

**APPEAL OF DR. DENNIS R.
SWANSON AMEND LAND USE
ELEMENT AT 1001 WINDSOR
DRIVE**

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the appeal of Dr. Dennis R. Swanson of the Lodi City Planning Commission's denial of his request to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi from Low Density Residential to Office Institutional.

Assistant Planner Morimoto introduced the matter and presented transparencies which illustrated the surrounding zoning, land use and general plan designations.

The following persons were present and spoke in favor of the appeal:

1. Dr. Jack L. Gilliland, 900 South Fairmont Avenue, Lodi. He stated that the General Plan Amendment and ultimate rezoning were being sought so the subject parcel could be used for off-street parking for an existing professional office building at 916-924 South Fairmont Avenue which was proposed for remodeling. He gave the history of professional office development in the area of Memorial Hospital.

~~matter and no additional correspondence to be read,~~
Mayor McCarty declared the public portion of the hearing closed.

On motion of Councilman Hughes, Murphy second, Council certified the filing of a Negative Declaration as adequate environmental documentation for the above appeal of Dr. Dennis R. Swanson.

After discussion on motion of Councilman Hughes, Murphy second, Council, by a 4 to 1 vote with Councilman Katnich noting "no", approved the appeal of Dr. Dennis R. Swanson and introduced Ordinance No. 1246 which amends the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi from Low Density Residential to Office-Institutional.

DENNIS R. SWANSON, D.C.
PROFESSIONAL CHIROPRACTIC CORP.
900 SOUTH FAIRMONT AVE.
LODI, CALIFORNIA 95240
(209) 960-9535

Dennis R. Swanson, D.C.
Michael R. O'Connell, D.C.

RECEIVED BY

Alice M. Reimche
ALICE M. REIMCHE

Member, American College
of Chiropractic Orthopedists

DATE: 8/18/81

AUGUST 18, 1981

MRS. ALICE REIMCHE
CITY CLERK
221 W. PINE ST.
LODI, CA 95240

RE: REZONING OF 1001 WINDSOR PROPERTY

DEAR MRS. REIMCHE:

BECAUSE, IN ALL PROBABILITY, THE FULL CITY COUNCIL WILL NOT BE PRESENT FOR THE AUGUST 19, 1981, COUNCIL MEETING, I WOULD LIKE TO ASK FOR A CONTINUANCE OF THE ABOVE CAPTIONED MATTER UNTIL THE NEXT GENERAL PLAN AMMENDMENT MEETING.

THANK YOU FOR YOUR CONSIDERATION IN THIS REGARD.

SINCERELY,

Dennis R. Swanson

DENNIS R. SWANSON, D.C.

LG



EXCERPT FROM CITY COUNCIL MEETING OF NOVEMBER 18, 1981

RE: DENNIS R. SWANSON APPEAL

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the appeal of Dr. Dennis R. Swanson of the Lodi City Planning Commission's denial of his request to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi, from Low Density Residential to Office Institutional.

Assistant Planner Morimoto introduced the matter and presented transparencies which illustrated the surrounding zoning, land use and general plan designations.

The following persons were present and spoke in favor of the appeal:

1. Dr. Jack L. Gilliland, 900 South Fairmont Avenue, Lodi. He stated that the General Plan Amendment and ultimate rezoning were being sought so the subject parcel could be used for off-street parking for an existing professional office building at 916-924 South Fairmont Avenue which was proposed for remodeling. He gave the history of professional office development in the area of Memorial Hospital.

The following correspondence was received in opposition to the appeal:

1. A letter from Mr. Del Caywood, 921 Windsor Drive, Lodi.
2. A petition signed by 18 residents of the 800 and 900 blocks of Windsor Drive.

The following persons were present and spoke in opposition to the appeal:

1. Mr. Reid Cerney, 900 West Vine Street, Lodi. He stated that the people of the area were opposed to further office and parking encroachment into the residential area and presented a petition containing 48 signatures supporting his statement.
2. Mr. Lloyd Brosnikoff, 901 Windsor Drive, Lodi.
3. Mr. Harold L. Roberts, 831 Windsor Drive, Lodi.

As there was no one else wishing to be heard on this matter and no additional correspondence to be read, Mayor McCarty declared the public portion of the hearing closed.

After discussion on motion of Councilman Hughes, Murphy second, Council, by a 4 to 1 vote with Councilman Katnich noting "No", approved the appeal of Dr. Dennis R. Swanson and introduced Ordinance No. 1246 which amends the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi from Low Density Residential to Office-Institutional.

DENNIS R. SWANSON, D. C.
PROFESSIONAL CHIROPRACTIC CORP.
900 SOUTH FAIRMONT AVE.
LODI, CALIFORNIA 95240
(209) 940-8835

Dennis R. Swanson, D. C.
Michael R. O'Connell, D. C.

RECEIVED BY
Alice M. Reimche
ALICE M. REIMCHE
CITY CLERK
Western American College
of Chiropractic Orthopedics

DATE: *8/18/81*

AUGUST 18, 1981

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CITY CLERK
221 W. PINE ST.
LODI, CA 95240

RE: REZONING OF 1001 WINDSOR PROPERTY

DEAR MRS. REIMCHE:

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THANK YOU FOR YOUR CONSIDERATION IN THIS REGARD.

SINCERELY,



DENNIS R. SWANSON, D.C.

LG

W P

W/1/8/81

W Murphy

2/sep - all - yes

From: Del Caywood, 921 Windsor Drive, Lodi, Ca.

To: Lodi City Council

Subject: An appeal by Dennis R. Swanson to the Lodi City Council.

This appeal is to overturn a negative vote by the Lodi Planning Commission regarding property at 1001 Windsor Drive. The planning Commission voted to deny the rezoning of R1 to CP.

This is a protest of the present appeal by Dennis R. Swanson for the following reasons:

1. The residence at 1001 Windsor Drive is on a double lot. A rezone to CP would create an encroachment of some 80 feet further into the R1 zone than that already established across the street at the Fairmont Convalescent Hospital.
2. The present R1 area on the North side of the street is protected from the noise and heat of the existing parking lot by a hedge and three large trees. The house at 1001 Windsor Dr. is further protected by a private driveway and the garage on the West side of the house.
3. If the property at 1001 Windsor Drive became a parking lot, and, the developer's panacea, a block fence is erected, the two bedrooms on the West side of the O'Shea home would be only five feet from this fence. Imagine the heat in those bedrooms after one of our hot summer days. It could be Unbearable.
4. Our prevailing breeze is from the West-South-West. The standard developers fence extending to the street will block this breeze. Our evening breeze is what keeps Lodi "livable". Lodi Memorial Hospital affects our breeze to some extent but the addition of a larger parking lot with its heat and a fence to help retain this heat is just asking too much of the residents.
5. There is undeveloped property near by that is already zoned.
6. The lawn at 1001 Windsor and the O'Shea lawn are now on their third generation of young football players.

