

CITY COUNCIL MEETING  
JUNE 25, 1986

PLANNING  
COMMISSION REPORT

City Manager Peterson presented the following Planning Commission Report of the Planning Commission Meeting of June 9, 1986.

CC-35

The Planning Commission -

1. Recommended that the City Council declare a 1 year moratorium on the issuance of Building Permits for off-premise signs so that the present sign requirements can be reviewed and improved.

On motion of Council Member Snider, Olson second, item 1, heretofore set forth, was set for Public Hearing at the Regular Council Meeting of July 16, 1986.

2. Recommended that the Land Use Element of the General Plan be amended by redesignating Assessor Parcel No's. 049-070-11, 42, 43 and 56 from Light or Medium Industrial to Heavy Industrial.
3. Recommended that Assessor Parcel No's. 049-070-11, 42, 43 and 56 be rezoned from R-1, Single-Family Residential or M-1, Light Industrial to M-2, Heavy Industrial.

On motion of Council Member Pinkerton, Hinchman second, items 2 and 3 heretofore set forth were set for Public Hearing at the Regular Council Meeting of July 16, 1986.

The Planning Commission also -

ITEMS OF INTEREST

1. Approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Leroy K. Munsch for a Tentative Parcel Map to combine two lots into one at 321 North Sacramento Street and 10 De Force in an area zoned M-2, Heavy Industrial.
2. Conditionally approved the request of USA Petroleum Corporation for a Use Permit to install a small self-service car wash unit at 2500 West Lodi Avenue in an area zoned C-S, Commercial Shopping.
3. Determined that a Zoning Hardship existed and approved the request of Dolores Becker for a Zoning Variance to reduce the required rear yard setback from 10 feet to 6 feet to permit the erection of a dwelling with an attached garage at 110 North Hutchins Street (formerly 429 West Elm Street) in an area zoned R-HD, High Density Multiple-Family Residential.
4. Conditionally approved the request of Carey Development Company for a Use Permit to develop Woodlake Plaza, a 49,510 square foot shopping and retail center at 2401 West Turner Road in an area zoned C-S, Commercial Shopping.

In a related matter the Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this request.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: JUNE 11, 1986  
SUBJECT: PLANNING COMMISSION ACTIONS - JUNE 9, 1986

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the City Council declare a 1 year moratorium on the issuance of Building Permits for off-premise signs so that the present sign requirements can be reviewed and improved.
2. Recommended that the Land Use Element of the General Plan be amended by redesignating Assessor Parcel No's. 049-070-11, 42, 43 and 56 from Light or Medium Industrial to Heavy Industrial.
3. Recommended that Assessor Parcel No's. 049-070-11, 42, 43 and 56 be rezoned from R-1, Single-Family Residential or M-1, Light Industrial to M-2, Heavy Industrial.

OF INTEREST TO CITY COUNCIL

1. Approved the request of Baumbach and piazza, Consulting Engineers, on behalf of Leroy K. Munsch for a Tentative Parcel Map to combine two lots into one at 321 North Sacramento Street and 10 De Force in an area zoned M-2, Heavy Industrial.
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square foot shopping and retail center at 2401 West Turner Road in an area zoned C-S, Commercial Shopping.

In a related matter the Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this request.

**Attachments**

MEMO1/TXTD.01B

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE PLANNING COMMISSION'S RECOMMENDATION THAT THE CITY COUNCIL DECLARE A 1 YEAR MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR OFF-PREMISE SIGNS SO THAT THE PRESENT SIGN REQUIREMENTS CAN BE REVIEWED AND IMPROVED

NOTICE IS HEREBY GIVEN that on Wednesday, the 16th day of July, 1986, at the hour of 7:30 p.m., 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 the Planning Commission's recommendation that the City Council declare a 1 year moratorium on the issuance of building permits for off-premise signs so that the present sign requirements can be reviewed and improved.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

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 above 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 at, or prior to, the Public Hearing.

By Order of the Lodi City Council

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

Dated: June 25, 1986

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION THAT THE LAND USE ELEMENT OF THE GENERAL PLAN BE AMENDED BY REDESIGNATING ASSESSOR PARCEL NO. 049-070-11, 42, 43 AND 56 FROM LIGHT OR MEDIUM INDUSTRIAL TO HEAVY INDUSTRIAL

NOTICE IS HEREBY GIVEN that on Wednesday, the 16th day of July, 1986 at the hour of 7:30 p.m., or as soon thereafter 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 the Planning Commission's recommendation that the land use element of the General Plan be amended by redesignating Assessor Parcel No. 049-070-11, 42, 43 and 56 from Light or Medium Industrial to Heavy Industrial.

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

Dated: June 25, 1986

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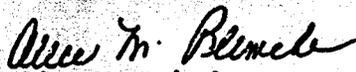
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Alice M. Reimche  
City Clerk

Dated: June 25, 1986

## OFF-PREMISE SIGNS

from pgs. 53, 54 & 55 of Zoning Ordinance

4. General Commercial and Industrial Zones: Signs are permitted in C-2, C-M, M-1 and M-2 Zones, subject to the following regulations:

- (i) Free-standing signs which are supported primarily by structures on the ground may not exceed a height of thirty-five (35) feet and shall be a minimum of ten (10) feet above the finished grade of the existing sidewalk or future sidewalk; except that non-illuminated, non-structural and non-supporting decorative spires mounted on top of said signs may exceed the height limit by a height equal to one-third ( $1/3$ ) of the distance measured between the top portion of the sign identifying the businesses and the finished grade of the existing or future sidewalk.
- (ii) Signs mounted on buildings may not exceed the height limit of the building or thirty-five (35) feet, whichever is the greater.



(ix) Off-premise signs may be erected in addition to the maximum permitted sign area under the following conditions:

- a. One (1) off-premise sign shall be permitted per each city block, except that in any city block in excess of five hundred (500) lineal feet, one additional off-premise sign shall be permitted in every three hundred (300) lineal feet thereof.
- b. The maximum size of any off-premise sign shall be four hundred eighty (480) square feet.
- c. In determining the maximum size of two off-premise signs which are placed back to back on the same structure, only one readable surface shall be counted.

