

JULY 7, 1982

PLANNING COMMISSION

City Manager Graves gave the following reports regarding the Planning Commission meetings of June 14, 1982 and June 28, 1982:

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THE PLANNING COMMISSION -

PLANNING COMMISSION
MEETING OF JUNE
14, 1982

1. Recommended amendment to Section 27-22 (Enforcement, Penalties, Legal Procedures) Chapter 27 (Zoning) of the Lodi Municipal Code.

On motion of Councilman Pinkerton, Murphy second, the heretofore set forth item was set for Public Hearing at 8:00 p.m. at the July 21, 1982 regular Council meeting.

OF INTEREST TO CITY COUNCIL

The Planning Commission further

1. Conditionally approved the request of Cecil Dillon, Engineer, on behalf of Dennis Bennett for the approval of the Tentative Subdivision Map of WALNUT MANOR, a 16-unit condominium project on an existing lot at 413 Walnut Street (APN 037-290-42); also certified the filing of a Negative Declaration as adequate environmental documentation.
2. Conditionally approved the request of Luis Arismendi, of Grupe Communities, Inc., for the PHEASANT RUN Tentative Subdivision Map, a 5.245 acre, 84-Unit air space condominium project to be located on Lots 72 through 121 at the northwest corner of Mills and Sand Creek Drive, in the Lakeshore Village Unit #1, Planned Development No. 21; also certified the filing of a Negative Declaration as adequate environmental documentation.
3. Continued to the next meeting of June 28, 1982, the request of Glen I. Baumbach and Piazza, Consulting Engineers, for approval of a tentative subdivision map of the VINEYARD COMMERCIAL CONDOMINIUMS.
4. Approved the request of Grupe Communities, Inc. for a Use Permit for an increase in the number of units in the PHEASANT RUN SUBDIVISION, (Lots 72 through 121), to create an 84-unit air space condominium subdivision in an area zoned P-D(21), Planned Development No. 21.
5. Denied the request of Edward Wegele to vary the rear yard setback requirement to permit enclosing a non-conforming structure for a solar greenhouse at 1910 Reisling Drive in a P-D(15) zone. However, the Commission did grant a conditional variance to permit the patio cover to remain at that location.
6. Conditionally approved the request of Luis Arismendi of Grupe Communities, Inc., for LAKERIDGE, a 66-unit condominium project to be located on Parcel E in the Lakeshore Village Subdivision, Unit #1 in an area zoned P-D(21).
7. Took no action on the referral by the San Joaquin County Planning Commission on the request of Southern Pacific Communications to subdivide a 24.7 acre parcel into 2 parts on property located on the north side of East Pine Street, 740' West of the CCT Railroad, east of Lodi, for the purpose of locating a microwave station. Additionally, the Commission requested Staff to restate to the County its policy concerning industrial developments in agricultural areas.

JULY 7, 1982

PLANNING COMMISSION

City Manager Graves gave the following reports regarding the Planning Commission meetings of June 14, 1982 and June 28, 1982:

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Continued July 7, 1982

PLANNING COMMISSION
 MEETING
 JUNE 28, 1982

The Planning Commission -

1. Recommended that the Specific Plan of East Lockeford Street between Cluff Road and a point 700 feet west of Cluff Road be amended by moving the future right-of-way four feet south.

On motion of Councilman Pinkerton, Murphy second, the heretofore set forth item was set for Public Hearing at 8:00 p.m. at the regular Council meeting of August 4, 1982.

The Planning Commission also

2. Determined that the 1982-83 Capital Improvement Program, as prepared by the Public Works Department, was in conformance with the adopted Elements of the Lodi General Plan with the exception of the Mills Avenue box culvert and the full development of Storm Drainage Basin G-South.