NOV 16 1981

page two

7. The Swanson request for a zoning change is not being made to isolate the area but to attract hundreds of new people. To do otherwise would make their development a failure. Our very nice residential area does not want or need this additional traffic.

I am enclosing a sketch of my version of this area to show how much additional CP area is being requested.

Del Caywood

Del Caywood
921 Windsor Drive.
Lodi, Ca. 95240

Encl:
Sketch
Petition

R1
921

R1

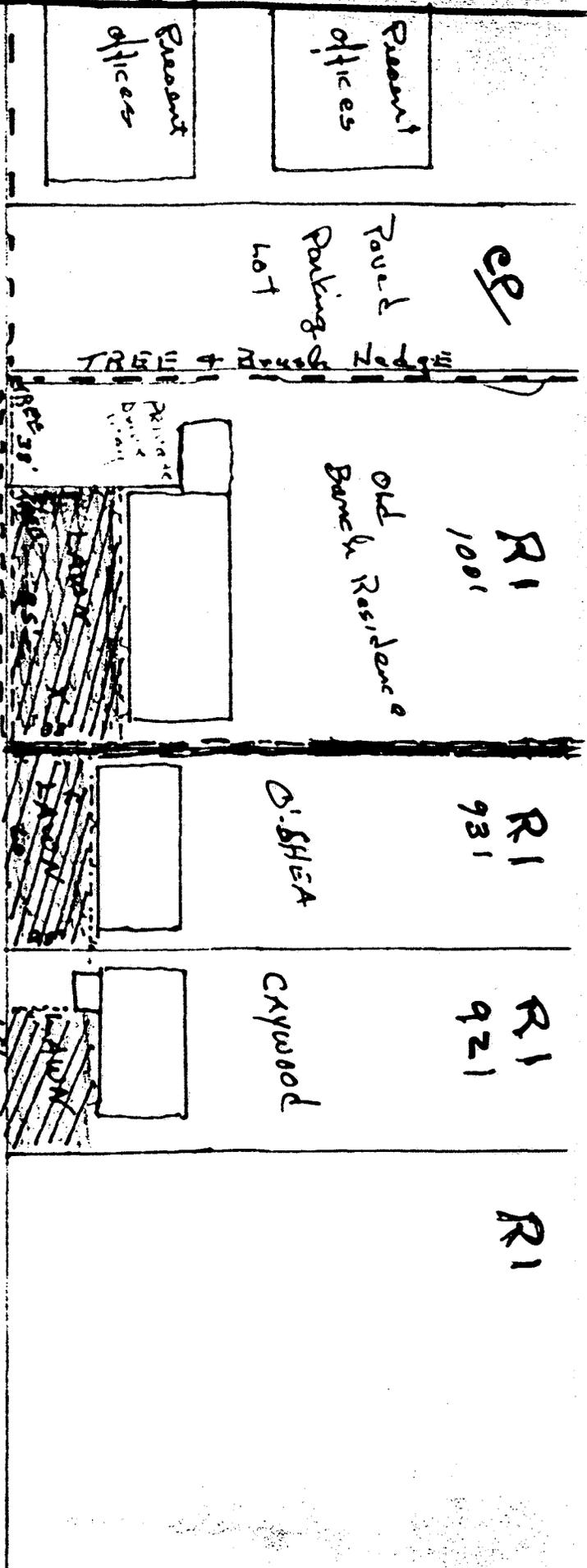
South

FAIRMONT

North

FAIRMONT CR
 CONVALESCENT
 Hospital

WINDSOR Drive
 Present C.P. Zone
 Proposal C.P. Zone
 500' FOOT BALL AREA
 WIND. Blocked by fence
 INTENSE NORTH WIND. Blocked by fence
 O'SHEA - CRYWOOD front yards blocked from breeze by fence



KRAUSE R1
 SIBOLE R1
 R1
 R1

IR1

To: Lodi City Council

An appeal is being made to the Lodi City Council by Dennis R. Swanson. This appeal is to overturn a negative City Planning Commission Vote. The Commission voted against a zone change from R1 to CP at 1001 Windsor Drive, Lodi.

We, the undersigned, have read Del Caywood's letter to the City Council regarding this appeal.

In this letter Del Caywood protests the appeal of Dennis R. Swanson.

Due to the heavy City Council agenda and to expedite this hearing, we, the undersigned, agreeing with the gist of this letter, wish to have this letter and sketch presented as the thoughts and opinions of the signers.

Affected Windsor Drive residents and property owners.

NAMES

ADDRESSES

Lloyd Bronikoff	901 Windsor Drive
Jakob Horst Jr	820 Windsor Drive Lodi.
Alfred Bronikoff	901 Windsor Dr.
James J. Huber	830 Windsor Dr.
Margaret A. Huber	830 Windsor Dr.
Margaret L. Horst	820 Windsor Dr.
Mayona Roberts	831 Windsor Dr.
Ida Kraysen	910 Windsor Dr.
Harold J. Roberts	831 Windsor Dr.
Mafine Engelhart	920 Windsor Dr.
Francis M. Engelhart	920 Windsor Dr.
John W. Sibole	930 Windsor Dr.
Ella M. Sibole	930 Windsor Dr.
Spencer W. Harkin	400 Windsor Dr.
Alicia O'Shea	931 Windsor Dr.
Joe O'Shea	931 Windsor Dr.
Tim O'Shea	931 Windsor Dr.
Mabel A. Caywood	921 Windsor Drive

To: Lodi City Council

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Affected Windsor Drive residents and property owners.

