

CITY COUNCIL MEETING

AUGUST 19, 1981

COUNCIL REJECTED  
PROPOSAL TO  
REZONE KENNEDY  
RANCH FROM U-H  
TO P-D AND REFERS  
MATTER TO PLANNING  
COMMISSION FOR  
RE-EVALUATION

On motion of Councilman Katnich, Pinkerton second, Council rejected the request to rezone the Kennedy Ranch on the west side of Lower Sacramento Road, north of the future extension of West Elm Street from U-H, Unclassified Holding to P-D(23), Planned Development District No. 23, with the conditions heretofore set forth, and referred the matter back to the Planning Commission for re-evaluation.

Notices thereof having been published in accordance with the law and affidavits of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearings to consider the following:

- A) the City Planning Commission's recommended approval of General Plan Land Use Element Amendment No. GPA-LU-81-2 as follows:

Section 1. - The request of Millard Fore, Jr., and Thomas Hom to redesignate a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from Low Density Residential to Office-Institution;

Section 2. - The request of James L. Gerard, et al to redesignate the 5.59 acre parcel at 1110 West Kettleman Lane in the Vineyard Business Center from Office-Institutional to Commercial

- B) Consider the City Planning Commission's recommended approval of the request of Millard Fore, Jr., and Thomas Hom to rezone a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from R-1, Single-Family Residential to R-C-P. Residential-Commercial-Professional.
- C) Consider the City Planning Commission's recommended approval of the request of James L. Gerard on behalf of Vineyard Business Center to amend P-D(15), Planned Development District No. 15 to permit C-S, Commercial Shopping Uses, on the 5.59 acre parcel at 1110 West Kettleman Lane.
- D) Consider the City Planning Commission's recommended approval of the request of Thomas Development Co., Inc., to rezone the Kennedy Ranch on the west side of Lower Sacramento Road, north of the future extension of West Elm Street from U-H, Unclassified Holding to P-D (23), Planned Development District No. 23 with the following conditions:

Continued August 19, 1981

GENERAL PLAN  
AMENDMENT NO.  
GPA-LU-81-2

1. that the 3 acre commercial site be eliminated and substituted with cluster housing;
  2. that the density of the areas designated for cluster housing be a maximum of 15 units per acre;
  3. that the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
  4. that the single-family residential areas conform to the City's R-1, Single-Family Residential District; and
  5. that the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Ave.
- E) Consider the City Planning Commission's recommendation that the City Council certify as adequate the Kennedy Ranch Final Environmental Impact Report.

It was determined that Item A - Section 1 and Item B as set forth below could be heard together.

The matters were introduced by Community Development Director Schroeder, who presented diagrams of the subject area. Mr. Schroeder then responded to questions as were posed by the Council.

The following person spoke in favor of the matter:

Mr. Ivan Suess, 723 S. Mills Ave., Lodi

The following person spoke in opposition to the matter:

Mr. John D. Withers, 2448 Corbin Lane, Lodi -  
Mr. Withers stated that he had submitted a petition to the Planning Commission bearing the signatures of 72 property owners in opposition to the proposed General Plan Amendment and rezoning. Mr. Withers stated that the objection of the persons signing the petition is basically of the basic land development West.

480  
ORD. NO. 1234  
ORD. NO. 1235  
ORD. NO. 1236  
INTRODUCED

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

A lengthy discussion followed with questions being directed to those who had given testimony and to Staff.

485  
Councilman Katnich then moved for introduction of Ordinance No. 1234 approving Section 1 of General Plan Land Use Element Amendment No. GPA-LU-81-2 which consists of:

Redesignating a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento road from Low Density Residential to Office-Institution.

The motion was seconded by Councilman Pinkerton and carried by the following vote:

Ayes: Councilmen - Katnich, Murphy,  
Pinkerton, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Hughes

Further, on motion of Councilman Katnich, Pinkerton second, Council, by the following vote introduced Ordinance No. 1235 rezoning a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from R-1, Single-Family Residential, to R-C-P, Residential-Commercial-Professional. The motion carried by the following vote:

Ayes: Councilmen - Katnich, Murphy, Pinkerton, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Hughes

Mayor McCarty then called for the Public Hearing to consider Item A - Section 2 and Item C, as set forth below as it was determined that these items could be heard together.

