

CC-21 & ~~Capital - Prop V~~  
CC-15 (Capital) Prop

CITY COUNCIL MEETING

SEPTEMBER 15, 1982

REVIEW OF  
PROPOSED 1982-83  
CAPITAL  
IMPROVEMENT  
PROGRAM  
CONTINUED

With the tacit concurrence of the City Council, the proposed 1982-83 Capital Improvement Program was continued to a future Informal Informational Session (Shirtsleeve Session).

of General Plan-Land Use Element Amendment No. GPA-LU-82-2  
Section 1 of two sections as follows:

Section 1 - The request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to designate portions of Lobaugh Meadows, a proposed 91.17 acre development on the south side of West Kettleman Lane easterly of Lower Sacramento Road, as Medium Density Residential and Office-Institutional.

- b) To consider the recommended approval of the Planning Commission of the certification of the Final Environmental Impact Report No. 82-1 for Lobaugh Meadows, a 91.17 acre mixed use development on the south side of West Kettleman Lane easterly of Lower Sacramento Road.
- c) To consider the recommended approval of the Planning Commission of the request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to rezone the area encompassed by Lobaugh Meadows, a proposed 91.17 acre development on the south side of Kettleman Lane, easterly of Lower Sacramento Road, from U-H Unclassified Holding, to P-D (24), Planned Development District No. 24, with the proviso that the 72 acres presently lacking terminal storm drainage not be permitted to develop until such time as a City Council approved drainage system is constructed.

The matter was introduced by Community Development Director Schroeder who presented a diagram of the subject area. Mr. David Morimoto, Assistant Planner presented the Final Environmental Impact Report on the project and reviewed the findings.

Mr. Rich Prima, Associate Civil Engineer gave a presentation regarding the G South Basin.

The following persons spoke on behalf of the matter:

- a) Mr. Kenneth Glantz,  
1150 W. Robinhood Dr., Suite 1-C  
Stockton, CA
- b) Mr. Lindsay Marshall  
Attorney at Law  
404 W. Pine Street, Lodi  
Representing the Lobaugh children.
- c) Mr. Laurence J. Peterson  
533 E. Pine St., Lodi

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

On motion of Councilman Pinkerton, Murphy second, Council certified as adequate the Final Environmental Impact Report No. 82-1, for Lobaugh Meadows, a 91.17 acre mixed use development on the south side of West Kettleman Lane easterly of Lower Sacramento Road.

ORD. AMENDING  
GENERAL PLAN  
LAND USE ELEMENT  
(SECTION 1)  
DESIGNATING  
PORTIONS OF  
LOBAUGH  
MEADOWS ON S.  
SIDE OF WEST  
KETTLEMAN LANE,  
EASTERLY OF  
LOWER SACRAMENTO  
ROAD AS MEDIUM  
DENSITY RES-  
IDENTIAL AND  
OFFICE  
INSITUITIONAL

ORD. NO. 1270 INTRO.  
FINAL EIR  
CERTIFIED

Councilman Pinkerton then moved for introduction of Ordinance No. 1270 - Section 1 - amending the General Plan Land Use Element thereby designating portions of Lobaugh Meadows, a proposed 91.17 acre development on the south side of West Kettleman Lane easterly of Lower Sacramento Road, as Medium Density Residential and Office-Institutional with the following findings:

1. The adverse impact of the loss of agricultural land is overridden by the following considerations:
  - the area has been designated for urban development in the Lodi General Plan.
  - all urban growth areas around the City of Lodi are prime agricultural land.
  - there is sufficient need for this type of development to warrant the conversion of this agricultural land.

Continued September 15, 1982

2. That Kettleman Lane (Highway 12), Mills Avenue and the future Century Boulevard will adequately handle the additional traffic generated by this project;
3. That the impact of increased vehicle emissions will not significantly affect the overall air quality of the Lodi region;
4. That the impact of the additional school-aged children on the Lodi Unified School District will be mitigated by the developer through the payment of certain fees to the school district;
5. That a storm drainage solution acceptable to the City of Lodi will be designated to serve the project.

The motion was seconded by Mayor Pro Tempore Murphy and carried by unanimous vote.

ORDINANCE  
REZONING AREA  
ENCOMPASSED BY  
LOBAUGH  
MEADOWS FROM  
U-H TO P-D 24

ORD. NO. 1271  
INTRODUCED

Councilman Pinkerton then moved for introduction of Ordinance No. 1271 rezoning the area encompassed by Lobaugh Meadows, a proposed 91.17 acre development on the south side of Kettleman Lane, easterly of Lower Sacramento Road, from U-H, Unclassified Holding, to P-D (24), Planned Development District No. 24 with the proviso that the 72 acres presently lacking terminal storm drainage not be permitted to develop until such time as a City Council approved drainage system is constructed. The motion was seconded by Mayor Pro Tempore Murphy and carried by unanimous vote.

Council Member John (Randy) Snider asked to abstain from discussion and voting on the following matters because of a possible conflict of interest.

NOTICE THEREOF HAVING BEEN PUBLISHED IN ACCORDANCE WITH LAW AND AFFIDAVIT OF PUBLICATION BEING ON FILE IN THE OFFICE OF THE CITY CLERK, MAYOR REID CALLED FOR THE PUBLIC HEARING

- a) To consider the recommended approval of the Planning Commission of General Plan - Land Use Element Amendment No. GPA-82-2 Section 2 of two sections as follows:

Section 2 - Redesignating the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from Medium Density Residential to Office-Institutional.

- b) To consider the recommended approval of the Planning Commission of the certification of the Final Environmental Impact Report No. 82-2 for the Ham Lane Professional Complex, a proposed 9.96 acre, 11 building, 60,000 square foot complex to be located at the southwest corner of West Lodi Avenue and South Ham Lane, Lodi.
- c) To consider the recommended approval of the Planning Commission of the request of Charles Wentland on behalf of Consolidated Investors to rezone the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from R-GA, Garden Apartment Residential, to R-C-P, Residential-Commercial-Professional.

The matter was introduced by Community Development Director Schroeder, who presented diagrams of the subject area.

The Final Environmental Impact Report was reviewed by Assistant Planner David Morimoto.

