

CITY COUNCIL MEETING  
NOVEMBER 4, 1987

REQUEST FROM LODI  
PARK WEST AND THE  
TOWNE RANCH TO  
TRANSFER THE 20  
FOOT AGRICULTURAL  
SETBACK FROM THE  
PARKWEST PROPERTY  
TO THE TOWNE  
PROPERTY, APPROVED

CC-27(a)  
CC-53(a)  
CC-53(c)

At the time the City Council approved the Lodi Park West development, it required a 20 foot building setback along the subdivision's north line adjacent to the Horace Towne Property. The setback was deemed to be an adequate agricultural buffer or mitigation zone as required by Section 3 of the Green Belt Initiative, Measure "A" as adopted by the public on August 25, 1981.

Since the north line of the subdivision jogs, it was impossible to design a subdivision where all lots would rear to the Towne Ranch. The 20 foot setback has continually caused siting problems where the sideyard contains the agricultural setback. In order to solve this problem, Horace and Bruce Towne, the vineyard owners, have offered to place the setback on their property. Measure "A" does not preclude the suggestion being made by the Towne family.

If the City Council approves the suggestion of Lodi Park West and the Towne Ranch, the City Attorney recommends that a 20 foot agricultural easement be recorded along the south line of Towne Ranch. This easement would be null and void upon annexation of the property to the City.

Mr. Ken Boyd, 2208 West Vine Street, Lodi, representing the property owners, spoke on behalf of the request.

On motion of Council Member Snider, Hinchman second, Council approved the request to transfer the 20 foot agricultural setback from the Park West property to the Towne property, directing that a 20 foot agricultural easement be recorded along the south line of the Towne Ranch. This easement will be null and void upon annexation of the property to the City.

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL FROM: THE CITY MANAGER'S OFFICE	COUNCIL MEETING DATE November 4, 1987	NO.
SUBJECT: CONSIDER REQUEST FROM LODI PARK WEST AND THE TOWNE RANCH TO TRANSFER THE 20 FOOT AGRICULTURAL SETBACK FROM THE PARKWEST PROPERTY TO THE TOWNE PROPERTY		

RECOMMENDED ACTION: The City Council should consider the request of Lodi Park West Subdivision and Towne Ranch to transfer the 20 foot farming setback from the north side of Park West to the Towne property and take such action as needed.

BACKGROUND INFORMATION: At the time the City Council approved the Lodi Park West development, it required a 20 foot building setback along the subdivision's north line adjacent to the Horace Towne Property. The setback was deemed to be an adequate agricultural buffer or mitigation zoned as required by Section 3 of the Green Belt Initiative, Measure "A" as adopted by the public on August 25, 1981.

Since the north line of the subdivision jogs, it was impossible to design a subdivision where all lots would rear to the Towne Ranch. The 20 foot setback has continually caused siting problems where the sideyard contains the agricultural setback. In order to solve this problem, Horace and Bruce Towne, the vineyard owners, have offered to place the setback on their property. Measure "A" does not preclude the suggestion being made by the Towne family.

If the City council approves the suggestion of Lodi Park West and the Towne Ranch, the City Attorney recommends that a 20 foot agricultural easement be recorded along the south line of Towne Ranch. This easement would be null and void upon annexation of the property to the City.

  
JAMES B. SCHROEDER  
Community Development Director

RECEIVED

SEP 23 PM 9:10

ALICE M. REINOLTE  
CITY CLERK  
CITY OF LODI

September 22, 1987

City of Lodi  
City Hall  
Lodi, California 95240

Madam Mayor and Councilmen:

The property known as Lodi Park West, a residential subdivision west of Lower Sacramento Road between Elm & Turner Road, currently has a City Council imposed 20 foot farming setback along the northern border. The Towne Ranch, a co-signator of this petition, intends to develop the property residentially along the entire northern border of Lodi Park West.

Accordingly, it is the request of both parties that the City Council transfer the 20 foot farming setback from the ParkWest Property to the Towne Property. The future home owners of the ParkWest Property would be better served at no burden to the Towne Property since the farming setback will disappear when the Towne Property is developed.

Respectfully submitted,

LODI PARKWEST



TOWNE RANCH



cc: Jim Schroeder

CITY COUNCIL

EVELYN M. OLSON, Mayor  
JOHN R. (Randy) SNIDER  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
FRED M. REID

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
TELECOPIER (209) 333-6795

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

October 19, 1987

Dr. Frank Johnson  
402 West Elm Street  
Lodi, CA 95240

Dear Dr. Johnson:

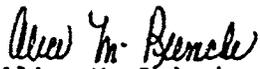
Please be advised that your September 22, 1987 letter requesting that the Lodi City Council approve the transfer of the 20 foot farming setback from the Park West property to the Towne Ranch was received by the Council at its October 14, 1987 meeting.

Following discussion, Council directed that this matter be placed on the agenda for the regular Council meeting of November 4, 1987.

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

A copy of the agenda for the November 4, 1987 Council meeting will be forwarded to you in advance of the meeting.

Very truly yours,

  
Alice M. Reimche  
City Clerk

AMR:jj

CITY COUNCIL

EVELYN M. OLSON, Mayor  
JOHN R. (Randy) SNIDER  
Mayor Pro Tempore  
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City Manager

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City Clerk

RONALD M. STEIN  
City Attorney

October 19, 1987

Mr. Bruce P. Towne  
c/o Mr. Ken Boyd  
122 North Church Street  
Lodi, CA 95240

Dear Mr. Towne:

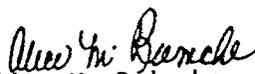
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