Further, the Planning Commission

OF INTEREST TO THE CITY COUNCIL

1. Approved the Tentative Subdivision Map of Beckman Park Villa, a 2-lot, 66-unit condominium project proposed for the northwest corner of South Ham Lane and Century Boulevard in an area zoned P-D(15), Planned Development District No. 15.
2. Approved the Tentative Subdivision Map of Vineyard Commercial Condominiums, a 4-lot, 12.9 acrea project on the south side of Kettleman Lane, east of South Fairmont Avenue.
3. Determined that a Zoning Hardship did not exist and denied the request of Enorma Verde for a Variance to increase the maximum fence height from 3½ feet to 6 feet within the required 10 foot street side yard area at 501 East Locust Street in an area zoned R-HD, High Density Multiple Family Residential.
4. Recommended that the San Joaquin County Planning Commission approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of Elwood Alberg to rezone the property at the southeast corner of Lower Sacramento Road and Harney Lane from GA-1, General Agricultural to C-1, Neighborhood Commercial.
5. Recommended that the San Joaquin County Board of Zoning Adjustment approve the request of Victor Goehring, Attorney at Law, on behalf of Mokelumne River School to expand an existing private school, and to vary the required 40 acre minimum lot size to 7.89 acreas and 11.50 acres to allow a Parcel Map application.

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MEMORANDUM, City of Lodi, Community Development Department

TO: City Manager
FROM: Community Development Director
DATE: June 24, 1982
SUBJECT: PLANNING COMMISSION ACTIONS - JUNE 14, 1982

FOR ACTION OF THE CITY COUNCIL

1. Recommended amendment to Section 27-22 (Enforcement, Penalties, Legal Procedures) Chapter 27 (Zoning) of the Lodi Municipal Code.

OF INTEREST TO CITY COUNCIL

1. Conditionally approved the request of Cecil Dillon, Engineer, on behalf of Dennis Bennett for the approval of the Tentative Subdivision Map of WALNUT MANOR, a 16-unit condominium project on an existing lot at 413 Walnut Street (APN 037-290-42); also certified the filing of a Negative Declaration as adequate environmental documentation.
2. Conditionally approved the request of Luis Arismendi, of Grupe Communities, Inc., for the PHEASANT RUN Tentative Subdivision Map, a 5.245 acre, 84-unit air space condominium project to be located on Lots 72 through 121 at the northwest corner of Mills and Sand Creek Drive, in the Lakeshore Village Unit #1, Planned Development No. 21; also certified the filing of a Negative Declaration as adequate environmental documentation.
3. Continued to the next meeting of June 28, 1982, the request of Glen L. Baumbach, Baumbach and Piazza, Consulting Engineers, for approval of a tentative subdivision map of the VINEYARD COMMERCIAL CONDOMINIUMS.
4. Approved the request of Grupe Communities, Inc., for a Use Permit for an increase in the number of units in the PHEASANT RUN SUBDIVISION, (Lots 72 through 121), to create an 84-unit air space condominium subdivision in an area zoned P-D(21), Planned Development No. 21.
5. Denied the request of Edward Wegele to vary the rear yard setback requirement to permit enclosing a non-conforming structure for a solar greenhouse at 1910 Reisling Drive in a P-D(15) zone. However, the Commission did grant a conditional Variance to permit the patio cover to remain at that location.

MEMO

TO: City Manager

June 24, 1982

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OF INTEREST TO CITY COUNCIL (continued)

6. Conditionally approved the request of Luis Arismendi of Grupe Communities, Inc., for LAKERIDGE, a 66-unit condominium project to be located on Parcel E in the Lakeshore Village Subdivision, Unit #1 in an area zoned P-D(21).
7. Took no action on the referral by the San Joaquin County Planning Commission on the request of Southern Pacific Communications to subdivide a 24.7 acre parcel into 2 parts on property located on the north side of East Pine Street, 740' West of the CCT Railroad, east of Lodi, for the purpose of locating a microwave station. Additionally, the Commission requested Staff to restate to the County its policy concerning industrial developments in agricultural areas.

MEMORANDUM, City of Lodi, Community Development Department

TO: City Manager
FROM: Community Development Director
DATE: June 29, 1982
SUBJECT: PLANNING COMMISSION ACTIONS - JUNE 28, 1982

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the Specific Plan of East Lockeford Street between Cluff Road and a point 700 feet west of Cluff Road be amended by moving the future right-of-way four feet south.
2. Determined that the 1982-83 Capital Improvement Program, as prepared by the Public Works Department, was in conformance with the adopted Elements of the Lodi General Plan with the exception of the Mills Avenue box culvert and the full development of Storm Drainage Basin G-South.