The following person spoke in favor of the matter:

- a) Mr. Charles Wentland, 1601 West Lodi Avenue, Lodi

The following person spoke in opposition to the matter:

a) Mr. Charles Duncan, 1214 West Lodi Avenue, Lodi

City Clerk Reimche presented the following letter that had been received from Richard S. Franza, Senior Project Officer, State Savings and Loan Association:

With reference to the above matter to be heard by you on this date, as owners of residential properties adjacent to this rezoning request on Huntington Drive, we are in accord with the requested rezoning. However, we request that you consider incorporating certain building conditions at this time or during your review of building plans:

1. That the proposed office complex is not to exceed one story as the rear property line is adjacent to residential property which we own.
2. That the developer provide a mature landscape buffer on the rear property line to maintain a privacy factor to the residential property, above the height of the existing wall.
3. That there be adequate security lighting in the rear and yet not over-done that it would interfere with the owner's privacy in the residential units.
4. Adequate security to be provided to protect the adjacent residential properties from undue intrusion.

If you have any questions pertaining to the above do not hesitate to call or contact the undersigned.

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

FINAL EIR  
CERTIFIED AS  
ADEQUATE

On motion of Mayor Reid, Olson second, Council then certified as adequate the Final Environmental Impact Report No. 82-2 for the Ham Lane Professional Complex, a proposed 9.96 acre, 11 building, 60,000 square foot complex to be located at the southwest corner of West Lodi Avenue and South Ham Lane. The motion carried by the following vote:

Ayes: Council Member - Murphy, Pinkerton, Olson, and Reid

Noes: Council Member - None

Absent: Council Member - None

Abstain: Council Member - Snider

Council Member Olson then moved for introduction of Section 2 of Ordinance No. 1270 amending the General Plan Land Use Element thereby redesignating the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from Medium Density Residential to Office-Institutional, with the following findings:

1. The adverse impact of the loss of agricultural land is overridden by the following considerations:
  - that the area has been designated for urban development in the Lodi General Plan.
  - that the property is totally surrounded by urban uses.
  - that the size of the parcel severely limits its agricultural potential.



A SERVICE OF FINANCIAL CORPORATION OF AMERICA

440 N. El Dorado, P.O. Drawer D, Stockton, CA 95202

The City Council  
City of Lodi  
221 West Pine Street  
Lodi, CA 95240

ATTN: Alice Reimche  
City Clerk

Continued September 15, 1982

GENERAL PLAN  
LAND USE  
ELEMENT AMEND-  
MENT SECTION  
2 REDESIGNATING  
THE 9.96 ACRE  
PARCEL AT THE  
S/W CORNER OF  
WEST LODI AVENUE  
AND SOUTH HAM  
LANE FROM MEDIUM  
DENSITY  
RESIDENTIAL TO  
OFFICE INSTI-  
TUTIONAL

2. The increase in vehicular traffic generated by the project can be adequately handled by the Ham Lane, Lodi Avenue and Tokay Street.

The motion was seconded by Mayor Pro Tempore Murphy and carried by the following vote:

- Ayes: Council Member - Murphy, Olson, Pinkerton, and Reid (Mayor)
- Noes: Council Member - None
- Absent: Council Member - None
- Abstain: Council Member - Snider

ORD. NO. 1270  
INTRODUCED

ORDINANCE  
REZONING THE  
9.96 ACRE  
PARCEL AT THE  
S/W CORNER OF  
WEST LODI  
AVENUE AND  
SOUTH HAM  
LANE FROM R-GA  
TO R-C-P

On motion of Mayor Reid, Council introduced Ordinance No. 1272 Ordinance rezoning the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from R-GA, Garden Apartment Residential, to R-C-P, Residential-Commerical-Professional.

The motion was seconded by Mayor Pro Tempore Murphy and carried by the following vote:

- Ayes: Council Member - Murphy, Olson, Pinkerton, and Reid
- Noes: Council Member - None
- Absent: Council Member - None
- Abstain: Council Member - Snider

ORD. NO. 1272  
INTRODUCED

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL  
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED  
APPROVAL OF GENERAL PLAN - LAND USE ELEMENT  
AMENDMENT NO. GPA-LU-82-2 WHICH CONSISTS OF TWO  
SECTIONS



NOTICE IS HEREBY GIVEN that on Wednesday, September 15, 1982 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 recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-82-2 which consists of two sections:

Section 1. The request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to designate portions of Lobaugh Meadows, a proposed 91.17 acre development on the south side of West Kettleman Lane easterly of Lower Sacramento Road, as Medium Density Residential and Office-Institutional.

Section 2. The request of Charles Wentland on behalf of Consolidated Investors to redesignate the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from Medium Density Residential to Office-Institutional.

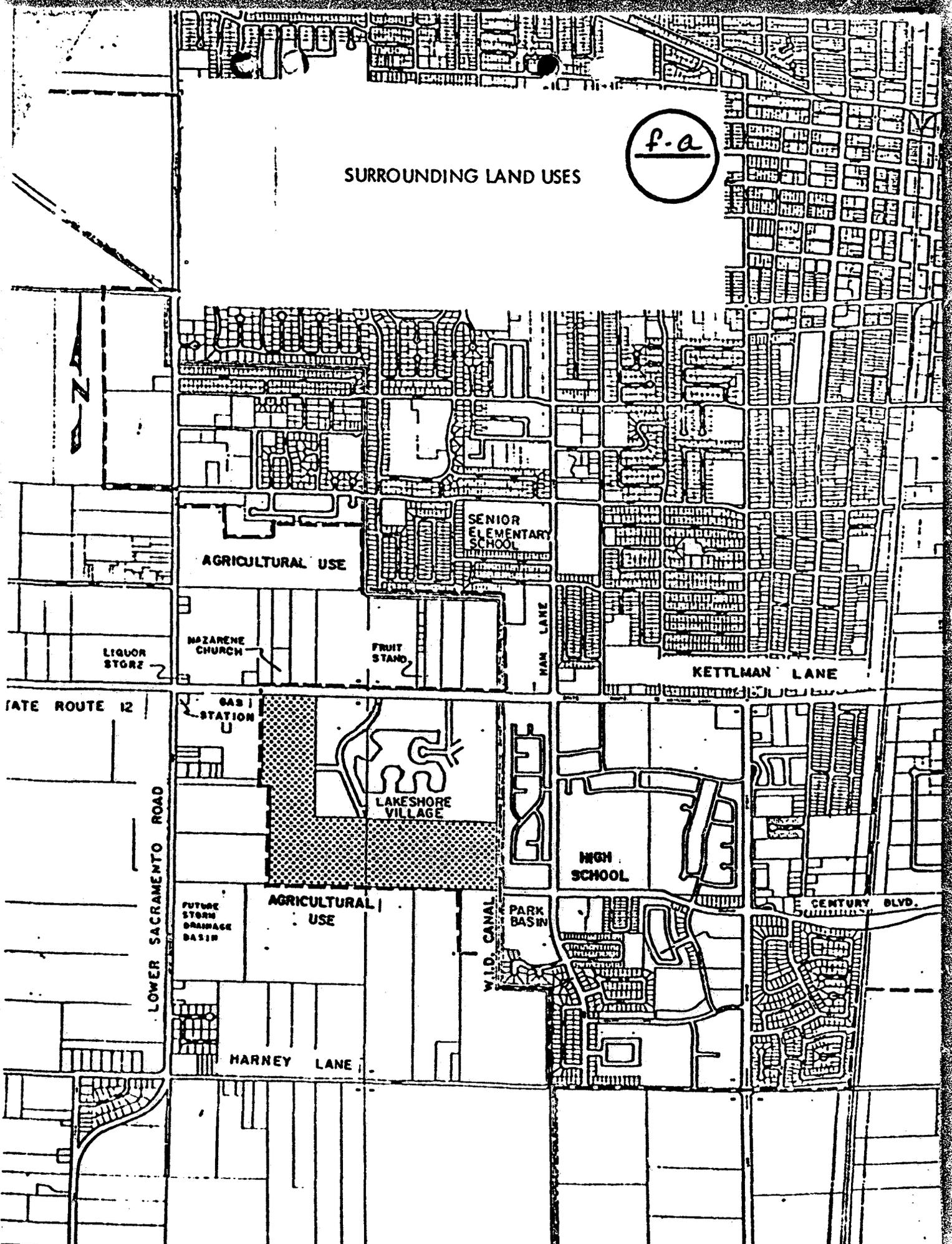
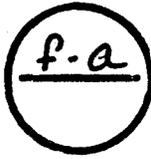
Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

