

CITY COUNCIL MEETING

July 1, 1981

PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of June 22, 1981:

PLANNING
COMMISSION ITEMS
SET FOR PUBLIC
HEARING

The Planning Commission -

1. Recommended the approval of the request of Garth Johnson to amend the permitted Use List in the C-S, Commercial Shopping District to permit Electronic Game Centers after first acquiring a Use Permit from the Planning Commission.

The Planning Commission certified and recommended Negative Declaration No. ND-81-6 for this project.

2. Recommended that the area encompassed by the Tentative Subdivision Map of Summerfield (i.e. 1820 and 1902 South Church Street) be rezoned from R-1 and R-2, Single-Family Residential and R-GA, Garden Apartment Residential to P-D(22), Planned Development District No. 22.

The Planning Commission certified and recommended Negative Declaration No. ND-81-13 on this project.

On motion of Mayor Pro Tempore Murphy, Pinkerton second, the heretofore listed items were set for hearing on July 15, 1981.

The Planning Commission also -

1. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of K.B.S. Construction for the Revised Tentative Map of Stonebrook, a 1.18 acre condominium development proposed for 1780 South Hutchins Street in an area zoned R-MD, Medium Density Multiple Family Residential.
2. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Thomas Development, Inc., and Marthel, Inc., for a Tentative Parcel Map to divide an existing parcel at the north-east corner of North Church Street and Louie Avenue (i.e. Sanguinetti Park) into two parts with Parcel "A" containing 2.952 acres, and Parcel "B" containing 4.504 acres in an area zoned P-D(17), Planned Development District No. 17.

The Planning Commission certified Negative Declaration No. ND-81-12 for this project.

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3. Conditionally approved the request of Dillon Engineering on behalf of Dennis Bennett for the Tentative Subdivision Map of Aldon Place, a proposed 8-unit condominium project at 1311 South Central Avenue in an area zoned R-MD, Medium Density Multiple Family Residential.

The Planning Commission certified Negative Declaration No. ND-81-14 for this project.

4. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers on behalf of William Clemings for the Tentative Subdivision Map of Fox Borough, a proposed condominium project, at 512 East Vine Street in an area zoned R-HD, High Density Multiple Family Residential.

In a related matter the Planning Commission determined that Zoning Hardships existed and granted variances to reduce the required front yard and increase the height of the rear yard fence.

The Planning Commission certified Negative Declaration No. ND-81-15 for this project.

5. Conditionally approved the Tentative Map of Summerfield, a 9.4 acre, 81-unit planned development project located at 1820 and 1902 South Church Street in an area proposed to be zoned P-D(22), Planned Development District No. 22.

MEMORANDUM, City of Lodi, Community Development Department

TO: City Manager
FROM: Community Development Department
DATE: June 24, 1981
SUBJECT: Planning Commission Actions - June 22, 1981

FOR ACTION OF THE CITY COUNCIL

1. Recommended the approval of the request of Garth Johnson to amend the permitted Use List in the C-5, Commercial Shopping District to permit Electronic Game Centers after first acquiring a Use Permit from the Planning Commission.

The Planning Commission certified and recommended Negative Declaration No. ND-81-6 for this project.

2. Recommended that the area encompassed by the Tentative Subdivision Map of Summerfield (i.e. 1820 and 1902 South Church Street) be rezoned from R-1 and R-2, Single-Family Residential and R-GA, Garden Apartment Residential to P-D(22), Planned Development District No. 22.

The Planning Commission certified and recommended Negative Declaration No. ND-81-13 on this project.

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of K.B.S. Construction for the Revised Tentative Map of Stonebrook, a 1.18 acre condominium development proposed for 1780 South Hutchins Street in an area zoned R-MD, Medium Density Multiple Family Residential.
2. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of Thomas Development, Inc. and Marthel, Inc. for a Tentative Parcel Map to divide an existing parcel at the northeast corner of North Church Street and Louie Avenue (i.e. Sanguinetti Park) into two parts with Parcel "A" containing 2.952 acres, and Parcel "B" containing 4.504 acres in an area zoned P-D(17), Planned Development District No. 17.

The Planning Commission certified Negative Declaration No. ND-81-12 for this project.

MEMORANDUM,
June 24, 1981
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3. Conditionally approved the request of Dillon Engineering on behalf of Dennis Bennett for the Tentative Subdivision Map of Aldon Place, a proposed 8-unit condominium project at 1311 South Central Avenue in an area zoned R- MD, Medium Density Multiple Family Residential.

The Planning Commission certified Negative Declaration No. ND-81-12 for this project.

4. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers on behalf of William Clemings for the Tentative Subdivision Map of Fox Borough, a proposed condominium project, at 512 East Vine Street in an area zoned R-HD, High Density Multiple Family Residential.

In a related matter the Planning Commission determined that Zoning Hardships existed and granted variances to reduce the required front yard and increase the height of the rear yard fence.

The Planning Commission certified Negative Declaration No. ND-81-15 for this project.

5. Conditionally approved the Tentative Map of Summerfield, a 9.4 acre, 81-unit planned development project located at 1820 and 1902 South Church Street in an area proposed to be zoned P-D(22), Planned Development District No. 22.