

CITY COUNCIL MEETING  
AUGUST 6, 1986

PLANNING  
COMMISSION REPORT

CC-35

City Manager Peterson presented the following Planning Commission Report of the Planning Commission Meeting of July 14, 1986:

The Planning Commission -

ITEMS OF INTEREST

1. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Bennett and Compton, Inc., for a Tentative Parcel Map to divide the lot at 218 South Hutchins Street in Parcels "A", "B" and "C" in an area zoned R-C-P, Residential-Commercial-Professional.
2. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of R. L. Griffin for a Tentative Parcel Map to divide a 7.8 acre parcel at 1240 East Pine Street (APN 049-090-17) into two parts with Parcel "A" containing 4.2 acres and Parcel "B" 3.6 acres in an area zoned M-2, Heavy Industrial.
3. Conditionally approved the request of John M. Giannoni, Jr., on behalf of Search Development for a Use Permit for a restaurant and office structure at 1420 South Mills Avenue (APN 058-160-37) in the Lakeshore Village Subdivision in an area zoned P-D (21), Planned Development District No. 21.

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.

4. Determined that a Zoning Hardship existed and conditionally approved the request of James L. Gerard, Gerard and Gerard Realtors, on behalf of Colleen Ward to convert an existing antique shop to a single-family dwelling, to vary the required lot width from 60 feet to 46.7 feet and to permit existing non-conforming yard areas to remain at 234 South Crescent Avenue in an area zoned R-2, Single-Family Residential.
5. Conditionally approved the request of John Fraser on behalf of the Ackel Estate for a Use Permit for a mobile structure to serve as a temporary office and living quarters for a watchman at 801 North Stockton Street in an area zoned M-2, Heavy Industrial.
6. Recommended that the San Joaquin County Planning Commission deny the request of John Van Ruiten to amend the Land Use/Circulation Element of the County General Plan by redesignating the 8.98 acres encompassed by Assessor Parcel Nos. 058-03-04 and 05 (former site of Happyholmes Farms) from agricultural to limited industrial.

Further, City Manager Peterson presented the following report of the Planning Commission meeting of July 28, 1986:

**ACTION OF THE  
CITY COUNCIL**

1. Recommended denial of the request of Loren Perry to amend the Specific Plan of Howard Street by re-aligning the bulb turnaround between 350 North Loma Drive and 360 North Loma Drive in an area zoned R-2, Single-Family Residential. On motion of Council Member Hinchman, Reid second, Council set the heretofore listed item for Public Hearing at the Regular Council Meeting of August 20, 1986.

**ITEMS OF INTEREST**

1. Conditionally approved the request of Terry Piazza, c/o Baumbach and Piazza, Consulting Engineers, on behalf of Marvin Wiebe for the approval of the Tentative Subdivision Map of Iris Place, a 1-acre, 10-unit condominium project located at 1416 Iris Drive (APN 033-040-14) in an area zoned R-C-P, Residential-Commercial- Professional.

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.

On motion of Council Member Hinchman, Reid second, Council set the heretofore listed items for Public Hearing at the Regular Council Meeting of August 20, 1986.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: JULY 16, 1986  
SUBJECT: PLANNING COMMISSION ACTIONS - JULY 14, 1986

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Bennett and Compton, Inc., for a Tentative Parcel Map to divide the lot at 218 South Hutchins Street in Parcels "A", "B" and "C" in an area zoned R-C-P, Residential-Commercial-Professional.
2. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of R. L. Griffin for a Tentative Parcel Map to divide a 7.8 acre parcel at 1240 E. Pine Street (APN 049-090-17) into two parts with Parcel "A" containing 4.2 acres and Parcel "B" 3.6 acres in an area zoned M-2, Heavy Industrial.
3. Conditionally approved the request of John M. Giannoni, Jr., on behalf of Search Development for a Use Permit for a restaurant and office structure at 1420 south Mills Avenue (APN 058-160-37) in the Lakeshore Village Subdivision in an area zoned P-D (21), Planned Development District No. 21.

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.

4. Determined that a Zoning Hardship existed and conditionally approved the request James L. Gerard, Gerard and Gerard Realtors, on behalf of Colleen Ward to convert an existing antique shop to a single-family dwelling, to vary the required lot width from 60 feet to 46.7 feet and to permit existing non-conforming yard areas to remain at 234 South Crescent Avenue in an area zoned R-2, Single-Family Residential.
5. Conditionally approved the request of John Fraser on behalf of the Ackel Estate for a Use Permit for a mobile structure to serve as a temporary office and living quarters for a watchman at 801 N. Stockton Street in an area zoned M-2, Heavy Industrial.
6. Recommended that the San Joaquin County Planning Commission deny the request of John Van Ruiten to amend the Land Use/Circulation Element of the County General Plan by redesignating the 8.98 acres encompassed by Assessor Parcel Nos. 058-03-04 and 05 (former site of Happyholmes Farms) from agricultural to limited industrial.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: JULY 29, 1986  
SUBJECT: PLANNING COMMISSION ACTIONS - JULY 28, 1986

FOR ACTION OF THE CITY COUNCIL

1. Recommended denial of the request of Loren Perry to amend the Specific Plan of Howard Street by re-aligning the bulb turnaround between 350 North Loma Drive and 360 North Loma Drive in an area zoned R-2, Single-Family Residential.

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Terry Piazza, c/o Baumbach and Piazza, Consulting Engineers, on behalf of Marvin Wiebe for the approval of the Tentative Subdivision Map of Iris Place, a 1-acre, 10-unit condominium project located at 1416 Iris Drive (APN 033-040-14) in an area zoned R-C-P, Residential-Commercial- Professional.

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.