NAMES

ADDRESSES

Clayd Brumby	901 Windsor Drive
Jacob Horst Jr	820 Windsor Drive Lodi.
Ellen Brumby	901 Windsor Dr
James J. Huber	830 Windsor Dr.
Margaret A. Huber	830 Windsor Dr.
Margaret L. Horst	870 Windsor Dr.
Mayona Roberts	831 Windsor Dr.
Ida Kravay	910 Windsor Dr.
Harold J. Roberts	831 Windsor Dr.
Mafine Engelhart	920 Windsor Dr.
Francis M. Engelhart	920 Windsor Dr.
John W. Sibole	930 Windsor Dr.
Ella M. Sibole	930 Windsor Dr.
Flourne W. Harbin	900 Windsor Dr.
Alice O'Shea	931 Windsor Dr.
Joe O'Shea	931 Windsor Dr.
Tim O'Shea	931 Windsor Dr.
Mabel A. Caywood	921 Windsor Drive

DECLARATION OF MAILING

On November 5, 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 November 5 1981,

at Lodi, California.

Domènec Gaugel

Deputy City Clerk

EXHIBIT "A"

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE APPEAL OF DR. DENNIS R. SWANSON OF THE LODI CITY PLANNING COMMISSION'S DENIAL OF HIS REQUEST TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY REDESIGNATING THE PARCEL AT 1001 WINDSOR DRIVE, LODI, FROM LOW DENSITY RESIDENTIAL TO OFFICE INSTITUTIONAL

NOTICE IS HEREBY GIVEN that on Wednesday, November 18, 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 the continued public hearing in the Council Chambers, City Hall, 221 W. Pine Street, Lodi, to consider the appeal of Dr. Dennis R. Swanson of the Lodi City Planning Commission's denial of his request to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi, from Low Density Residential to Office Institutional.

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. REIMCHE
City Clerk

LODI MEMORIAL HOSPITAL ASSOC
BOX 110
LODI, CA 95240

CLAYTON & HABEL CAYWOOD
921 WINDSOR
LODI, CA 95240

EDWARD & IDA K HYSKE
831 YORK STREET
LODI, CA 95240

D & H SWANSON
900 S. FAIRMONT
LODI, CA 95240

JOSEPH S & A I O'SHEA
931 WINDSOR
LODI, CA 95240

FRANK E & G L REMUS
901 YORK
LODI, CA 95240

BRADFORD R & M NATHAN
930 W. VINE
LODI, CA 95240

V & D MC ALLISTER ET AL
900 S. FAIRMONT AVE
LODI, CA 95240

RAYMOND L & D L SHATES
911 YORK
LODI, CA 95240

GLENN V & L KEFFER
920 W. VINE ST
LODI, CA 95240

ASSN OF 7TH DAY ADVENTIST
14199 N. CURRY AVE
LODI, CA 95240

WOODROW W & R ENSHINGER
921 S. ~~CENTRAL AVE~~ YORK
LODI, CA 95240

DOROTHY I HAYS
910 W. VINE
LODI, CA 95240

TRUMAN R & MARY KRAUSE
1000 WINDSOR
LODI, CA 95240

CLARENCE A & K WERMERS
931 YORK STREET
LODI, CA 95240

REID C & ANN M CERNEY
900 W. VINE ST
LODI, CA 95240

JOHN V & ELLA M. SIBOLE
930 WINDSOR
LODI, CA 95240

GEORGE J WILLIAMS ET AL
873 S. FAIROAKS
PASADENA, CA 91105

LEO H & VILLA K RAUGUST
830 W. VINE
LODI, CA 95240

FRANCIS H & M R ENGELHART
920 WINDSOR
LODI, CA 95240

GEORGE J WILLIAMS
WALTER E. REISS
1121 W. VINE ST
LODI, CA 95240

HAROLD L & M R ROBERTS
831 WINDSOR DRIVE
LODI, CA 95240

IDA R KRAUSE
910 WINDSOR
LODI, CA 95240

JACK GILLILAND, ET AL
755 S. FAIRMONT AVE
LODI, CA 95240

LLOYD & GLORIA BROSNIKOFF
901 WINDSOR
LODI, CA 95240

FLORENCE W HARKINS
900 WINDSOR
LODI, CA 95240

CLARENCE W & J FORTIER
120 S. ORANGE STREET
LODI, CA 95240

FRANK L & MARY JACINTO
911 WINDSOR
LODI, CA 95240

JAMES J & M A HUBER
830 WINDSOR
LODI, CA 95240

FAIRMONT MEDICAL CENTER
1240 W. VINE ST
LODI, CA 95240

DEVERE & ARDIS SCHNABEL
900 EHRHARDT ST
LODI, CA 95240

DONALD G & D HEIL
831 W. VINE ST
LODI, CA 95240

CHRIS & JUNE H. WEISEL
910 EHRHARDT
LODI, CA 95240

DE LLOYD & IRENE LUTZ
901 W. VINE ST
LODI, CA 95240

FRANCIS M. DERRICK
920 EHRHARDT
LODI, CA 95240

RUSSEL D & D R VEGAT
911 W. VINE ST
LODI, CA 95240

WENDEL J & M KISEN
930 EHRHARDT
LODI, CA 95240

ARDELLE DEE BRYAN
921 VINE STREET
LODI, CA 95240

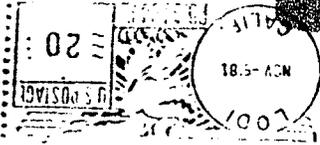
PUBLIC HEARING NOTICES

File No: Z-81-6
Swanson, et al

MAILED: 6-19-81

LEO H & VILLA K RAUGUST
830 W. VINE
LODI, CA 95240

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



CITY OF LODI
CITY HALL, 221 W. PINE ST.
POST OFFICE BOX 320
LODI, CALIFORNIA 95241

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF
THE CITY OF LODI TO CONSIDER THE APPEAL OF
DR. DENNIS R. SWANSON OF THE LODI CITY PLANNING
COMMISSION'S DENIAL OF HIS REQUEST TO AMEND THE
LAND USE ELEMENT OF THE GENERAL PLAN BY
REDESIGNATING THE PARCEL AT 1001 WINDSOR DRIVE,
LODI, FROM LOW DENSITY RESIDENTIAL TO OFFICE
INSTITUTIONAL

NOTICE IS HEREBY GIVEN that on Wednesday, November 18,
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 the continued
public hearing in the Council Chambers, City Hall, 221 W. Pine
Street, Lodi, to consider the appeal of Dr. Dennis R. Swanson
of the Lodi City Planning Commission's denial of his request
to amend the Land Use Element of the General Plan by redesign-
ating the parcel at 1001 Windsor Drive, Lodi, from Low Density
Residential to Office Institutional.