OF INTEREST TO THE CITY COUNCIL

1. Approved the Tentative Subdivision Map of Beckman Park Villa, a 2-lot, 66-unit condominium project proposed for the northwest corner of South Ham Lane and Century Boulevard in an area zoned P-D(15), Planned Development District No. 15.
2. Approved the Tentative Subdivision Map of Vineyard Commercial Condominiums, a 4-lot, 12.9 acre project on the south side of Kettleman Lane, east of South Fairmont Avenue.
3. Determined that a Zoning Hardship did not exist and denied the request of Enorma Verde for a Variance to increase the maximum fence height from 3½ feet to 6 feet within the required 10 foot street side yard area at 501 East Locust Street in an area zoned R-HD, High Density Multiple Family Residential.
4. Recommended that the San Joaquin County Planning Commission approve the request of Baumbach and Piazza, Consulting Engineers, on behalf of Elwood Alberg to rezone the property at the southeast corner of Lower Sacramento Road and Harney Lane from GA-1, General Agricultural to C-1, Neighborhood Commercial.

MEMORANDUM,
TO: City Manager
June 28, 1982
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5. Recommended that the San Joaquin County Board of Zoning Adjustment approve the request of Victor Goehring, Attorney at Law, on behalf of Mokelumne River School to expand an existing private school, and to vary the required 40 acre minimum lot size to 7.89 acres and 11.50 acres to allow a Parcel Map application.

LODI CITY PLANNING COMMISSION
COUNCIL CHAMBERS - CITY HALL
LODI, CALIFORNIA

MONDAY

JUNE 28, 1982

7:30 P.M.

The Planning Commission of the City of Lodi met and was called to order by Chairman Harry Marzolf.

COMMISSIONERS PRESENT: Fred Baker; Lee Ekstrom; Joanne Hoffman; Jeff Kirst, and Chairman Harry Marzolf.

ROLL CALL

COMMISSIONERS ABSENT: Michael Lapenta.

OTHERS PRESENT: Jack L. Ronsko, Public Works Director; and James B. Schroeder, Community Development Director.

The Secretary announced that L. D. Tonn had submitted his resignation from the Planning Commission to the Mayor effective June 14, 1982

TONN RESIGNS

Chairman Marzolf declared the Minutes of the Regular Session of Monday, June 14, 1982 approved as mailed upon motion of Commissioner Hoffman, seconded by Commissioner Kirst and unanimously passed.

MINUTES
6-14-82

The Chairman stated that the regular agenda rotation would be modified to accommodate people in the audience.

TENTATIVE MAPS

Baumbach and Piazza, Consulting Engineers on behalf of Aladdin requested the approval of the Tentative Subdivision Map of Beckman Park Villa, a 2-lot, 66-unit condominium project proposed for the northwest corner of South Ham Lane and Century Boulevard in an area zoned P-D(15), Planned Development District No. 15.

BECKMAN PARK VILLA

HAM AND CENTURY

ALADDIN REAL
ESTATE

The Community Development Director introduced the map and read the staff recommendations for approval.

The following persons were present in favor of the proposal and answered questions concerning it:

1. Ted Katzakian, c/o Aladdin Real Estate, 330 South Fairmont Avenue, Lodi.

After discussion it was moved by Commissioner Baker, seconded by Commissioner Hoffman and unanimously passed that the Planning Commission certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for this project.

It was moved by Commissioner Baker, seconded by Commissioner Kirst and unanimously passed that the Planning Commission approve the Tentative Subdivision Map of Beckman Park Villa with the following conditions:

1. That the developer install all off-site utilities and street improvements;
2. That on-site water mains and fire hydrants be in public ownership;
3. That the westerly property line adjacent to the Woodbridge Irrigation District Canal be fenced to the approval of the Public Works Department;
4. That access denial along South Ham Lane and the easterly 300' of Century Boulevard be shown on the Final Subdivision Map;
5. That public utility easements as required by the various utility companies and the City of Lodi be dedicated;
6. 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;
7. That all necessary street right-of-way be dedicated on the Final Map;
8. That engineered improvement plans be prepared for all public improvements prior to Final Map filing; and
9. That on-site fire protection be provided per Fire Department requirements.

