

CC35

CITY COUNCIL MEETING
NOVEMBER 6, 1985

PLANNING
COMMISSION
REPORT

City Manager Peterson presented the following Planning Commission Reports of the Planning Commission Meeting of October 14, 1985 and October 28, 1985:

ITEMS OF INTEREST

7/16

At the Planning Commission Meeting of October 14, 1985, the Planning Commission -

1. Conditionally approved the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of Harry Bader for a Tentative Parcel Map to join the properties at 610, 708, 710 West Lodi Avenue in an area zoned C-1, Neighborhood Commercial.
2. Conditionally approved the request of Glen I. Baumbach, c/o Baumbach and Piazza, Consulting Engineers on behalf of Tom Tucker to divide 720 S. Cherokee Lane and 645 Hale Road (i.e. APN-047-045-14 and 15) into Parcels "A", "B" and "C" in an area zoned C-2, General Commercial.
3. Approved the request of Robert Dell 'Aringa for a Tentative Parcel map to transfer a portion of Lot 2, Windjammer Court to Lot 1, Windjammer Court in an area zoned P-D (21), Planned Development District No. 21.
4. Conditionally approved the request of John A. Lewandowski on behalf of the Lodi S. D. A. Elementary School for a Use Permit to construct new classroom and library facilities at 1230 South Central Avenue (Lodi Academy Site) in an area zoned R-HD, High Density Multiple Family Residential.

The Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

At the October 28, 1985 Planning Commission Meeting, the Planning Commission -

1. Conditionally approved the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of James Baum, to join the properties at 463, 465 and 471 Almond Drive (i.e. APN 062 -060-17, 18, and 19) in an area zoned R-HD, High Density Multiple Family Residential.
2. Conditionally approved the request of John Giannoni, Jr., for a one-lot office condominium at 1420 South Mills Avenue (i. e. Lot 37, Lakeshore Village No. 1) in an area zoned P-D(21), Planned Development District No. 21.

3. Determined that a zoning hardship existed and approved the request of Odeal Meier for a Zoning Variance to reduce the required 20 foot driveway to 12 foot to permit the construction of a carport at 819 S. Washington Street in an area zoned R-MD, Medium Density Multiple Family Residential.

4. Determined that a zoning hardship existed and approved the request of Connie Rice for a Zoning Variance to permit more than 30 percent of the required rear yard to be occupied with an accessory building at 17 North Washington Street in an area zoned R-HD, High Density Multiple Family Residential.

5. Determined that the project would be a distinct improvement to the neighborhood and approved the request of Nicholas R. Bosnyak to expand the size of each side of an existing non-conformance duplex located at 805 West Lockeford Street in an area zoned R-2, Single-Family Residential.

MEMORANDUM, Community Development Department, City of Lodi

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: OCTOBER 18, 1985
SUBJECT: PLANNING COMMISSION ACTIONS - OCTOBER 14, 1985

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Terry Piazza, c/o Baumbach and Piazza, Consulting Engineers, on behalf of Harry Bader for a Tentative Parcel Map to join the properties at 610, 708 and 710 West Lodi Avenue in an area zoned C-1, Neighborhood Commercial.
2. Conditionally approved the request of Glen I. Baumbach, c/o Baumbach and Piazza, Consulting Engineers on behalf of Tom Tucker to divide 720 S. Cherokee Lane and 645 Hale Road (i.e. APN 047-045-14 and 15) into Parcels "A", "B" and "C" in an area zoned C-2, General Commercial.
3. Approved the request of Robert Dell 'Aringa for a Tentative Parcel Map to transfer a portion of Lot 2, Windjammer Court to Lot 1, Windjammer Court in an area zoned P-D(21), Planned Development District No.21.
4. Conditionally approved the request of John A. Lewandowski on behalf of the Lodi S.D.A. Elementary School for a Use Permit to construct new classroom and library facilities at 1230 South Central Avenue (Lodi Academy Site) in an area zoned R-HD, High Density Multiple Family Residential.

The Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

MEMORANDUM, Community Development Department, City of Lodi

TO: CITY MANAGER

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 29, 1985

SUBJECT: PLANNING COMMISSION ACTIONS - OCTOBER 28, 1985

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of James Baum, to join the properties at 463, 465 and 471 Almond Drive (i.e. APN 062-060-17, 18 and 19) in an area zoned R-HD, High Density Multiple Family Residential.
2. Conditionally approved the request of John Giannoni, Jr., for a one-lot office condominium at 1420 South Mills Avenue (i.e. Lot 37, Lakeshore Village No. 1) in an area zoned P-D (21), Planned Development District No. 21.
3. Determined that a Zoning Hardship existed and approved the request of Odeal Meier for a Zoning Variance to reduce the required 20 foot driveway to 12 feet to permit the construction of a carport at 819 South Washington Street in an area zoned R-MD, Medium Density Multiple Family Residential.
4. Determined that a Zoning Hardship existed and approved the request of Connie Rice for a Zoning Variance to permit more than 30 percent of the required rear yard to be occupied with an accessory building at 17 North Washington Street in an area zoned R-HD, High Density Multiple Family Residential.
5. Determined that the project would be a distinct improvement to the neighborhood and approved the request of Nicholas R. Bosnyak to expand the size of each side of an existing non-conforming duplex located at 805 West Lockeford Street in an area zoned R-2, Single-Family Residential.

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SPECIAL MEETING
CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
Tuesday, September 17, 1985

Pursuant to State Statute a Notice advising that Mayor David Hinchman has called a Joint Special Meeting of the Lodi City Council and the Planning Commission for Tuesday, September 17, 1985 at 7:30 pm at Hutchins Street Square, 600 West Oak Street, Lodi, California was sent under Declaration of Mailing on September 10, 1985 to the following persons:

- All Members of the Lodi City Council
- City Manager Thomas A. Peterson
- City Attorney Ronald M. Stein
- All City of Lodi Department Heads
- All Members of the Lodi Planning Commission
- KSTN Radio
- Lodi News Sentinel
- King Videocable
- Stockton Record
- Lodi Magazine

The meeting was called to order by Mayor Hinchman at 7:30 pm.

City Clerk Reimche recorded the roll as follows:

Present: Council Members - Olson, Reid, Snider, and Mayor Hinchman

Absent: Council Members - Pinkerton

Also Present: Planning Commissioners - Hitchcock-Akin, Hoffman, Lapenta, Mindt, Stafford, and Marzolf

Also Present: Site Plan and Architectural Committee Members - Locke and Kundert

The following City of Lodi staff members were present:

- City Manager Peterson
- Assistant City Manager Glenn
- City Attorney Stein
- Community Development Director Schroeder

Associate Planner Morimoto
Junior Planner Corey
City Clerk Alice Reimche

Lodi News Sentinel Staff Member Mary Aspanasewicz was also in attendance.

The following topics were discussed following introduction by Staff:

- a) Conversion of Single-Family Units to Apartment Complexes in areas zoned Multiple Family (i.e. R-GA, R-MD and R-HD).
- b) Future land use and zoning on the north side of Lodi Avenue between California Street and Ham Lane.
- c) Draft General Plan Land Use, Circulation, Open Space and Conservation Elements.

No formal action was taken by the Council on these matters.

Mayor Hinchman adjourned the meeting at approximately 9:00 pm.

ATTEST:

ALICE M. REIMCHE
City Clerk

e/c

NOTICE OF JOINT SPECIAL MEETING

Lodi City Council and
Lodi Planning Commission
City of Lodi, California

NOTICE IS HEREBY GIVEN that Mayor David Hinchman has called a
Special Meeting of the Lodi City Council and the Planning Commission on
Tuesday, September 17, 1985 at 7:30 pm at Hutchins Street Square, 600
West Oak Street, Lodi, California.

The Agenda for this meeting is attached.

