

P. 53a  
cc. 46

CITY COUNCIL MEETING  
JUNE 5, 1985

ORDINANCE INTRODUCED  
AMENDING P.D. 24  
WHICH ENCOMPASSES  
THE MEADOWS AND  
WHISPERING OAKS

page 440

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearing to consider the Planning Commission's recommendation that the Development Plan for P-D (24), Planned Development District No. 24, which encompasses the Meadows and Whispering Oaks Developments and which is located north of Century Boulevard, south of Kettleman Lane and west and south of Lakeshore Village, be amended.

The matter was introduced by Community Development Director Schroeder, who presented diagrams of the subject area and responded to questions as were posed by the Council.

Mr. Kenneth Glantz, 1150 W. Robinhood Drive, Stockton, CA, who is the engineer on the project and represents the proponents of the subject proposed amendment, spoke on behalf of the amendment.

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

ORD. NO. 1358  
INTRO.

Council Member Olson then moved for introduction of Ordinance No. 1358 - An Ordinance amending the Development Plan for Planned Development District No. 24, which encompasses the Meadows and Whispering Oaks Developments and which is located north of Century Boulevard, south of Kettleman Lane and west and south of Lakeshore Village. The motion was seconded by Council Member Snider and carried by the following vote:

Ayes:	Council Members - Olson, Snider, and Hinchman (Mayor)
Noes:	Council Members - None
Absent:	Council Members - Pinkerton and Reid

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE

MAY 30, 1985

NO.

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: AMEND DEVELOPMENT PLAN - PLANNED DEVELOPMENT DISTRICT NO. 24

RECOMMENDED ACTION: That the City Council accept the Planning Commission recommendation to amend the Development Plan for Planned Development District No. 24.

BACKGROUND INFORMATION: The Planning Commission has recommended that the City Council amend the development plan for P-D (24) as follows: (1) that the area encompassed by Whispering Oaks Subdivision be decreased in density by increasing the minimum lot size from 4,000 square feet to 5,000 square feet; and (2) that the remainder of The Meadows Subdivision be designated for cluster homes at 11 units per acre.

The attached documentation describes the Planning Commission's recommendations.

Sincerely,



JAMES B. SCHROEDER  
Community Development Director

NOTICE OF PUBLIC HEARING  
BY THE CITY COUNCIL OF THE CITY OF LODI  
TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION  
THAT THE DEVELOPMENT PLAN FOR P-D (24), PLANNED DEVELOPMENT  
DISTRICT NO. 24, WHICH ENCOMPASSES THE MEADOWS AND WHISPERING OAKS  
DEVELOPMENTS AND WHICH IS LOCATED NORTH OF CENTURY BOULEVARD,  
SOUTH OF KETTLEMAN LANE AND WEST AND SOUTH OF  
LAKESHORE VILLAGE, BE AMENDED

NOTICE IS HEREBY GIVEN that at a regular meeting to be held Wednesday, June 5, 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 Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the Planning Commission's recommendation that the development plan for P-D (24) Planned Development District No. 24, which encompasses The Meadows and Whispering Oaks developments and which is located north of Century Boulevard, south of Kettleman Lane and west and south of Lakeshore Village, be amended as follows:

- a. reduce the density of Whispering Oaks, a 34.24 acre, 193 unit residential subdivision, on the north side of Century Boulevard, west of the W.I.D. Canal by increasing the lot width from 40 feet to 50 feet; and
- b. amend The Meadows, which is south of Kettleman Lane and west of Lakeshore Village, by providing 4.80 acres of office-institutional conforming to the R-C-P, Residential-Commercial-Professional zoning district, and 38.47 acres of garden apartments with a density of 11.5 units per acre.