Baumbach and Piazza, Consulting Engineers, on behalf of Thomas Development Company requested the approval of the Tentative Subdivision Map of Vineyard Commercial Condominiums, a proposed project to convert an existing shopping center into condominiums, located on the south side of West Kettleman Lane, east of Fairmont Avenue, in an area zoned P-D(15), Planned Development District No. 15.

VINEYARD COM'L
CONDOMINIUM

FAIRMONT &
KETTLEMAN LA

THOMAS DEVELOP-
MENT CO.

This matter had been continued from the meeting of June 14, 1982 in order to provide the developer time to submit an amended map which showed 4 lots rather than 3 lots.

The Community Development Director introduced the matter, reviewed the amended Tentative Map and read the staff's recommendations for approval.

No one was present to be heard on this matter.

It was moved by Commissioner Hoffman, seconded by Commissioner Kirst and unanimously passed that the Planning Commission certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for this project.

It was moved by Commissioner Hoffman, seconded by Commissioner Kirst and unanimously passed that the Planning Commission approve the Tentative Subdivision Map of Vineyard Commercial Condominiums, a 4-lot, 12.9 acre commercial project on the south side of West Kettleman Lane, east of South Fairmont Avenue in an area zoned P-D(15) with the condition that the developer dedicate public utility easements as required by the various utility companies and the City of Lodi.

PUBLIC HEARINGS

Chairman Marzolf declared that now was the time and place for the required Public Hearing to consider recommending the amendment of the Specific Plan of Lockeford Street from Cluff Road to a point 700 feet west of Cluff Road.

AMEND LOCKEFORD
STREET SPECIFIC
PLAN

WEST OF CLUFF RD.

Legal Notice of this public hearing was published once in the Lodi News Sentinel on Thursday, June 17, 1982. Proof of Publication of that Notice is on file in the Office of the Secretary of the Lodi City Planning Commission.

The Public Works Director introduced the request and explained that Claude C. Wood Company on the property on both sides of Lockeford Street in the area requested for amendment and that the company wished to move the street 4 feet south so as to better utilize the northern parcel. Mr. Ronsko indicated that the change would also eliminate a 4-foot off-set in the centerline of Lockeford Street between the east and west sides of Cluff Road.

As no one was present to speak on this matter and no correspondence had been received concerning it, Chairman Marzolf declared the public portion of the hearing closed.

It was moved by Commissioner Kirst, seconded by Commissioner Hoffman and unanimously that the Planning Commission recommend to the City Council that the Specific Plan for Lockeford Street be amended between Cluff Road and a point 700 feet west of Cluff Road by moving the proposed right-of-way four feet to the south.

ZONING ITEMS

Enorma Verde requested a Zoning Variance to increase the maximum fence height from 3 1/2 feet to 6 feet within the required 10 foot street sideyard area at 501 East Locust Street in an area zoned R-HD, High Density Multiple Family Residential.

VARIANCE -
INCREASE FENCE
HEIGHT

E. VERDE

501 E. LOCUST ST.

The Community Development Director introduced the matter and recommended denial because the staff felt a Zoning Hardship did not exist. He also expressed concern that the proposed fence would block pedestrians from the view of people backing out of the driveway.

The following persons were present and spoke in favor of granting the Variance:

1. Rita Verde, 1224 South School Street, Lodi. She said that her mother was seeking the fence protection against vandalism and for privacy from people walking along Garfield Street adjacent to the house. She said the fence was also needed to provide a yard for the family watch dog. She felt that since the fence was on a side street, no one would be harmed or inconvenienced.
2. Lorenzo Renzi, 411 Whitney Street, Lodi. He stated that the home is occupied by two elderly people and a handicapped person. He said that his in-laws were born in Italy which caused a language hardship.

Mr. Renzi stated that harassment and property damage by young people in the neighborhood occurred frequently.

Commissioner Baker indicated that he had sympathy for the applicant and outlined the basis for granting a Variance which he felt was not present in this request.