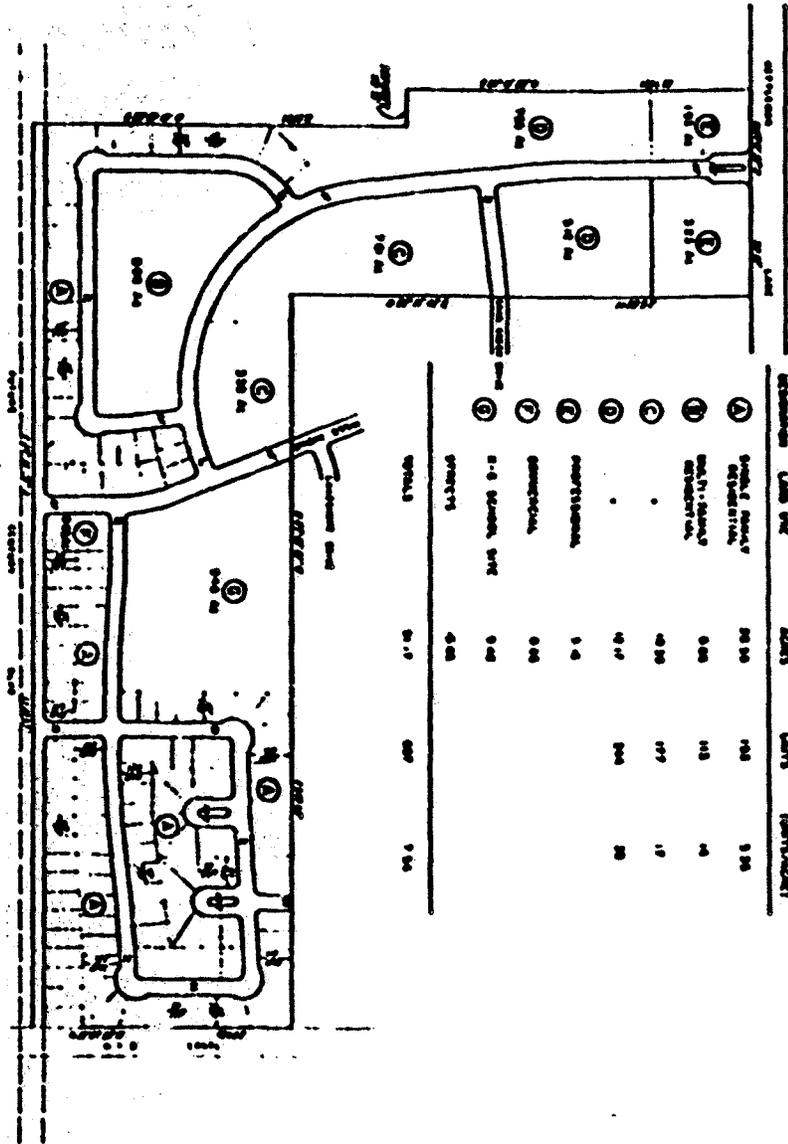
Dated: September 1, 1982

By Order of the City Council

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

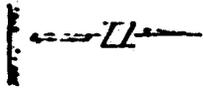
SURROUNDING LAND USES





**LAND USE INFORMATION**

Lot No.	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	20.50	148	148	1.50
2	0.00	113	113	0
3	0.50	344	344	1.1
4	0.10	704	704	0.8
5	1.4	968	968	1.1
6	0.00	0	0	0
7	0.00	0	0	0
8	0.00	0	0	0
9	0.00	0	0	0
10	0.00	0	0	0
<b>TOTALS</b>	<b>22.50</b>	<b>1600</b>	<b>1600</b>	<b>3.40</b>