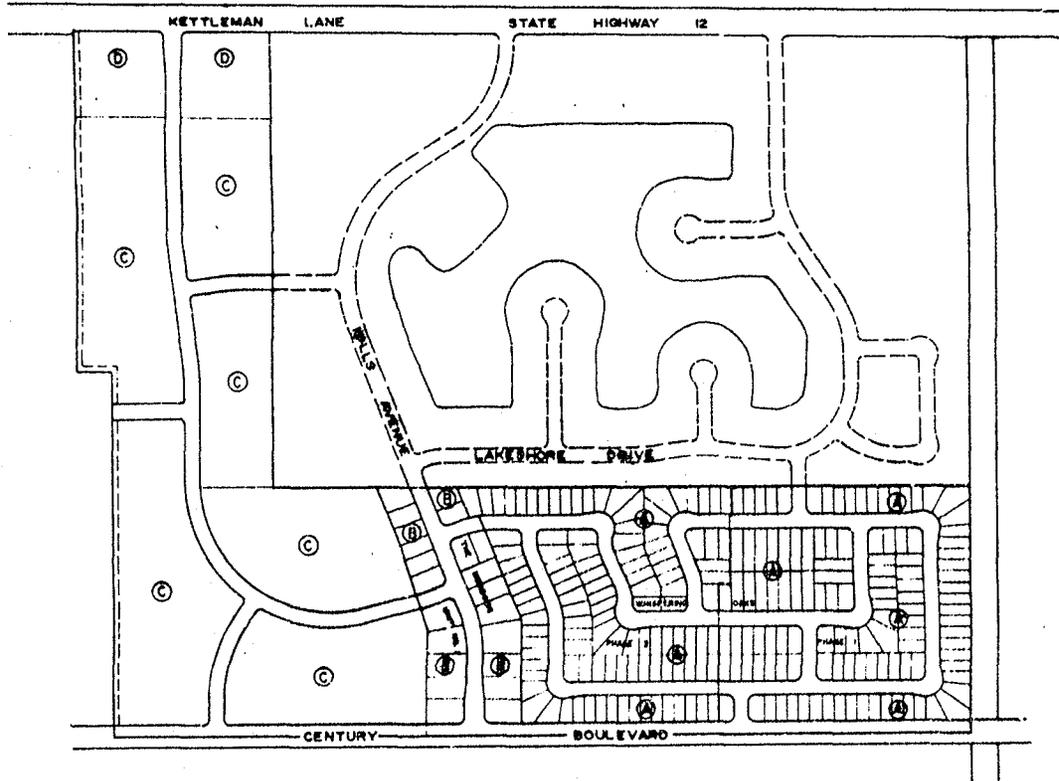
Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter 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, Lodi, California, at, or prior to, the Public Hearing.

Dated: May 15, 1985

By Order of the Lodi City Council

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk



LAND USE INFORMATION				
DESIGNATION	LAND USE	NET ACRES	DWELLING UNITS	DENSITY (UNITS/ACRE)
(A)	SINGLE FAMILY RESIDENTIAL	25.77	232	9.00
(B)	DUPLEX / FOURPLEX	6.14	64	10.48
(C)	GARDEN APARTMENTS	38.42	367	10.33
(D)	PROFESSIONAL	4.60	—	—
	STREETS	17.29	—	—
	TOTALS	94.22	663	10.00



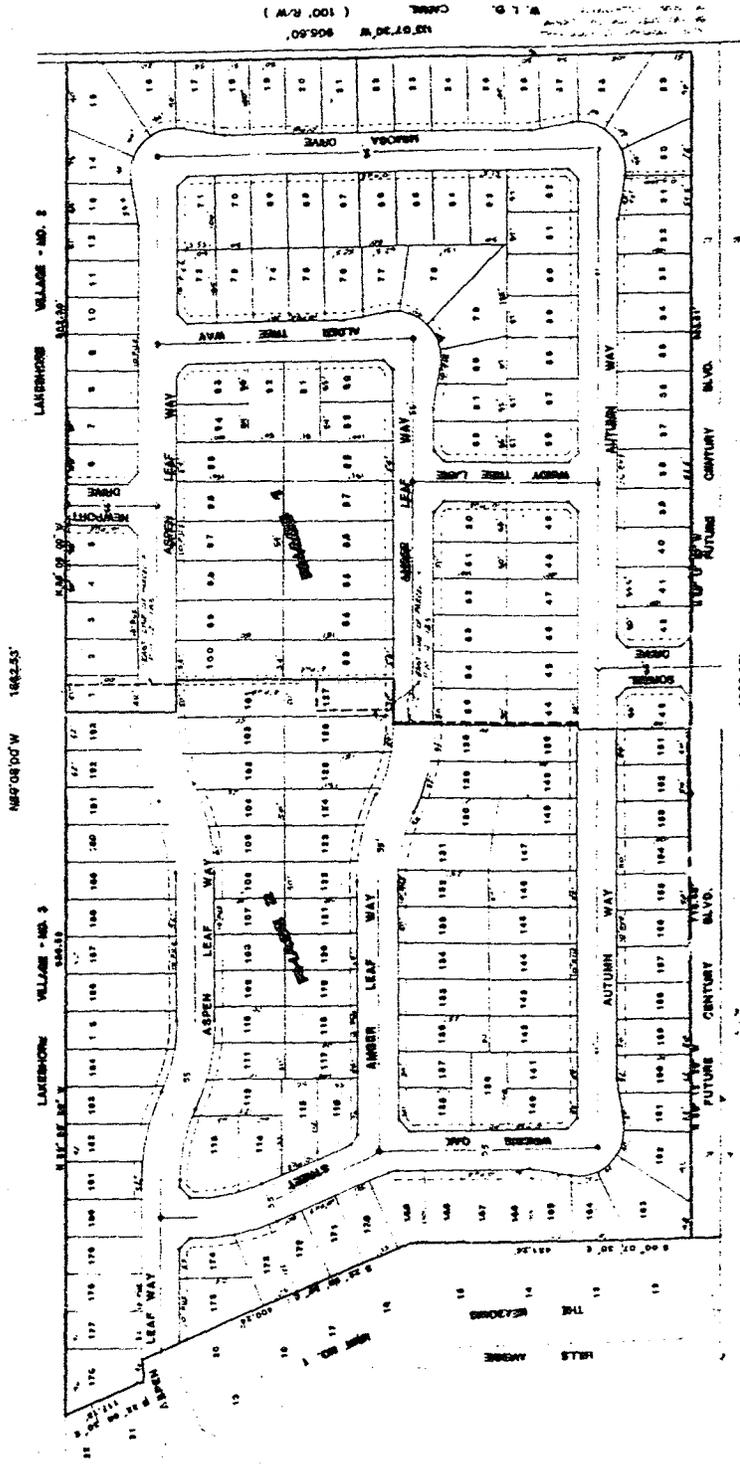
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PLAN AND PERMITS
2	REVISED LAYOUT AND PERMITS
3	REVISED LAYOUT AND PERMITS
4	REVISED LAYOUT AND PERMITS
5	REVISED LAYOUT AND PERMITS