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. REIMCHE
City Clerk

CITY COUNCIL

JAMES A. McCARTY, Mayor
ROBERT G. 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

Dr. Dennis R. Swanson
900 S. Fairmont Avenue
Lodi, CA 95240

Dear Dr. Swanson:

Please be advised that your August 18, 1981 letter asking that your appeal be continued was presented to the Lodi City Council at its regular meeting of August 19, 1981. The City Council, by motion action, voted to continue your appeal of the Planning Commission's denial to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi, from Low Density Residential to Office Institutional to the regular Council Meeting of November 18, 1981.

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

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AR:dg

Lodi City Council

Attention: Councilmen McCarty, Hughes, Pinkerton, Katnich, and Murphy

Dear Councilmen,

This petition refers to Dr. Dennis R. Swanson's appeal to the city council to reverse the city planning commission's denial of his request to amend the land use element of the General Plan by redesignating the parcel at 1001 Windsor Drive, Lodi, from low density residential to office institutional.

We petition the city to deny Dr. Swanson's request to amend the land use element of the General Plan from low density residential to office institutional. We bought our homes in this neighborhood because this area had been zoned residential. Over the years we have been saddened by the planning commission's and the council's ready willingness to make change after change (spot zoning) from low density residential to professional commercial and now the request for office institutional. We have been greatly displeased by this encroachment. Less than three years ago Dr. Swanson requested and was awarded a zoning change at 1000 W. Vine Street, one block north of Windsor Dr. Parcel by Parcel and lot by lot Dr. Swanson and others are changing the residential character of our neighborhoods. We strenuously object to this piecemeal redesignating of residential land. Past decisions of the planning commission and the council have already altered the residential character of Vine and Windsor Streets, east of Fairmont. We petition the city council to support the Planning commission on this issue and stop further encroachment along the designated residential zones of Vine and Windsor. Enough is enough.

We beg the council to listen to those who would be effected by another change in zoning. We, the undersigned, represent some of those who reside in the immediate (300 feet) residential neighborhood and who would be effected by a zoning change. We simply wish for Windsor and Vine streets to remain residential throughout as originally intended. We feel quite certain that those same medical and professional people who continually come before the planning commission and the council would object to any encroachment or zoning changes where they live.

We are grateful to the planning commission for its decision to deny Dr. Swanson's request. We ask you, gentlemen of the council, to deny his appeal.

Respectfully submitted,
Residents within 300 feet of
1001 Windsor Dr.

	<u>NAME (signature)</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
1	<i>Donathey I. Hays</i>	910 - W. Vine	368-2023
2	<i>John Heffer</i>	920 W Vine	368-2316
3	<i>Jim O'Shea</i>	931 Windsor	369- 7286
4	<i>Alice O'Shea</i>	931 Windsor	368-6293
5	<i>Joe O'Shea</i>	" "	" "
6	<i>Mayton W. Caywood</i>	921 Windsor	368-2017
7	<i>Mapel Caywood</i>	921 Windsor	368-2017
8	<i>John V. Sibole</i>	930 Windsor Dr.	368-20-60
9	<i>Ella M. Sibole</i>	930 Windsor Dr.	368-2060
10	<i>Francis M. Engelhardt</i>	920 Windsor Dr.	369-0088
11	<i>Marlene Engelhardt</i>	920 Windsor Dr.	369-0088
12	<i>John Heffer</i>	830 Windsor Dr.	368-1816
13	<i>Margaret A. Huber</i>	830 Windsor Dr.	" "
14	<i>John Huber</i>	830 Windsor Dr.	" "

	<u>NAMES (signature)</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
15	Florence Harkin	900 Windsor Dr	369-9086
16	Ida Krause	910 Windsor	234-0773
17	May Krause	1000 Windsor	368-7025-
18	Jane Joints	911 Windsor	368-2343
19	Frank Joints	911 Windsor	368-2343
20	Shayl Brown	901 Windsor	368-6498
21	Maymie Roberts	831 Windsor Dr.	369-5963
22	Harold L. Roberts	831 Windsor Dr.	369-5963
23	Edward Hyde	831 York St.	368-5877
24	Ida Hyde	831 York St.	368-5877
25	Frank E. Remus	901 York St	369-3972
26	Gayle L. Remus	901 York St.	369-3972
27	Ray. Shate	911 York St.	369-3229
28	Lois Shate	911 York St	369-3229
29	Woodrow Ensminger	921 York St	368-3419
30	Ruth Ensminger	921 York St	368-3479
31	Clarence Wermers	931 YORK St	369-4892
32	Kitty Wermers	931 York St	369-4892

NAME (signature) ADDRESS TELEPHONE

33 M. Ellen Conroy 900 W. Van St. 368-0943
 34 Carl E. Walle 1000 York St. 369-0922
 35 Bernice H. Walle 1000 York St. 369-9092

36 Paul Clark 1815 Broadway St. 369-6768

37 Frances Bernick 920 Newark St. 368-1504

38 Linda J. Charles 900 Newark St. 368-3210

39 Walter J. Johnson 900 Newark St. 368-3210

40 Earl J. Dwyer 901 W. Van St. 834-9636

41 Madeline Dwyer 901 W. Van St. 334-9636

42 Ross Weger 911 W. Van St. 368-7857

43 Alberta Weger 911 W. Van St. 368-7857

44 Barbara K. Hill 831 W. Van St. 368-2828

45 Fred C. Conroy 900 W. Van St. 368-0942

46 Ann Conroy 900 W. Van St. 368-0942

47 Don Hill 831 W. Van St. 368-2828

48
 49
 50

November 17, 1981

I swear that all the persons who signed this petition are who they purport to be and have signed in my presence. I am the sole circulator of this petition.

Reid C. Cerney
Reid C. Cerney

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN JOAQUIN

SUBSCRIBED TO AND SWORN BEFORE ME THIS 17TH DAY OF NOVEMBER, 1981.

WITNESS MY HAND AND SEAL.

Jacqueline K. Masterson
JACQUELINE K. MASTERSON

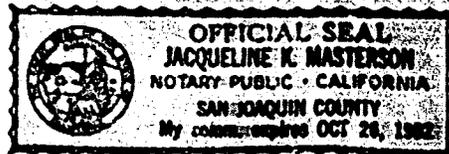


EXHIBIT "A"

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE APPEAL OF DR. DENNIS R. SWANSON OF THE LODI CITY PLANNING COMMISSION'S DENIAL OF HIS REQUEST TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY REDESIGNATING THE PARCEL AT 1001 WINDSOR DRIVE, LODI, FROM LOW DENSITY RESIDENTIAL TO OFFICE INSTITUTIONAL

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Dated: August 5, 1981

By Order of the City Council


ALICE M. REIMCHE
City Clerk

Continued November 18, 1967

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the City Planning Commission's recommended approval of the General Plan-Land Use Element Amendment No. GPA-LU-81-3 which consists of two sections:

Section 1. The request of Vernon Ekstrom, et al to redesignate the .62 acre parcel at 1435 Academy Street from Low Density Residential to Commercial; and to certify the filing of a Negative Declaration (ND-81-25).