The matter was introduced by Community Development Director Schroeder, who presented diagrams of the subject area. The following person spoke on behalf of the proposed General Plan Land Use Element Amendment and PD Amendment:

a) James Gerard, 330 S. Fairmont, Lodi

Mr. Wilbert Ruhl, 3933 Almond Drive, Lodi, raised questions regarding the number of General Plan Amendments allowed in one year. It was explained that only three were allowed each year, but that each one of the three could consist of several sections.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Mayor Pro Tempore Murphy then moved for introduction of Ordinance No. 1234 Section 2, approving General Plan Land Use Element No. GPA-LU-71-2 which consists of:

redesignating the 5.59 acre parcel at 110 West Kettleman Lane in the Vineyard Business Center from Office-Institutional to Commercial.

The motion was seconded by Councilman Katnich and carried by the following vote:

Ayes: Councilmen - Katnich, Murphy, Pinkerton, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Hughes

Mayor Pro Tempore Murphy then moved for introduction of Ordinance No. 1236 amending P-D (15), Planned Development District No. 15 to permit C-S, Commercial Shopping Uses, on the 5.59 acre parcel at 1110 West Kettleman Lane.

The motion was seconded by Councilman Katnich and carried by the following vote:

Ayes: Councilmen - Katnich, Murphy, Pinkerton and McCarty

Noes: Councilmen - None

Absent: Councilmen - Hughes

DECLARATION OF MAILING

On ~~AUGUST 7, 1981~~ \_\_\_\_\_, in the City  
of Lodi, San Joaquin County, California,

I deposited in the United States Mail,  
envelopes with first-class postage prepaid  
thereon, containing a copy of the Notice  
attached hereto, marked Exhibit "A"; said  
envelopes were addressed as is more  
particularly shown on Exhibit "B" attached  
hereto.

There is a regular daily communication by  
mail between the City of Lodi, California,  
and the places to which said envelopes were  
addressed.

I declare under penalty of perjury that the  
foregoing is true and correct.

Executed on August 7 1981,  
at Lodi, California.

Doreen Gauge

DEPUTY CITY CLERK

1.4c

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF  
THE CITY OF LODI TO CONSIDER THE CITY PLANNING  
COMMISSION'S RECOMMENDED APPROVAL OF GENERAL  
PLAN - LAND USE ELEMENT AMENDMENT NO. GPA-LU-81-2

NOTICE IS HEREBY GIVEN that on Wednesday, August 19, 1981 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California to consider the Planning Commission's recommendation for approval of General Plan - Land Use Element Amendment No. GPA-LU-81-2 which consists of:

Section 1. - The request of Millard Fore, Jr., and Thomas Hom to redesignate a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from Low Density Residential to Office-Institutional; and

Section 2. - The request of James L. Gerard, et al to redesignate the 5.59 acre parcel at 1110 West Kettleman Lane in the Vineyard Business Center from Office-Institutional to Commercial.

Information regarding this item may be obtained in the office of the Community Development Director at 221 W. Pine Street, Lodi, California. 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.

Date: August 5, 1981

By Order of the City Council

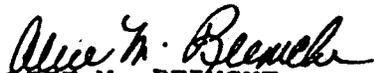
  
ALICE M. REIMCHE  
City Clerk

EXHIBIT "B"

