director - City of Stockton

LAKESHORE VILLAGE # 1
ZONING REQUEST FOR 22
UNITS PER ACRE ON
PARCEL 56 (CURRENTLY
18 UNITS PER ACRE)
 A.P.'S 057-060-15, 057-130-01



VICINITY MAP

ENGINEER'S SEAL
 RW Siegfried & Associates
 Civil Engineers
 Stockton, California
 No. 1001 100-0000

TENTATIVE MAP
 TRACT NO 1000
 SUBDIVISION OF SAN JOAQUIN COUNTY
LAKESHORE VILLAGE, UNIT NO. 1
 PART OF SECTION 14 S. 2, T. 2N, R. 2E, S. 20E 20N
 CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, CALIFORNIA
 RW SIEGFRIED & ASSOCIATES CIVIL ENGINEERS
 STOCKTON, CALIFORNIA JANUARY 1961