Section 2. The request of Moss and Craig on behalf of Aladdin Real Estate to redesignate the 2.30 acre parcel at 1420 West Kettleman Lane from Office-Institutional to Commercial; and to certify the filing of a Negative Declaration.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, that the Public Hearings to consider the following items would also be conducted at this time:

1. Consider the City Planning Commission's recommended approval of the request of Vernon Ekstrom, et al to rezone the .62 acre parcel at 1435 Academy Street from R-2, Single-Family Residential to C-M, Commercial-Light Industrial and
2. To consider the City Planning Commission's recommended approval of the request of Moss and Craig on behalf of Aladdin Real Estate to amend P-D 15, Planned Development No. 15, to permit the 2.30 acre parcel at 1420 West Kettleman Lane to conform to the C-S, Commercial Shopping District, rather than the R-C-P, Residential-Commercial-Professional District.

Assistant Planner Morimoto presented transparencies which illustrated zoning, land use and the General Plan for the above Ekstrom request. He also presented the Planning Commission's recommendations.

Mr. Glen Baumbach, c/o Baumbach and Piazza, consulting Engineers, 323 West Elm Street, Los Angeles, was present and outlined the basis for the Ekstrom request.

As there was no one else to be heard on this matter and no correspondence had been received, Mayor McCarty declared the public portion of the hearing closed.

On motion of Councilman Katnich, Murphy second, Council certified the filing of a Negative Declaration as adequate Environmental Documentation for the above request of Vernon Ekstrom, et al.

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-81-3

NOTICE IS HEREBY GIVEN that on Wednesday, November 18,
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 General Plan-Land Use Element Amendment
No. GPA-LU-81-3 which consists of two sections:

Section 1. The request of Vernon Ekstrom, et al
to redesignate the .62 acre parcel at 1435 Academy
Street from Low Density Residential to Commercial;
and to certify the filing of a Negative Declaration
(ND-81-25).

Section 2. The request of Moss and Craig on behalf
of Aladdin Real Estate to redesignate the 2.30
acre parcel at 1420 West Kettleman Lane from
Office-Institutional to Commercial; and to certify
the filing of a Negative Declaration.

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

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 VERNON EKSTROM, ET AL TO
REZONE THE .62 ACRE PARCEL AT 1435 ACADEMY
STREET FROM R-2, SINGLE-FAMILY RESIDENTIAL,
TO C-M, COMMERCIAL-LIGHT INDUSTRIAL

NOTICE IS HEREBY GIVEN that on Wednesday, November 18,
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 Vernon
Ekstrom, et al to rezone the .62 acre parcel at 1435 Academy
Street from R-2, Single-Family Residential, to C-M, Commercial-
Light Industrial.

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: November 4, 1981

By Order of the City Council


ALICE M. REIMCHE
City Clerk

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 MOSS AND CRAIG ON BEHALF
OF ALADDIN REAL ESTATE TO AMEND P-D(15),
PLANNED DEVELOPMENT NO. 15, TO PERMIT THE
2.30 ACRE PARCEL AT 1420 WEST KETTLEMAN
LANE TO CONFORM TO THE C-S, COMMERCIAL
SHOPPING DISTRICT, RATHER THAN THE R-C-P,
RESIDENTIAL-COMMERCIAL-PROFESSIONAL
DISTRICT

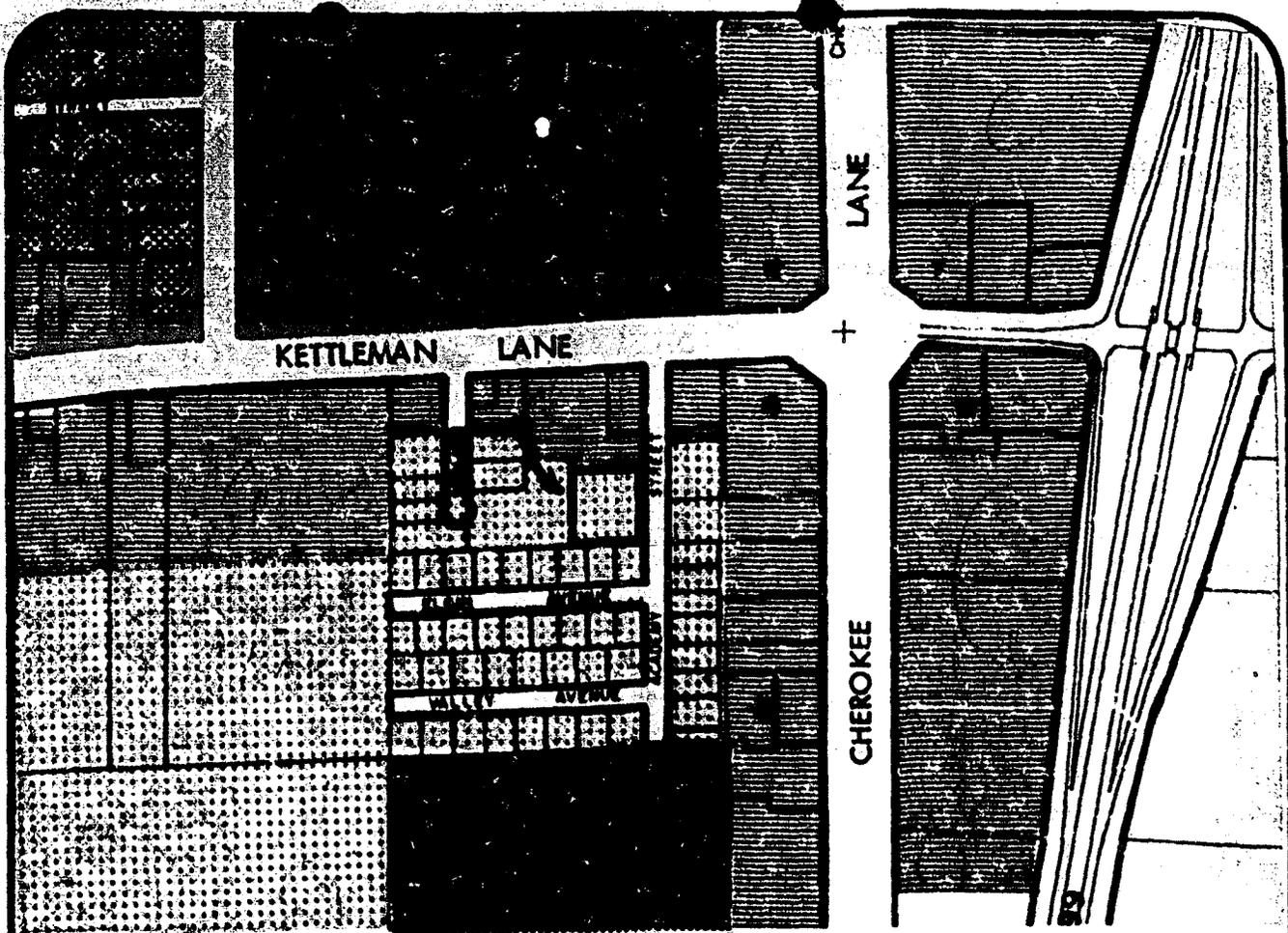
NOTICE IS HEREBY GIVEN that on Wednesday, November 18,
1981 at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public hearing
in the Council Chambers, City Hall, 221 West Pine Street, Lodi,
California, to consider the Planning Commission's recommendation
for approval of the request of Moss and Craig on behalf of
Aladdin Real Estate to amend P-D(15), Planned Development No. 15,
to permit the 2.30 acre parcel at 1420 West Kettleman Lane to
conform to the C-S, Commercial Shopping District, rather than the
R-C-P, Residential-Commercial-Professional District.