RYLLIS BECKMAN  
206 CABRILLO CIRCLE  
LODI, CA 95240

LEONARD & ESTHER DAETWEILER  
2449 CORBIN LA  
LODI, CA 95240

RYLLIS E JOINES  
4766 E. HARVEST RD  
ACAMPO, CA 95220

HILLARD L. FORE  
~~409 W. WALNUT #1~~ 920  
LODI, CA 95240  
*Elliott  
Plaw*

WESLEY M & V L WOLFF  
2443 CORBIN LA  
LODI, CA 95240

WOODBIDGE IRRIGATION DISTRICT  
18777 N. LOWER SACRAMENTO RD  
LODI, CA 95240

KRISTMONT WEST  
1401 W. CHEROKEE LANE  
LODI, CA 95240

RICK & L KUBLER  
2437 CORBIN LA  
LODI, CA 95240

WALTER & JANET PRUSS  
2421 DIABLO COURT  
LODI, CA 95240

TEMPLE BAPTIST CHURCH OF LODI  
75 N. CRESCENT AVE  
LODI, CA 95240

ELMER R & D J BROWN  
721 S. PLEASANT AVE  
LODI, CA 95240

THOMAS HOM  
c/o WESTGATE SUPER MKT.  
444 S. LOWER SACRAMENTO R  
LODI, CA 95240

C E & LA VERNA CRAIG  
P. O. BOX 745  
LINDSAY, CA 93247

JOHN D. & G A WITHERS  
2448 CORBIN LA  
LODI, CA 95240

*Ivan Siless  
Katzakian &  
Schaffer  
122 N Church  
Lodi*

JANET C. BERRY  
2421 DIABLO DRIVE  
LODI, CA 95240

H V SR. & INA H. BOYER  
2442 CORBIN LA  
LODI, CA 95240

GEORGE & S KISHIDA  
2410 DIABLO DRIVE  
LODI, CA 95240

BILL & MARGARET ROARD  
2436 CORBIN LA  
LODI, CA 95240

WARREN D & S A GELDERT  
2420 DIABLO DRIVE  
LODI, CA 95240

RONALD S & C E ADDINGTON  
2437 W. TOKAY STREET  
LODI, CA 95240

BRUNO BELLA  
2430 W. DIABLO DRIVE  
LODI, CA 95240

GEORGE R & ANNA ELLIS  
2443 W. TOKAY ST  
LODI, CA 95240

JAMES H. SANGUINETTI  
2401 W. COCHRAN ROAD  
LODI, CA 95240

ROBERT K & M L GREENLEE  
2449 W. TOKAY ST  
LODI, CA 95240

Public Hearing Notice  
2-81-4; ND-81-8  
Mailed: 6-23-81

*FORA KILL D*

EXHIBIT "B"

FARMERS & MERCHANTS BANK  
P. O. BOX 380  
LODI, CA 95240

LODI UNIFIED SCHOOL DISTRICT  
815 W. LOCKEFORD ST  
LODI, CA 95240

JAMES GERARD  
P.O. BOX 797  
LODI, CA 95241

ALADDIN REAL ESTATE, INC.  
P. O. BOX 797  
LODI, CA 95240

HAM LANE ASSOC  
632 KEARNY ST  
SAN FRANCISCO, CA 94102

STOCKTON SAVINGS & LOAN ASSOC  
P. O. BOX DRAWER L  
STOCKTON, CA 95207

STANLEY & ELLEN LEE  
1511 W. TOKAY  
LODI, CA 95240

GENIE DEVELOPMENT, INC.  
C/O ALADDIN REAL ESTATE, INC.  
P. O. BOX 797  
LODI, CA 95240

969 E STREET ASSOC  
1625 EL CAMINO REAL  
BELMONT, CA 94002

GENIE DEVELOPMENT, INC.  
1209 W. TOKAY STREET  
LODI, CA 95240

CALIFORNIA STATE AUTOMOBILE  
ASSN.  
150 VAN NESS AVE  
SAN FRANCISCO, CA 94100

GUARANTEE SAVINGS & LOAN ASSOC  
1177 FULTON MALL  
FRESNO, CA 93706

MARTHEL, INC. ET AL  
1334 S. HAM LANE  
LODI, CA 95240

NORTHERN CALIF. FOOD SERV., INC.  
11050 COLOMA RD  
RANCHO CORDOVA, CA 95670

HARRY N. ILGENFRITZ ET AL  
1321 S. FAIRMONT AVE  
LODI, CA 95240

VINEYARD SHOPPING CENTER  
1209 W. TOKAY ST #7  
LODI, CA 95240

FLAME LIQUORS  
151 S. CORINTH AVE  
LODI, CA 95240

GENIE DEVELOPMENT CO.  
P. O. BOX 533  
LODI, CA 95240

WILLIAM E GRAFFIGNA SR  
151 S. CORINTH AVE  
LODI, CA 95240

LAY CONTRACTORS  
301 S. FAIRMONT AVE  
LODI, CA 95240

PUBLIC HEARING NOTICE  
James L. Gerard Amend PD(15)  
File No: Z-81-9/GPA-LU-81-2  
Mailed: 6-23-81

DECLARATION OF MAILING

On August 7, 1981, in the City

of Lodi, San Joaquin County, California,

I deposited in the United States Mail,

envelopes with first-class postage prepaid

thereon, containing a copy of the Notice

attached hereto, marked Exhibit "A"; said

envelopes were addressed as is more

particularly shown on Exhibit "B" attached

hereto.

There is a regular daily communication by

mail between the City of Lodi, California,

and the places to which said envelopes were

addressed.

I declare under penalty of perjury that the

foregoing is true and correct.

Executed on August 7 1981,

at Lodi, California.

Doeren Gangel  
DEPUTY CITY CLERK

EXHIBIT "A"

pH d

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE CITY PLANNING COMMISSION'S RECOMMENDED APPROVAL OF THE REQUEST OF MILLARD FORE, JR., AND THOMAS HOM TO REZONE A STRIP OF LAND 198 FEET NORTH OF THE FUTURE CENTERLINE OF WEST TOKAY STREET AND 949 FEET WEST OF LOWER SACRAMENTO ROAD FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO R-C-P, RESIDENTIAL-COMMERCIAL-PROFESSIONAL

NOTICE IS HEREBY GIVEN that on Wednesday, August 19, 1981 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the Planning Commission's recommended approval of the request of Millard Fore, Jr., and Thomas Hom to rezone a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from R-1, Single-Family Residential, to R-C-P, Residential-Commercial-Professional.