Alice M. Reimche
Alice M. Reimche
City Clerk

AGENDA

JOINT MEETING

LODI CITY COUNCIL

LODI PLANNING COMMISSION

Hutchins Street Square

7:30 pm - Tuesday- September 17, 1985

1. Call to Order - Mayor Hinchman
2. Roll Call - City Clerk
3. Discussion Items
 - a. Conversion of Single-Family Units to Apartment complexes in areas zoned multiple family (i.e. R-GA, R-MD and R-HD)
 - b. Future land use and zoning on the north side of Lodi Avenue between California Street and Ham Lane
 - c. Draft General Plan Land Use, Circulation, Open Space and Conservation Elements
4. Adjournment

MULTIFAMILY DEVELOPMENT IN
SINGLE-FAMILY NEIGHBORHOOD

1984

Twenty-seven residential units were demolished in 1984. A total of 18 were rebuilt with multi-family housing - for a total of 114 new units. Of the remaining 9 demolished units, 3 have been replaced by a single-family subdivision, 3 have not been rebuilt, 2 were in a commercial zone, and 1 was in a trailer park. It is unlikely that the last three will be rebuilt as multi-family units due to their location.

SUMMARY: 18 single-family units were demolished.
114 multi-family units were built in their place.

The resulting average was 6.3 dwelling units replacing each single-family dwelling.

1984 DEMOLISHED UNITS

| No. Demolished | Address | No. Rebuilt |
|----------------|----------------------------|-------------|
| 1 | 403 E. Pine (4 N. Central) | 4 |
| 1 | 626 E. Pine | 16 |
| 3 | 123-125 E. Walnut | 6 |
| 1 | 611 N. Church (205 Daisy) | 10 |
| 1 | 329 E. Pine | 8 |
| 1 | 511 E. Elm | 4 |
| 1 | 211 E. Locust | 10 |
| 2 | 217-217 1/2 E. Locust | 10 |
| 1 | 417 S. School | 5 |
| 1 | 432 E. Pine | 6 |
| 2 | 521-521 1/2 E. Pine | 6 |
| 1 | 625 N. Church | 16 |
| 1 | 513 E. Elm | 7 |
| 1 | 419 E. Tokay | 6 |

TOTAL 18

114 Units

114 Total - 18 = 6.3 average
replacement units

DEMOLISHED UNITS NOT REBUILT

| | |
|---|-------------|
| 1 | 228 Hilborn |
| 1 | 17 Daisy |
| 1 | 232 E. Lodi |

1985 DEMOLITIONS (Until May 31, 1985)

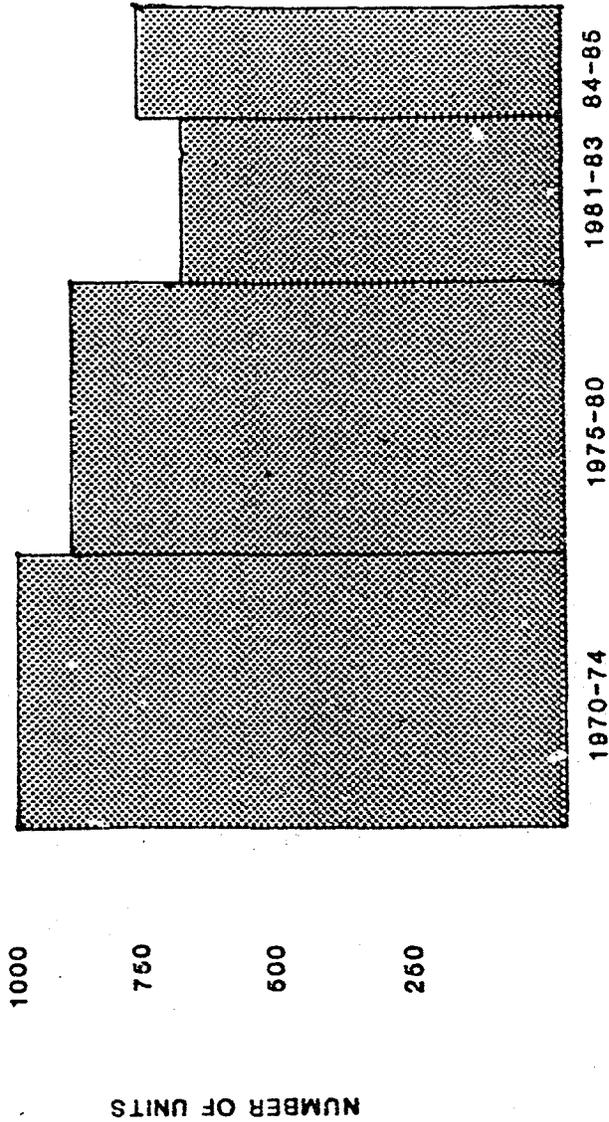
| No. Demolished | Address | No. Rebuilt |
|----------------|---------------------|-------------|
| 1 | 533 Harold | |
| 1 | 224½ E. Tokay | 8 |
| 1 | 228 E. Tokay | 10 |
| 1 | 420 N. Loma | 5 |
| 1 | 1741 W. Lockeford) | |
| 1 | 1747 W. Lockeford) | |
| 1 | 1749 W. Lockeford) | 13 |
| 1 | 1751 W. Lockeford) | |
| 8 | | 36 |

