

PLANNING
COMMISSION
REPORT -
JUNE 8, 1981
MEETING

ITEMS OF
INTEREST

Page 4-10

The following items of interest pertaining to the Planning Commission meeting of June 8, 1981 were presented for Council's information:

The Planning Commission -

1. Approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Morris Kirst for a Tentative Parcel Map to divide 30 West Walnut Street and 111 South Pleasant Avenue into two lots in an area zoned R-C-P, Residential-Commercial-Professional.
2. Approved the request of R.P. Weldum Associates, Inc., Consulting Engineers, on behalf of Sanguinetti and Arnaiz Development Company for a Tentative Parcel Map to reparcel Lot B of the Mokelumne Village Commercial Center into three lots on the north side of East Turner Road, west of State Route 99 in an area zoned C-S, Commercial Shopping.
3. Denied the request of Joy Wallace for a Variance to reduce the required rear yard from 10 feet to 6 feet 6 inches to permit an addition to an existing dwelling at 246 North Mills Avenue in an area zoned R-2, Single-Family Residential.
4. Denied the request of Robert Morris and Larry Wenell for a Variance to further reduce the required off-street parking to permit conversion of a garage into office space at 301 West Locust Street in an area zoned R-C-P, Residential-Commercial-Professional.
5. Approved the request of Marthel, Inc., by Mr. Jerry Jones for a Use Permit to construct a 136 bed convalescent hospital at 900 North Church Street (i.e. portion of Sanguinetti Park Subdivision) in an area zoned P-D(17), Planned Development District No. 17.
6. Determined that the need for privacy constituted the basis for a Zoning Hardship and approved the request of Mike Schnabel on behalf of Dr. I. M. Hayes to increase the maximum fence height from 3½ feet to 6 feet around an existing patio in a street side yard area at 2221 Aladdin Way in an area zoned P-D(6), Planned Development District No. 6.
7. Determined that the request would be of district benefit to the neighborhood and of Kelly Suess on behalf of Lodi Nut Company, Inc., for a Variance to replace an existing non-conforming warehouse with a new storage building at 1206 South Fairmont Avenue in an area zoned R-1, Single-Family Residential.
8. Conditionally approved the request of Jeffrey Lopardo for a Use Permit for a commercial recreation operation (i.e. electronic games) at 114 North School Street in an area zoned C-2, General Commercial.
9. Approved the request of Guarantee Savings and Loan for a Use Permit for a branch office at 1300 West Kettleman Lane in an area zoned P-D(15), Planned Development District No. 15.
10. Extended for 18 months (i.e. December 1982) the Use Permit granted to Holz Rubber Company for temporary portable offices at 1129 South Sacramento Street in an area zoned M-2, Heavy Industrial.

MEMORANDUM

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: JUNE 12, 1981
SUBJECT: PLANNING COMMISSION ACTIONS - JUNE 8, 1981

OF INTEREST TO THE CITY COUNCIL

1. Approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Morris Kirst for a Tentative Parcel Map to divide 30 West Walnut Street and 111 South Pleasant Avenue into two lots in an an area zoned R-C-P, Residential-Commercial-Professional.
2. Approved the request of R. P. Weldum Associates, Inc., Consulting Engineers, on behalf of Sanguinetti and Arnaiz Development Company for a Tentative Parcel Map to reparcel Lot B of the Mokelumne Village Commercial Center into three lots on the north side of East Turner Rodd, west of State Route 99 in an area zoned C-S, Commercial Shopping.
3. Denied the request of Joy Wallace for a Variance to reduce the required rear yard from 10 feet to 6 feet 6 inches to permit an addition to an existing Jwelling at 246 North Mills Avenue in an area zoned R-2, Single-Family Residential.
4. Denied the request of Robert Morris and Larry Wenell for a Variance to further reduce the required off-street parking to permit conversion of a garage into office space at 301 West Locust Street in an area zoned R-C-P, Residential-Commercial-Professional.
5. Approved the request of Marthel, Inc. by Mr. Jerry Jones for a Use Permit to construct a 136 bed convalescent hospital at 900 North Church Street (i.e. portion of Sanguinetti Park Subdivision) in an area zoned P-D(17), Planned Development District No. 17.
6. Determined that the need for privacy constituted the basis for a Zoning Hardship and approved the request of Mike Schnabel on behalf of Dr. I. M. Hayes to increase the maximum fence height from 3½ feet to 6 feet around an existing patio in a street side yard area at 2221 Aladdin Way in an area zoned P-D(6), Planned Development District No. 6.

MEMORANDUM

Page 2

6/12/81

7. Determined that the request would be of district benefit to the neighborhood and of Kelly Suess on behalf of Lodi Nut Company, Inc., for a Variance to replace an existing non-conforming warehouse with a new storage building at 1206 South Fairmont Avenue in an area zoned R-1, Single-Family Residential.
8. Conditionally approved the request of Jeffrey Lopardo for a Use Permit for a commercial recreation operation (i.e. electronic games) at 114 North School Street in an area zoned C-2, General Commercial.
9. Approved the request of Guarantee Savings and Loan for a Use Permit for a branch office at 1300 West Kettleman Lane in an area zoned P-D(15), Planned Development District No. 15.
10. Extended for 18 months (i.e. December 1982) the Use Permit granted to Holz Rubber Company for temporary portable offices at 1129 South Sacramento Street in an area zoned M-2, Heavy Industrial.