Commissioner Hoffman felt that the Planning Commission should not use the Variance procedures to solve problems not connected with zoning.

It was moved by Commissioner Baker, seconded by Commissioner Kirst and unanimously passed that the Planning Commission determine that a "Hardship", as defined in the Zoning Ordinance did not exist and deny the above request of Enorma Verde for a Variance to increase the fence height at 501 East Locust Street.

SAN JOAQUIN COUNTY RERERRALS

The Planning Commission was in receipt of the referral by the San Joaquin County Planning Commission of the request of Baumbach and Piazza, Consulting Engineers, on behalf of Elwood Alberg, to rezone the 2.9 acre parcel at the southeast corner of Lower Sacramento Road and Harney Lane from GA-1, General Agricultural to C-1, Neighborhood Commercial.

REZONING
G-A TO C-1
E. ALBERG
HARNEY LANE &
LWR. SACRAMENTO RD

The Community Development Director introduced the matter and stated that the property contained a truck storage yard, mobilehome, retail store, service station, repair shop and agricultural equipment storage.

No one was present to be heard on this matter.

Commissioner Baker stated he had no opposition to the rezoning, but felt properties in the County, near the City, that developed for urban purposes should conform to the City's off-site improvement requirements and the general conditions established by the City's Site Plan and Architectural Review Committee (SPARC).

After additional discussion, it was moved by Commissioner Baker, seconded by Commissioner Hoffman and unanimously passed that the Planning Commission recommend to the San Joaquin County Planning Commission that the above rezoning request of Elwood Alberg be approved and that further development on site conform to the City's Off-site Improvement Ordinance and SPARC conditions.

The Planning Commission was in receipt of the referral by the San Joaquin County Board of Zoning Adjustment of the request of Victor Goehring, Attorney at Law, on behalf of Mokelumne River School to expand an existing private school, and to vary the 40 acre minimum parcel size to 7.89 acres and 11.50 acres to allow a parcel map application, located on the east side of State Route 99, 900 feet north of Clarksdale Road, north of Lodi (i.e. 18950 North Highway 99).

USE PERMIT AND
VARIANCE -
PRIVATE SCHOOL
EXPANSION

MOKELUMNE RIVER
SCHOOL

STATE RTE 99
AND CLARKSDALE RD

The Community Development Director introduced the requests and explained that the two parcels already existed. He said that they were made non-conforming when the County zoned much of the area GA-40, General Agricultural.

The following person was present and answered questions concerning the project:

1. Victor Goehring, Attorney at Law, 125 North Pleasant Avenue, Lodi.

After discussion, it was moved by Commissioner Kirst, seconded by Commissioner Ekstrom and unanimously passed that the Planning Commission recommend to the San Joaquin County Board of Zoning Adjustment to approve the above requests by Mokelumne River School for a Use Permit to expand an existing private school and a Variance to reduce the 40 acre minimum lot size on two parcels.

PLANNING MATTERS

The Public Works Director presented the 1982-83 Capital Improvement Program as prepared by his department. It included 5-year recommendations for (1) sewer projects; (2) master drainage projects; (3) storm drainage projects; (4) water projects; (5) public facilities projects; and (6) transportation improvement projects. He explained that the Planning Commission must determine that each proposed project is in conformity with the adopted Elements of the Lodi General Plan. Copies of the 1982-83 Capital Improvement Program are on file in the office of the Public Works Director, Secretary of the Lodi City Planning Commission, and City Clerk.

1982-83 CAPITAL
IMPROVEMENT
PROGRAM

After review and discussion, it was moved by Commissioner Hoffman, seconded by Commissioner Kirst and unanimously passed that the Planning Commission determine that the 1982-83 Capital Improvement Program, as prepared by the Public Works Department, is in conformance with the adopted Elements of the Lodi General Plan with the exception of the Mills Avenue box culvert and the full development of Storm Drainage Basin G-South.

As there was no further business to be brought before the Planning Commission, Chairman Marzolf declared the session adjourned at 9:06 p.m.

ADJOURNMENT

Attest

JAMES B. SCHROEDER
Secretary
Community Development Director