MAXIMUM NUMBER OF UNITS IN APARTMENT ZONES

| ZONING DISTRICT | R-GA | R-MD | R-HD | | |
|---------------------------------|---|--------------------------|--------------------------|---------------------|-----------------------|
| | | | 1 Story building | 2 Story building | 3 or 4 story bldg. |
| UNITS PER ACRE | 20 | 40 | 80 | | |
| <u>MINIMUM LOT AREA</u> | | | | | |
| 1 Family Dwelling | 5000 | 4000 | 4000 | 4000 | 4000 |
| 2 Family Dwelling | 6000 | 5000 | 5000 | 4750 | 4500 |
| 3 Family Dwelling | 8000 | 6000 | 6000 | 5500 | 5000 |
| 4 Family Dwelling | 10000 | 7000 | 7000 | 6250 | 5500 |
| Each Add. Dwelling | 2000 | 1000 | 1000 | 750 | 500 |
| <u>MINIMUM LOT WIDTH</u> | | | | | |
| 1 Family Dwelling | 50 | 40 | 40 | | |
| 2 Family Dwelling | 60 | 50 | 50 | | |
| 3 or more | 100 | 50 | 50 | | |
| MAXIMUM LOT COVERAGE | 50% | 50% | 60% | | |
| OFF STREET PARKING-- | 1-1/2 spaces per unit (2/3 covered) | 1-1/2 spaces per unit | 1-1/2 spaces per unit | | |
| KEY | | | | | |
| R-GA | RESIDENTIAL GARDEN APARTMENTS | | | | |
| R-MD | RESIDENTIAL MEDIUM DENSITY | | | | |
| R-HD | RESIDENTIAL HIGH DENSITY | | | | |

NUMBER OF APARTMENT UNITS BUILT 1970-1985

| <u>YEAR</u> | <u>NUMBER OF UNITS</u> | <u>NUMBER OF PROJECTS</u> |
|-------------|------------------------|---------------------------|
| 1984-85 | 766 | 60 |
| 1981-83 | 689 | 38 |
| 1975-80 | 888 | 81 |
| 1970-74 | 1011 | 91 |





lodi unified school district

FACILITIES PLANNING, 815 W. LOCKEFORD ST., LODI, CA. 95240 (209) 369-7411 - 466-0353

September 6, 1985

City of Lodi
Community Development
221 West Pine Street
Lodi, California 95240

Attention: Jim Schroeder, Director

Re: East Side Residential Development

Dear Jim:

I have noted in the minutes of the August 12th Planning Commission Meeting that concern was expressed about residential development in the eastern area of the City of Lodi. I expect to begin work on the Facility Master Plan in the near future; however, I thought I should confirm in writing the District's concern about increased residential development in that geographic area of Lodi. As you and I have discussed in the past, many of these apartments are rented by young families with young children entering our school system. Heritage School, the school serving most of the affected area, is currently on a year round schedule to alleviate the overcrowding. We do not have a great deal of flexibility in terms of being able to provide school facilities if the residential density of the area increases significantly. We are also somewhat hindered in the provision of temporary facilities since most of the apartments are built on existing lots and there is no development fee collected.

If the City is going to pursue additional work in the area of general planning for the east side area, I would appreciate being notified so that I might step-up our Facility Master Plan work for the same geographic area.

Thank you for your consideration and assistance.

Sincerely,


Mary Joan Starr, AICP *ly 7*
Facility Planner