**GLANTZ · DEMLER · DORMAN**  
CONSULTING CIVIL ENGINEERS

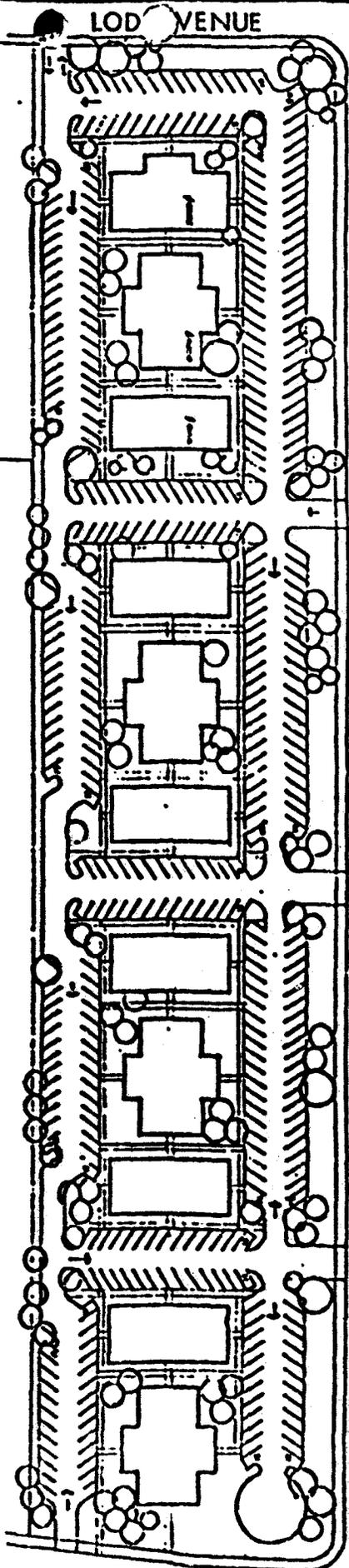
1000 W. 10th St.  
Berkeley, California 94710

**DEVELOPMENT PLAN**  
**LOBOUGH MEADOWS**  
LOCAL CALIFORNIA



# PROJECT MAP

(FUTURE DEVELOPEMENT)