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: November 4, 1981

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk



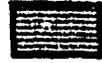
Low Density Residential



High Density Residential



Medium Density Residential



Commercial



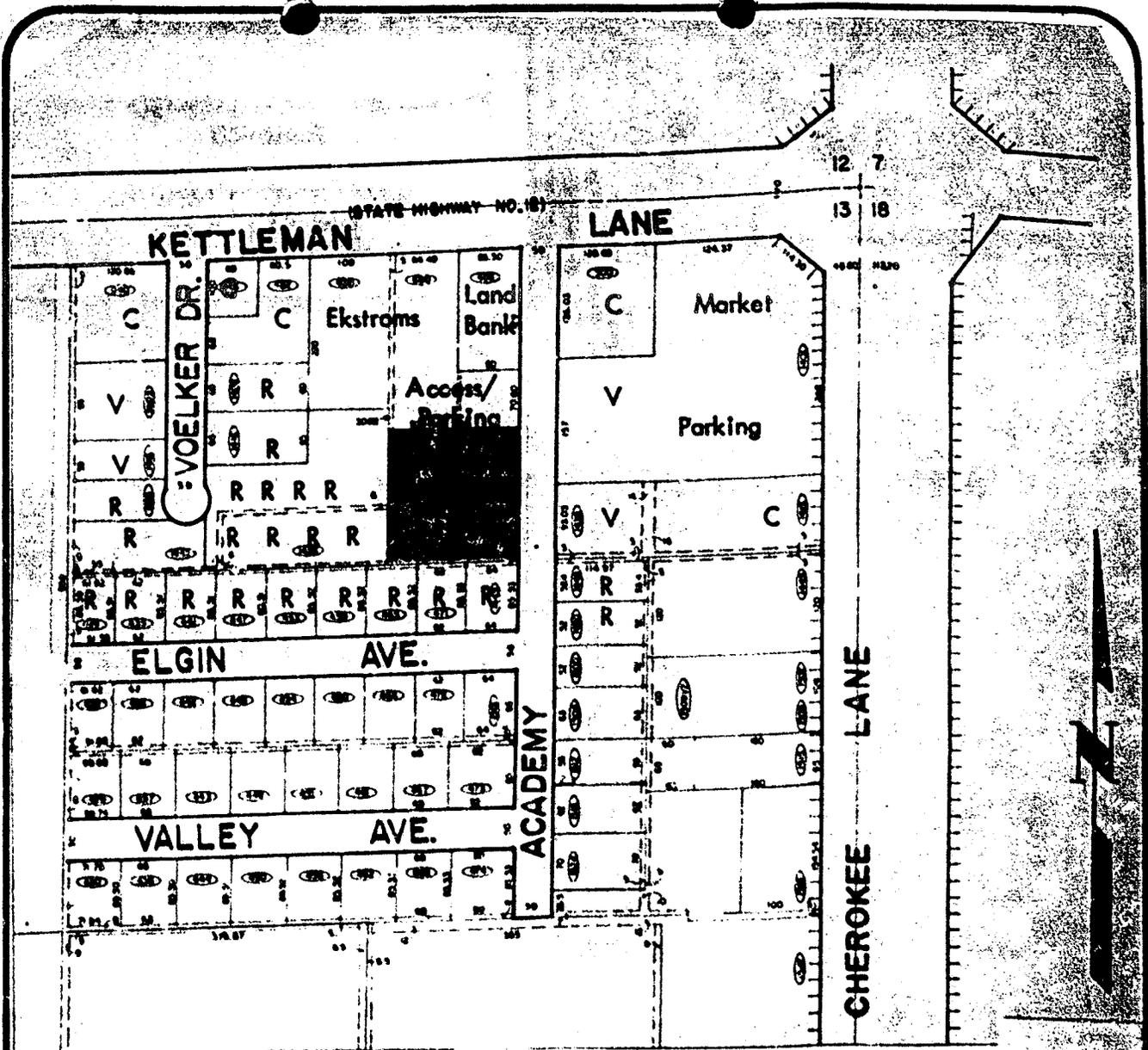
AMENDMENT AREA - LOW DENSITY RESIDENTIAL TO COMMERCIAL

**EKSTROM GENERAL PLAN AMENDMENT REQUEST
GP LU 81-3**

1435 ACADEMY ST.

057-180-28

57-193



R=Residence

C=Commercial

V=Vacant

Area proposed for 9600 sq. ft. distribution warehouse, 1600 sq. ft. office, parking