Information regarding this item may be obtained in the office of the Community Development Director at 221 W. Pine Street, Lodi, California. 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.

Dated: August 5, 1981

By Order of the City Council

*Alice M. Reiche*  
 ALICE M. REICHE  
 City Clerk

EXHIBIT "B"

PHYLLIS BECKMAN  
2026 CABRILLO CIRCLE  
LODI, CA 95240

LEONARD & ESTHER DAETWEILER  
2449 CORBIN LA  
LODI, CA 95240

RYLLIS E JOINES  
4766 E. HARVEST RD  
ACAMPO, CA 95220

MILLARD L. FORE  
~~409 W. WALNUT ST~~ 920  
LODI, CA 95240 *Elliott  
Plan*

WESLEY M & V L WOLFF  
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KRISTMONT WEST  
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THOMAS HOM  
c/o WESTGATE SUPER MKT.  
444 S. LOWER SACRAMENTO RD  
LODI, CA 95240

C E & LA VERNA CRAIG  
P. O. BOX 745  
LINDSAY, CA 93247

JOHN D. & G A WITHERS  
2448 CORBIN LA  
LODI, CA 95240

*Over Sless  
Katyakian & Schaffer  
122 N Church  
Lodi*

JANET C. BERRY  
2421 DIABLO DRIVE  
LODI, CA 95240

H V SR. & INA H. BOYER  
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ROBERT K & M L GREENLEE  
2449 W. TOKAY ST  
LODI, CA 95240

Public Hearing Notice  
Z-81-4; ND-81-8

Mailed: 6.23.81

*FOR E. HALL D.*

DECLARATION OF MAILING

On August 7, 1981, in the City

of Lodi, San Joaquin County, California,

I deposited in the United States Mail,

envelopes with first-class postage prepaid

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I declare under penalty of perjury that the

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Executed on August 7 1981,

at Lodi, California.

Doreen S. Gaugel  
Deputy City Clerk

EXHIBIT "A"

PNC

EXHIBIT "A"

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE CITY PLANNING COMMISSION'S RECOMMENDED APPROVAL OF THE REQUEST OF JAMES L. GERARD ON BEHALF OF VINEYARD BUSINESS CENTER TO AMEND P-D(15), PLANNED DEVELOPMENT DISTRICT NO. 15, TO PERMIT C-S, COMMERCIAL SHOPPING, USES ON THE 5.59 ACRE PARCEL AT 1110 WEST KETTLEMAN LANE

NOTICE IS HEREBY GIVEN that on Wednesday, August 19, 1981 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the Planning Commission's recommended approval of the request of James L. Gerard on behalf of Vineyard Business Center to amend P-D(15), Planned Development District No. 15, to permit C-S, Commercial Shopping, Uses on the 5.59 acre parcel at 1110 West Kettleman Lane.

Information regarding this item may be obtained in the office of the Community Development Director at 221 W. Pine Street, Lodi, California. 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.

Dated: August 5, 1981

By Order of the City Council

  
ALICE M. REINCHE  
City Clerk

EXHIBIT "B"

FARMERS & MERCHANTS BANK  
P. O. BOX 380  
LODI, CA 95240

LODI UNIFIED SCHOOL DISTRICT  
815 W. LOCKEFORD ST  
LODI, CA 95240

JAMES GERARD  
P.O. BOX 797  
LODI, CA 95241

ALADDIN REAL ESTATE, INC.  
P. O. BOX 797  
LODI, CA 95240

HAM LANE ASSOC  
632 KEARNY ST  
SAN FRANCISCO, CA 94103

STOCKTON SAVINGS & LOAN ASSOC  
P. O. BOX DRAWER L  
STOCKTON, CA 95207

STANLEY & ELLEN LEE  
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SAN FRANCISCO, CA 94100

GUARANTEE SAVINGS & LOAN ASSOC  
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FRESNO, CA 93706

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1334 S. HAM LANE  
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GENIE DEVELOPMENT CO.  
P. O. BOX 533  
LODI, CA 95240

WILLIAM E GRAFFIGNA SR  
151 S. CORINTH AVE  
LODI, CA 95240

RAY CONTRACTORS  
801 S. FAIRMONT AVE  
LODI, CA 95240

PUBLIC HEARING NOTICE  
James L. Gerard Amend PD(15)  
File No: Z-81-9/GPA-LU-81-2  
Mailed: 6-23-81