LANE

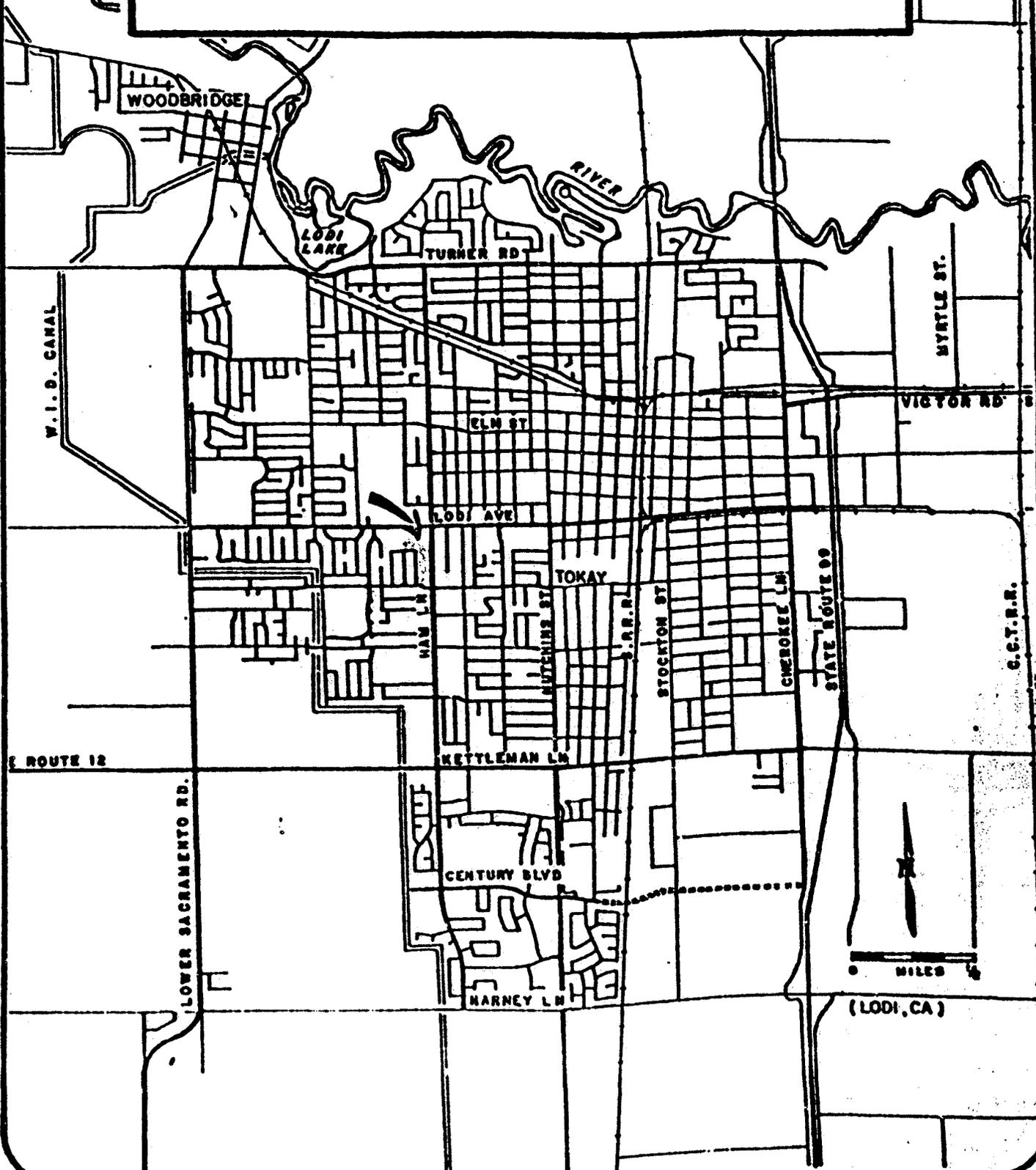
HAM

TOKAY STREET

LOD VENUE

f-a

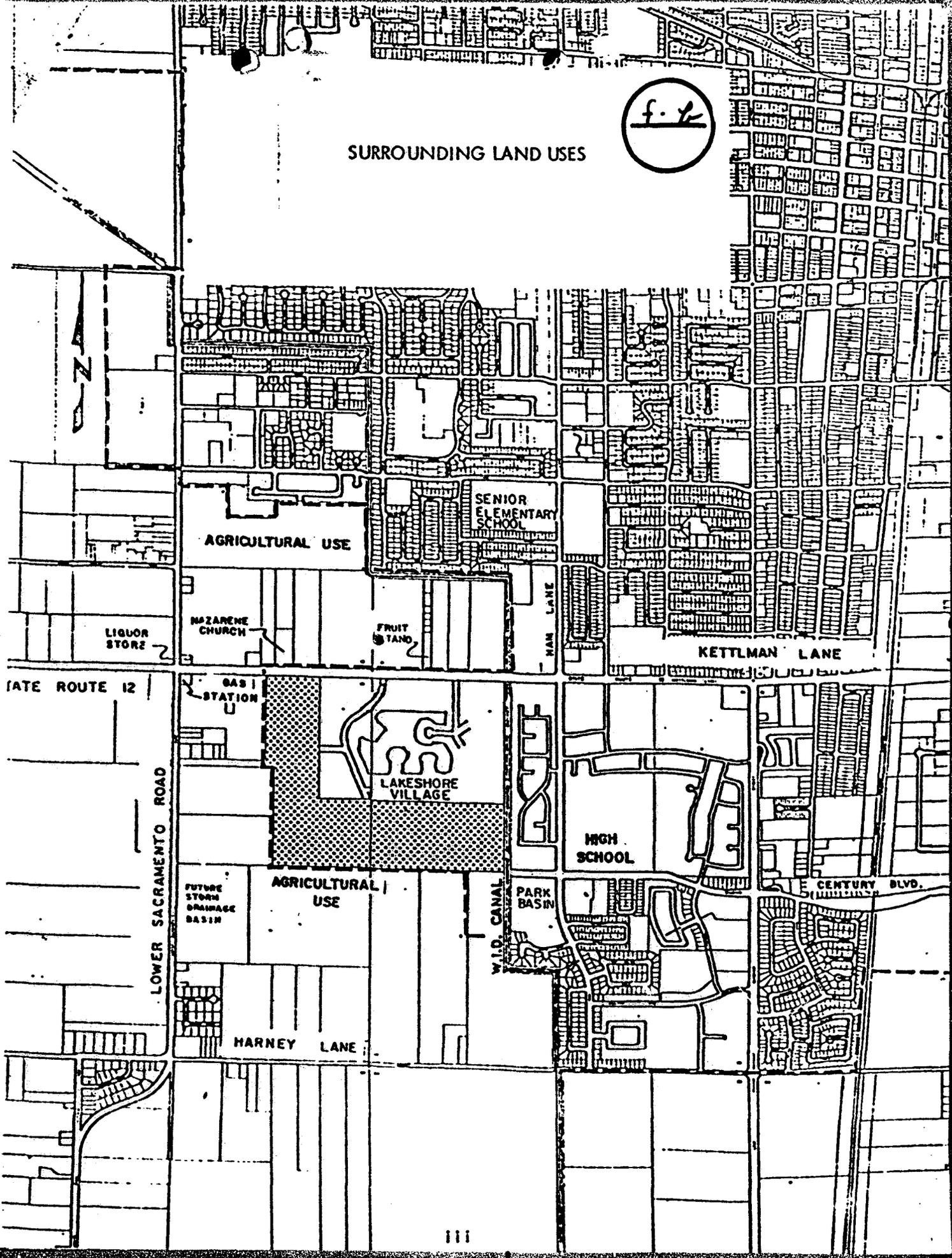
# VICINITY MAP HAM LANE PROFESSIONAL COMPLEX



0 1/4 MILES

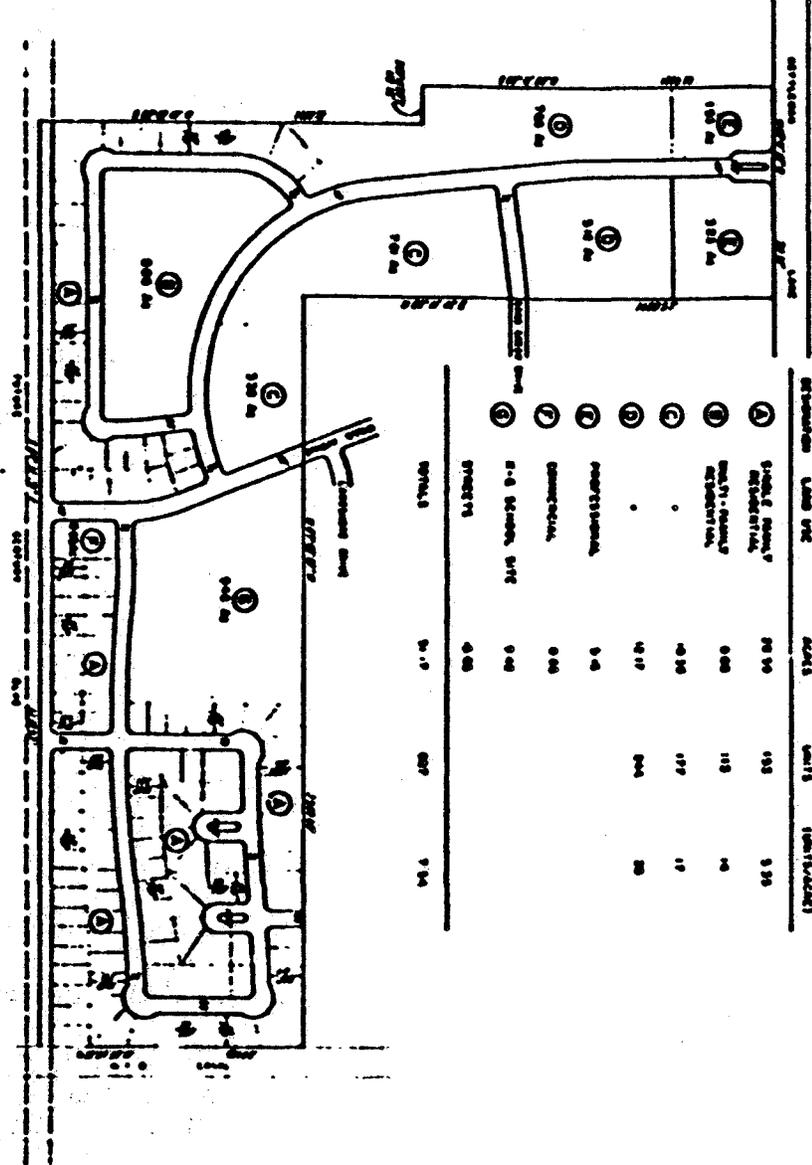
(LODI, CA)

SURROUNDING LAND USES



**LAND USE INFORMATION**

STANDARD LAND USE	ACRES	PROPOSED UNITS	PERMIT CONTRACTS
1 SINGLE FAMILY RESIDENTIAL	20.90	100	530
2 MULTI-FAMILY RESIDENTIAL	0.00	110	0
3	0.00	177	17
4	4.17	204	20
5 PROFESSIONAL	0.00		
6 COMMERCIAL	0.00		
7 S-I-B SCHOOL SITE	0.00		
8	0.00		
<b>TOTALS</b>	<b>25.17</b>	<b>607</b>	<b>564</b>