EKSTROM GENERAL PLAN AMENDMENT AND REZONING REQUEST

GP LUBI-3

Z-81-14

LOW DENSITY RESIDENTIAL CHANGE TO COMMERCIAL

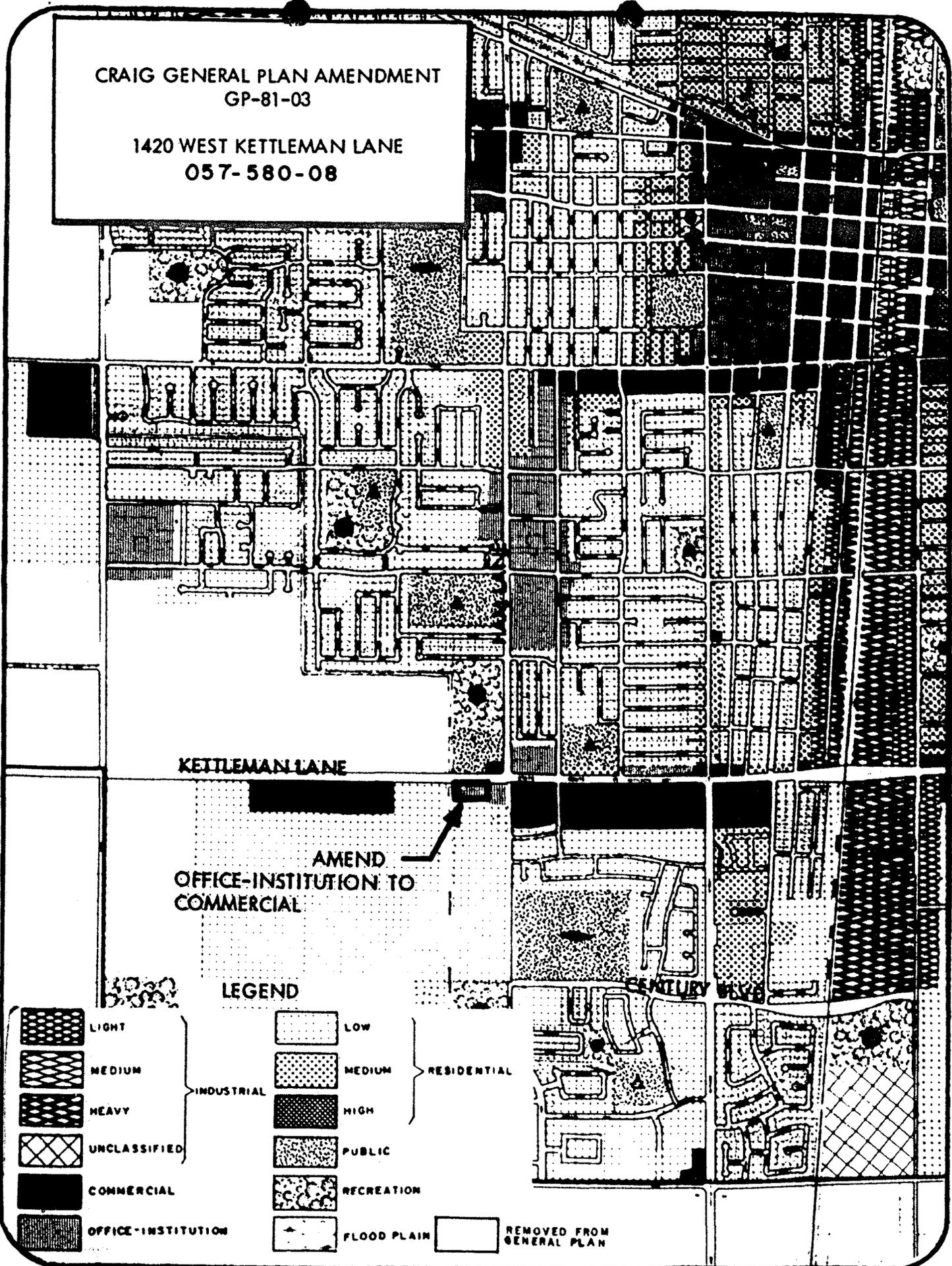
R-2 CHANGE TO C-M OR C-2

1435 ACADEMY ST

057-180-28

CRAIG GENERAL PLAN AMENDMENT
GP-81-03

1420 WEST KETTLEMAN LANE
057-580-08

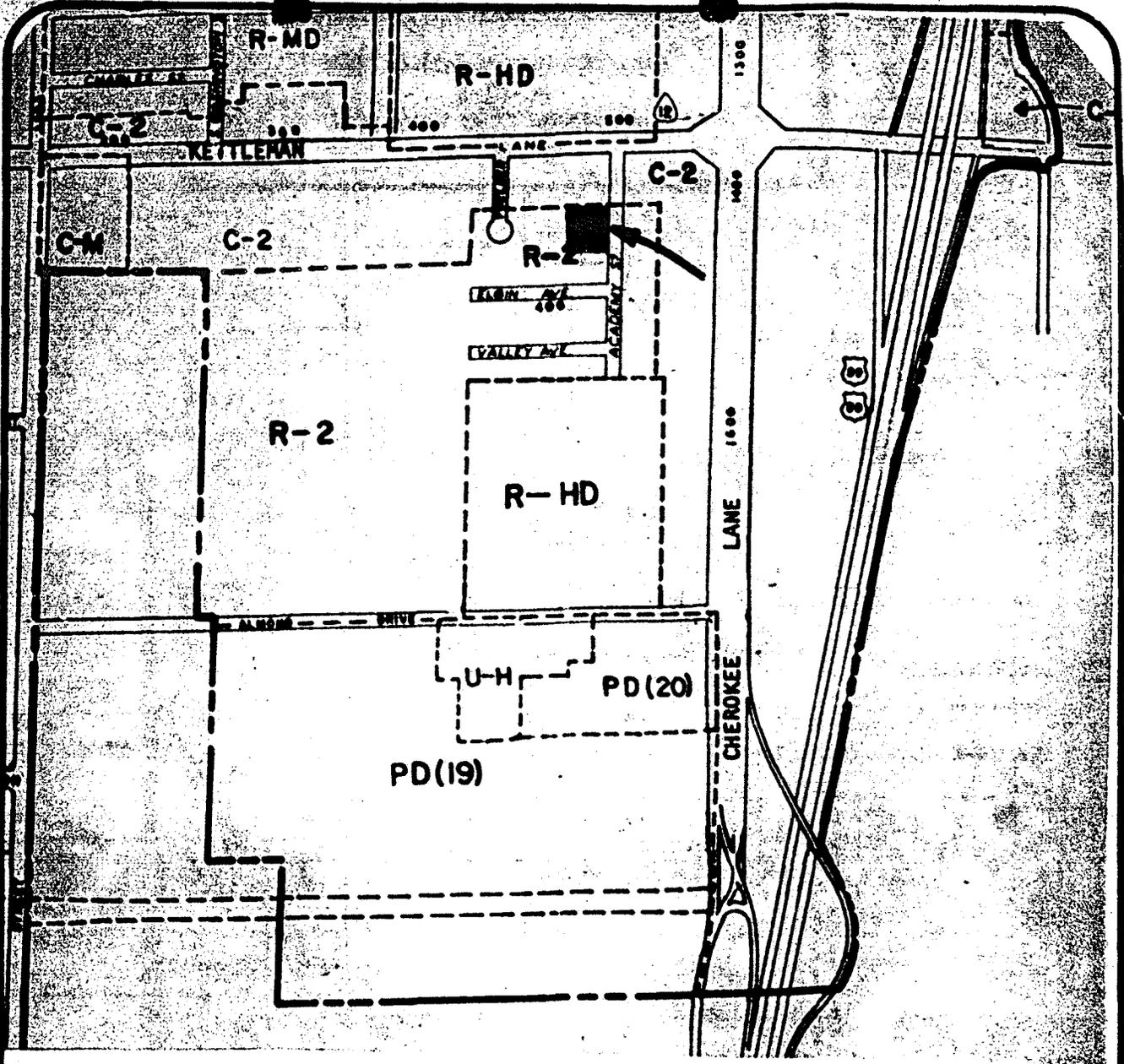


KETTLEMAN LANE

AMEND
OFFICE-INSTITUTION TO
COMMERCIAL

LEGEND

- | | | | | | |
|--|--------------------|--|-------------|---------------|------------------------------|