**GLANTZ DEIMLER & ASSOCIATES**  
**CONSULTING CIVIL ENGINEERS**  
*Edward J. Glantz*  
 150 W. ROBINHOOD DRIVE, SUITE 1C  
 STOCKTON, CA 95207  
 PHONE (209) 967-8111

JOB NO. 97-10  
 DATE: 11/87  
 SCALE: 1"=200'  
 SHEET NO. 1  
 TOTAL SHEETS: 1

REVISED DEVELOPMENT PLAN  
**THE MEADOWS**  
 LOOI, CALIFORNIA

1  
 OF ONE  
 SHEETS



**WHISPERING OAKS**  
 TENTATIVE SUBDIVISION MAP  
 TRACK 1824

THIS MAP IS A TENTATIVE SUBDIVISION MAP. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE CITY OF STOCKTON, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON. THE CITY OF STOCKTON, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON. THE CITY OF STOCKTON, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.

MATTHEW NOMES  
 4744 DUAL LARKS DRIVE  
 STOCKTON, CA 95207  
 (209) 951-1317

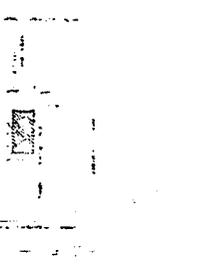
**PLANNING DEPARTMENT**  
 CITY OF STOCKTON, CALIFORNIA  
 101 N. G STREET  
 STOCKTON, CA 95202  
 (209) 947-1000

**OWNER/DEVELOPER**  
 MATTHEW NOMES  
 4744 DUAL LARKS DRIVE  
 STOCKTON, CA 95207  
 (209) 951-1317

**NOTES**

1. LOTS
  2. LOTS
  3. IMPROVEMENTS
  4. IMPROVEMENTS
  5. WATER
  6. SEWER
  7. STORM
  8. ELECTRICAL
  9. GAS
  10. TELEPHONE
11. PUBLIC UTILITY FACILITIES SHALL BE PROVIDED BY THE CITY OF STOCKTON, CALIFORNIA. THE CITY OF STOCKTON, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.

**VICINITY MAP**



CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95240  
(209) 334-5634

RECEIVED

1985 MAY 16 AM 7:56

ALICE M. REIMICHE  
CITY CLERK  
CITY OF LODI

*City Clerk*

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMICHE  
City Clerk  
RONALD M. STEIN  
City Attorney

May 15, 1985

Mr. Kenneth H. Glantz  
c/o Glantz, Deimler and Associates  
Consulting Engineers  
1150 W. Robinhood Drive, Suite 1C  
Stockton, CA 95207

Dear Ken:

RE: Revised Development Plan - THE MEADOWS  
File No. 85 P-006

At its meeting of Monday, May 13, 1985 the Lodi City Planning Commission recommended that the City Council approve the Revised Development Plan for The Meadows.

The Planning Commission's recommendation is being submitted to the City Council with the following conditions:

1. that the developer install all off-site utilities and street improvements;
2. that engineered improvement plans be prepared for all public improvements prior to Final Map filing;
3. that public utility easements as required by the various utility companies and the City of Lodi be dedicated;
4. that the developer pay all appropriate fees in effect at time of map filing or issuance of Building Permit and enter into all applicable agreements;
5. that existing wells and septic tanks be abandoned in conformance with City requirements;
6. that on-site fire protection be provided per Fire Department requirements;
7. that all necessary street right-of-way be dedicated;

Mr. Kenneth H. Glantz  
May 15, 1985  
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8. that City Well #20 be shown with the necessary clearance as required by the State Health Department;
9. that only street access be permitted to Century Boulevard with fencing in conformance with design to the east;
10. that the developer enter into all typical agreements, bonds, insurance, etc., prior to the development of each and all parcels;
11. that a Master Plan for utilities be provided prior to starting design of first unit; and
12. that the City Staff negotiate the final alignment of Sylvan Drive with the developer's representatives.

Mrs. Alice M. Reimche, City Clerk, will inform you of the time and place of the City Council's public hearing.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

cc: City Clerk  
J. W. Properties