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CONSULTING CIVIL ENGINEERS  
1000 ...  
LOS ANGELES, CALIFORNIA

**DEVELOPMENT PLAN**  
**LOBAUGH MEADOWS**  
LOCAL CALIFORNIA



f-c

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED APPROVAL OF THE REQUEST OF KENNETH GLANTZ, CONSULTING ENGINEER, ON BEHALF OF J. W. PROPERTIES TO REZONE THE AREA ENCOMPASSED BY LOBAUGH MEADOWS, A PROPOSED 91.17 ACRE DEVELOPMENT ON THE SOUTH SIDE OF KETTLEMAN LANE, EASTERLY OF LOWER SACRAMENTO ROAD, FROM U-H, UNCLASSIFIED HOLDING, TO P-D(24), PLANNED DEVELOPMENT DISTRICT NO. 24, WITH THE PREVISIO THAT THE 72 ACRES PRESENTLY LACKING TERMINAL STORM DRAINAGE NOT BE PERMITTED TO DEVELOP UNTIL SUCH TIME AS A CITY COUNCIL APPROVED DRAINAGE SYSTEM IS CONSTRUCTED

NOTICE IS HEREBY GIVEN that on Wednesday, September 15, 1982 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 recommended approval of the request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to rezone the area encompassed by Lobaugh Meadows, a proposed 91.17 acre development on the south side of Kettleman Lane, easterly of Lower Sacramento Road, from U-H, Unclassified Holding, to P-D(24), Planned Development District No. 24, with the proviso that the 72 acres presently lacking terminal storm drainage not be permitted to develop until such time as a City Council approved drainage system is constructed.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West 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