EXHIBIT "B"

MAINLAND NURSERY, INC.  
J 50 W. TURNER RD  
LODI, CA 95240

JAMES S. BABCOCK  
80 N. LOWER SACRAMENTO RD  
LODI, CA 95240

PACIFIC TEL & TEL CO.  
1313-C ROBINHOOD DR  
STOCKTON, CA 95200

THOMAS DEVELOPMENT  
P.O. BOX 28B  
LODI, CA 95241

C. E. PERROTT  
8700 N. WEST LAND #194  
STOCKTON, CA 95207

*Baumbaehs Plaza*  
*221 W Oak*  
*Lodi, Ca 95240*

ROBERT BATCH  
1826 S. HUTCHINS #36  
LODI, CA 94240

*J. Gerald*  
*P.O. Box 797*  
*Lodi, Ca 95241*

KENNEDY RANCH  
P O BOX 553  
LODI, CA 95240

BILLY G & D LEWIS  
710 N. LOWER SACRAMENTO RD  
LODI, CA 95240

E & J TREFZ  
520 N. LOWER SACRAMENTO RD  
LODI, CA 95240

ROMAN CATHOLIC BISHOP OF  
STOCKTON  
P. O. BOX 849  
LODI, CA 95240

Public Hearing Notice  
File No. Z-81-10  
Kennedy Ranch (Thomas Dev)  
Amend General Plan Map  
MAILED: 6-23-81

2,9

DECLARATION OF MAILING

On AUGUST 8, 1981, in the City  
of Lodi, San Joaquin County, California,

I deposited in the United States Mail,  
envelopes with first-class postage prepaid  
thereon, containing a copy of the Notice  
attached hereto, marked Exhibit "A"; said  
envelopes were addressed as is more  
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mail between the City of Lodi, California,  
and the places to which said envelopes were  
addressed.

I declare under penalty of perjury that the  
foregoing is true and correct.

Executed on August 8 1981,  
at Lodi, California.

*Doreen G. Gange*  
DEPUTY CITY CLERK

*Kennedy Road  
SJR  
als*

EXHIBIT "A"

**NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE CITY PLANNING COMMISSION'S RECOMMENDED APPROVAL OF THE REQUEST OF THOMAS DEVELOPMENT CO., INC., TO REZONE THE KENNEDY RANCH ON THE WEST SIDE OF LOWER SACRAMENTO ROAD, NORTH OF THE FUTURE EXTENSION OF WEST ELM STREET FROM U-H, UNCLASSIFIED HOLDING, TO P-D(23), PLANNED DEVELOPMENT DISTRICT NO. 23, WITH CONDITIONS**

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- a. that the three acre commercial site be eliminated and substituted with cluster housing;
- b. that the density of the areas designated for cluster housing be a maximum of fifteen units per acre;
- c. that the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
- d. that the single-family residential areas conform to the City's R-1, Single-Family Residential District; and

- e. that the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

Information regarding this item may be obtained in the office of the Community Development Director at 221 W. Pine Street, Lodi, California. 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.

Date: August 5, 1981

By Order of the City Council

  
ALICE M. REIMCHE  
City Clerk

CITY COUNCIL

JAMES A. McCARTY, Mayor  
ROBERT C. MURPHY, Mayor Pro Tem  
RICHARD L. HUGHES  
WALTER KATNICH  
JAMES W. PINKERTON, Jr.

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

August 28, 1981

Mr. Ron Thomas  
Box B-28  
Lodi, CA 95240

Dear Mr. Thomas:

This letter will confirm the actions of the Lodi City Council taken at a regular meeting held August 19, 1981 whereby, following a public hearing on the matter, the City Council rejected the City Planning Commission's recommended approval of the request of Thomas Development Company, Inc., to rezone the Kennedy Ranch on the west side of Lower Sacramento Road, north of the future extension of West Elm Street from U-H, Unclassified Holding, to P-D(23), Planned Development District No. 23, with the following conditions:

- (1) that the three acre commercial site be eliminated and substituted with cluster housing;
- (2) that the density of the area designated for cluster housing be a maximum of fifteen units per acre;
- (3) that the cluster housing area conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
- (4) that the single-family residential areas conform to the City's R-1, Single-Family Residential District; and
- (5) that the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

The matter was referred back to the Lodi City Planning Commission for re-evaluation.

The City Council, in other action taken at this meeting, certified as adequate the Kennedy Ranch Final Environmental Impact Report.

Should you have any questions regarding these matter, please do not hesitate to call this office.

Very truly yours,

*Alice M. Reimche*

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City Clerk

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