

CITY COUNCIL MEETING
NOVEMBER 4, 1987

PLANNING COMMISSION City Manager Peterson presented the following Planning
REPORTS Commission Report of the Planning Commission Meeting of
October 12, 1987:

The Planning Commission -

ITEMS OF INTEREST

CC-35

1. Conditionally approved the request of Dillon Engineering on behalf of Fred Lewis for a Lot Line Adjustment between 324 Leland Court (APN 027-080-68) in an area zoned R-1, Single-Family Residential.
2. Conditionally approved the request of Dillon Engineering on behalf of James Ehlers for a Lot Line Adjustment between 317 Leland Court (APN 027-240-03) in an area zoned R-1, Single-Family Residential.
3. Continued consideration of the request of Dillon Engineering on behalf of Harry S. Bader for the approval of a Tentative Parcel Map to divide 610 West Lodi Avenue (APN 033-190-31) into Parcel "A" and "B" and to join 708 West Lodi Avenue (APN 033-190-28) to new Parcel "B" in an area zoned C-1, Neighborhood Commercial. This item was continued so that the developer's engineers could submit a parking layout for the total area to the Planning Commission.
4. Continued consideration of the request of Baumbach and Piazza, Consulting Engineers, on behalf of James H. and Hilda Sanguinetti for the approval of the Tentative Map of Appie Orchard, a 9.60 acre, 34 lot project at the northeast corner of Lower Sacramento Road and Cochran Road, in an area zoned R-1, Single-Family Residential.

This item was continued so that the developers and neighbors could reach a compromise on a masonry wall proposed for the south side of West Tokay Street along the proposed subdivision's north side.
5. Conditionally approved the request of Pasco Enterprises for an Amended Use Permit for a twenty-two unit planned unit development on Lot 86, Johnson Ranch, Unit No. 1, in an area zoned P-D (19), Planned Development District No. 19.
6. Approved the request of City of Lodi Electric Department to extend the use permit approved November 11, 1986 for one year for a temporary mobile office located at the Municipal Service Center.

7. Determined that a Zoning Hardship existed and approved the request of David M. Akin for a Zoning Variance to reduce the sideyard from 5 feet to 3 feet to permit the expansion of a second story and the addition of a carport at 141 South Avena Avenue in an area zoned R-2, Single-Family Residential

Further, City Manager Peterson presented the following report of the Planning Commission Meeting of October 26, 1987:

ITEMS OF INTEREST The Planning Commission -

CC-35

1. Conditionally approved the request of Cecil Dillon, Dillon Engineering, on behalf of Harry S. Bader, to divide 610 West Lodi Avenue (APN 033-190-31) into Parcel "A" and "B" and to join 708 West Lodi Avenue (APN 033-190-28) to new Parcel "B" in an area zoned C-1, Neighborhood Commercial.
2. Continued consideration of the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of James H. and Hilda Sanguinetti for the approval of the Tentative Subdivision Map of the Apple Orchard Subdivision at the northeast corner of Lower Sacramento Road and Cochran Road, in an area zoned R-1, Single-Family Residential until 7:30 p.m., Monday, November 23, 1987.
3. Set a public hearing for 7:30 p.m., Monday, November 23, 1987 to consider the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of James H. and Hilda Sanguinetti to rezone the lots facing West Tokay Street on the Revised Tentative Map of the Apple Orchard Subdivision at the northeast corner of Lower Sacramento Road and Cochran Road from R-1, Single-Family Residential to R-2, Single Family Residential.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: OCTOBER 14, 1987
SUBJECT: PLANNING COMMISSION ACTIONS - OCTOBER 12, 1987

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Dillon Engineering on behalf of Fred Lewis for a Lot Line Adjustment between 324 Leland Court (APN 027-080-68) in an area zoned R-1, Single-Family Residential.
2. Conditionally approved the request of Dillon Engineering on behalf of James Ehlers for a Lot Line Adjustment between 317 Leland Court (APN 027-240-03) in an area zoned R-1, Single-Family Residential.
3. Continued consideration of the request of Dillon Engineering on behalf of Harry S. Bader for the approval of a Tentative Parcel Map to divide 610 West Lodi Avenue (APN 033-190-31) into Parcel "A" and "B" and to join 708 West Lodi Avenue (APN 033-190-28) to new Parcel "B" in an area zoned C-1, Neighborhood Commercial. This item was continued so that the developer's engineers could submit a parking layout for the total area to the Planning Commission.
4. Continued consideration of the request of Baumbach and Piazza, Consulting Engineers on behalf of James H. and Hilda Sanguinetti for the approval of the Tentative Map of Apple Orchard, a 9.60 acre, 34 lot project at the northeast corner of Lower Sacramento Road and Cochran Road, in an area zoned R-1, Single-Family Residential.

This item was continued so that the developers and neighbors could reach a compromise on a masonry wall proposed for the south side of West Tokay Street along the proposed subdivision's north side.
5. Conditionally approved the request of Pasco Enterprises for an Amended Use Permit for a twenty-two unit planned unit development on Lot 86, Johnson Ranch, Unit No. 1, in an area zoned P-D (19), Planned Development District No. 19.

6. Approved the request of City of Lodi Electric Department to extend the use permit approved November 11, 1986 for one year for a temporary mobile office located at the Municipal Service Center.
7. Determined that a Zoning Hardship existed and approved the request of David M. Akin for a Zoning Variance to reduce the sideyard from 5 feet to 3 feet to permit the expansion of a second story and the addition of a carport at 141 S. Avena Avenue in an area zoned R-2, Single-Family Residential

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: OCTOBER 28, 1987
SUBJECT: PLANNING COMMISSION ACTIONS - OCTOBER 26, 1987

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Cecil Dillon, Dillon Engineering, on behalf of Harry S. Bader, to divide 610 West Lodi Avenue (APN 033-190-31) into Parcel "A" and "B" and to join 708 West Lodi Avenue (APN 033-190-28) to new Parcel "B" in an area zoned C-1, Neighborhood Commercial.
2. Continued consideration of the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of James H. and Hilda Sanguinetti for the approval of the Tentative Subdivision Map of the Apple Orchard Subdivision at the northeast corner of Lower Sacramento Road and Cochran Road, in an area zoned R-1, Single-Family Residential until 7:30 p.m., Monday, November 23, 1987.
3. Set a public hearing for 7:00 p.m., Monday, November 23, 1987 to consider the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of James H. and Hilda Sanguinetti to rezone the lots facing West Tokay Street on the Revised Tentative Map of the Apple Orchard Subdivision at the northeast corner of Lower Sacramento Road and Cochran Road from R-1, Single-Family Residential to R-2, Single Family Residential.