f-c

at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

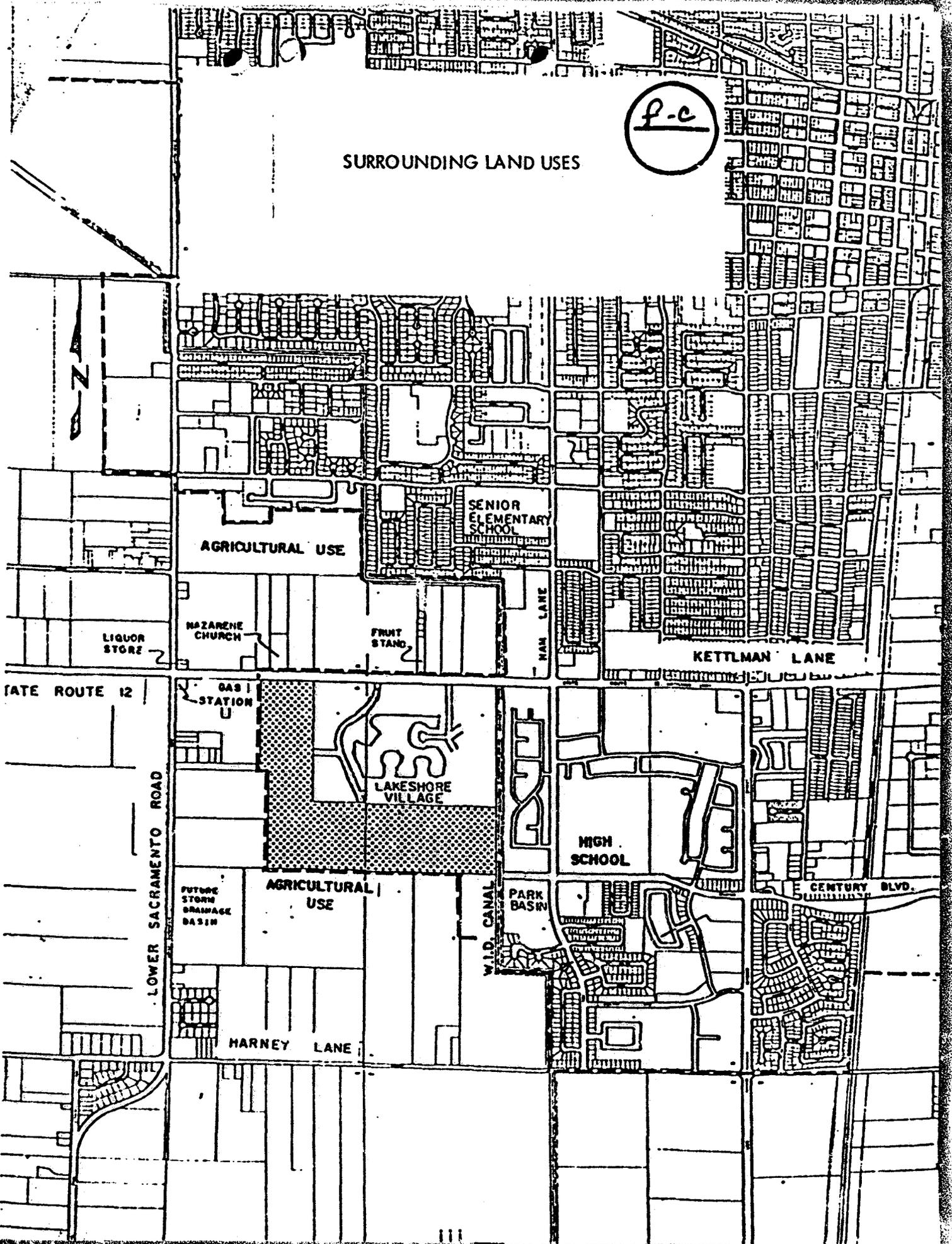
Dated: September 1, 1982

By order of the City Council

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

f-c

SURROUNDING LAND USES



AGRICULTURAL USE

SENIOR  
ELEMENTARY  
SCHOOL

LIQUOR  
STORE

NAZARENE  
CHURCH

FRUIT  
STAND

NAM LANE

KETTLMAN LANE

STATE ROUTE 12

GAS  
STATION

LAKESHORE  
VILLAGE

HIGH  
SCHOOL

LOWER SACRAMENTO ROAD

FUTURE  
STORM  
DRAINAGE  
BASIN

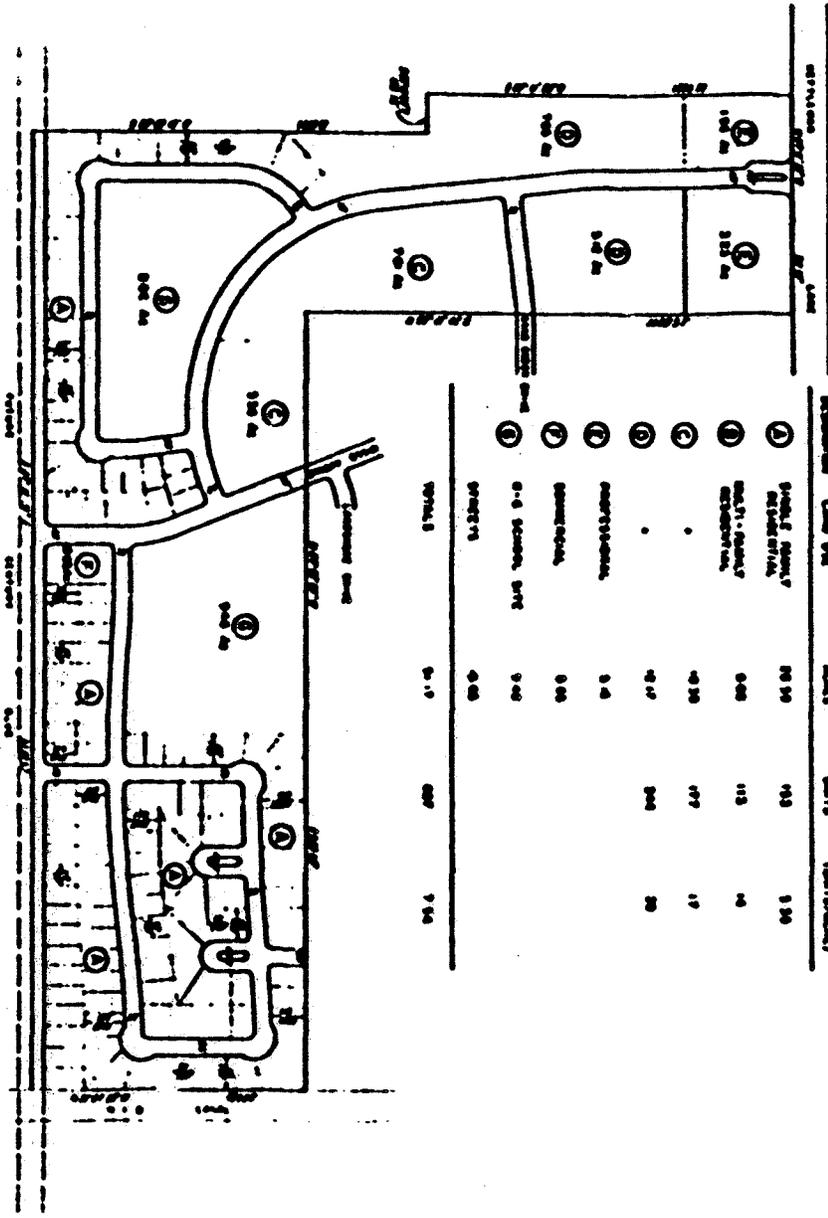
AGRICULTURAL  
USE

WILD CANAL

PARK  
BASIN

E. CENTURY BLVD.

HARNEY LANE

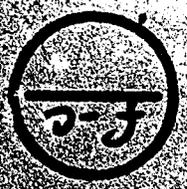


**LAND USE INFORMATION**

Lot Number	Area (Acres)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**GLANTZ · DENNER · DORMAN**  
 CONSULTING CIVIL ENGINEERS  
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**DEVELOPMENT PLAN**  
**LOBAUGH MEADOWS**  
 LOS ANGELES, CALIFORNIA



f-d

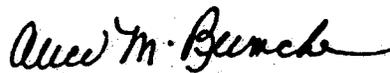
NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL  
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED  
CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT  
REPORT NO. 82-2 FOR THE HAM LANE PROFESSIONAL  
COMPLEX, A PROPOSED 9.96 ACRE, 11 BUILDING,  
60,000 SQUARE FOOT COMPLEX TO BE LOCATED AT THE  
SOUTHWEST CORNER OF WEST LODI AVENUE AND SOUTH  
HAM LANE, LODI

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public hearing in the Council Chambers, City Hall, 221 West  
Pine Street, Lodi, California, to consider the recommended  
certification of Final Environmental Impact Report No. 82-2  
for the Ham Lane Professional Complex, a proposed 9.96 acre,  
11 building, 60,000 square foot complex to be located at the  
southwest corner of West Lodi Avenue and South Ham Lane, Lodi.

Information regarding this item may be obtained in  
the office of the Community Development Director at 221 West  
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: September 1, 1982

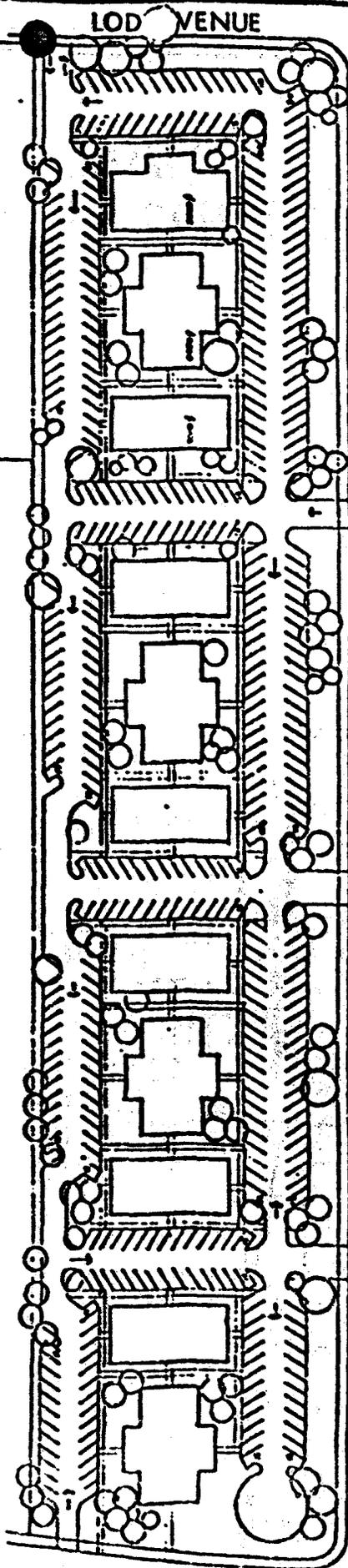
By Order of the City Council



ALICE M. REIMCHE  
City Clerk

# PROJECT MAP

(FUTURE DEVELOPEMENT)



f-d



LANE

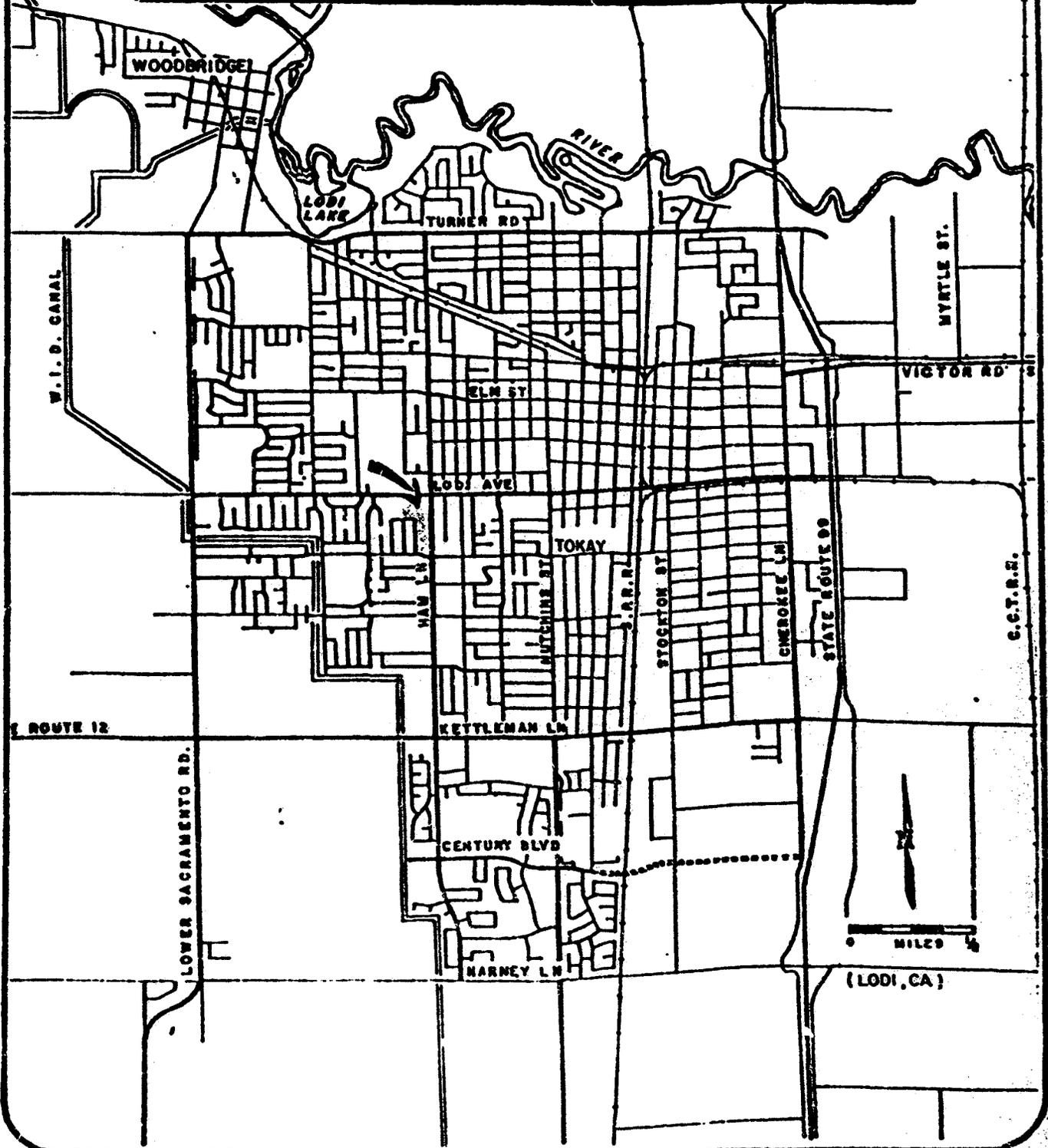
HAM

TOKAY STREET

f-d

# VICINITY MAP

## HAM LANE PROFESSIONAL COMPLEX



f.e

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED APPROVAL OF THE REQUEST OF CHARLES WENTLAND ON BEHALF OF CONSOLIDATED INVESTORS TO REZONE THE 9.96 ACRE PARCEL AT THE SOUTHWEST CORNER OF WEST LODI AVENUE AND SOUTH HAM LANE FROM R-GA, GARDEN APARTMENT RESIDENTIAL, TO R-C-P, RESIDENTIAL-COMMERCIAL-PROFESSIONAL.

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Information regarding this item may be obtained in the office of the Community Development Director at 221 West 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.

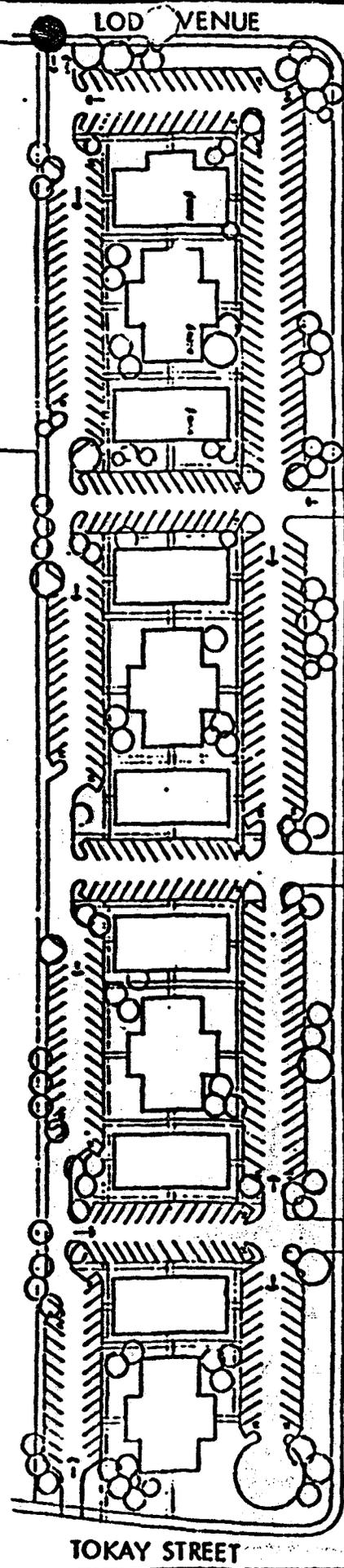
Dated: September 1, 1982

By Order of the City Council

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

# PROJECT MAP

(FUTURE DEVELOPEMENT)



f-e



LANE

HAM

TOKAY STREET

f-e

# VICINITY MAP

## HAM LANE PROFESSIONAL COMPLEX