| | LIGHT | | LOW | } RESIDENTIAL | |
| | MEDIUM | | MEDIUM | | |
| | HEAVY | | HIGH | | |
| | UNCLASSIFIED | | PUBLIC | | |
| | COMMERCIAL | | RECREATION | | |
| | OFFICE-INSTITUTION | | FLOOD PLAIN | | REMOVED FROM
GENERAL PLAN |



**EKSTROM REZONING REQUEST
Z-81-14**

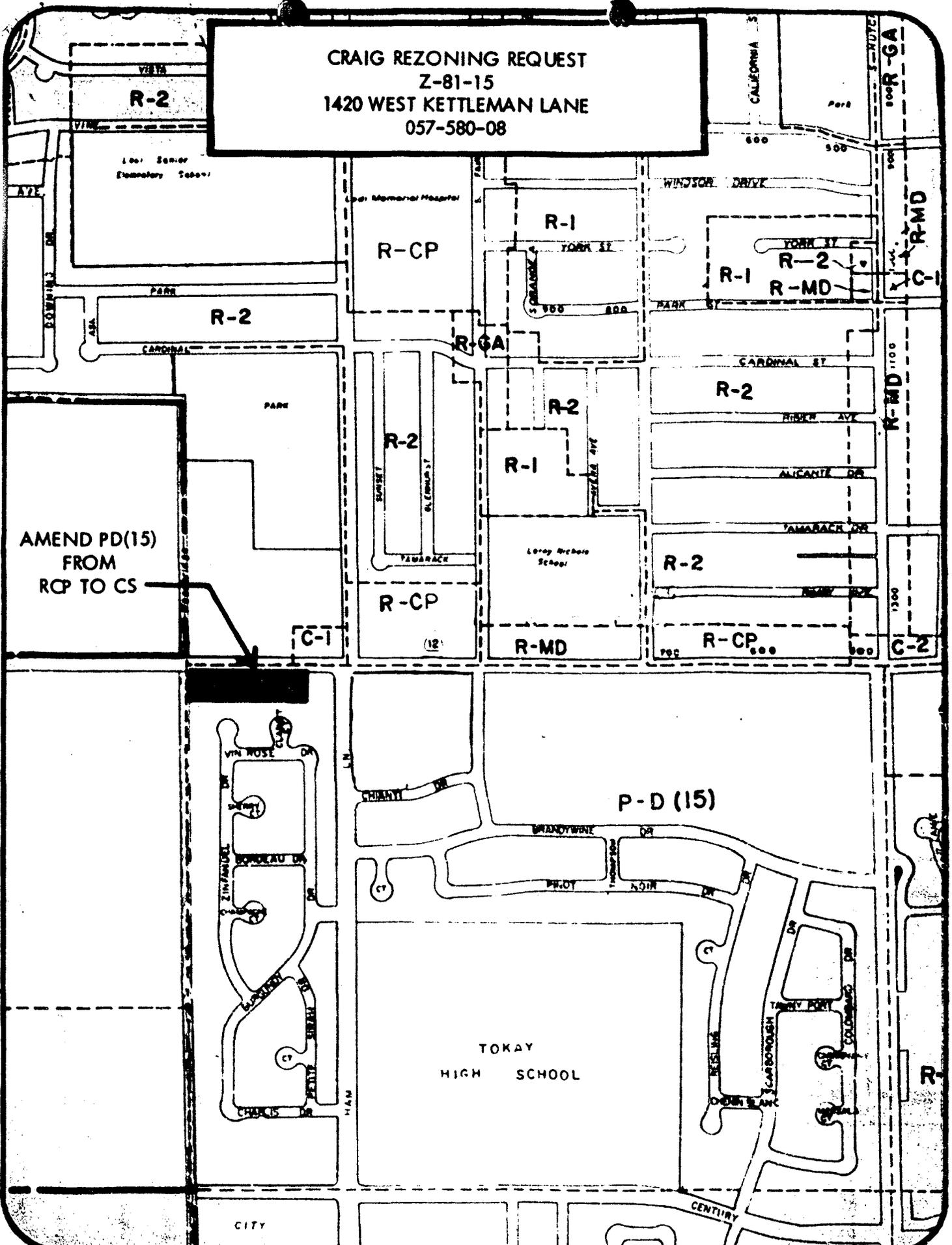


REZONE FROM R-2 to C-2 or C-M

1435 Academy St.

057-180-28

CRAIG REZONING REQUEST
Z-81-15
1420 WEST KETTLEMAN LANE
057-580-08



AMEND PD(15)
FROM
RCP TO CS

P-D (15)

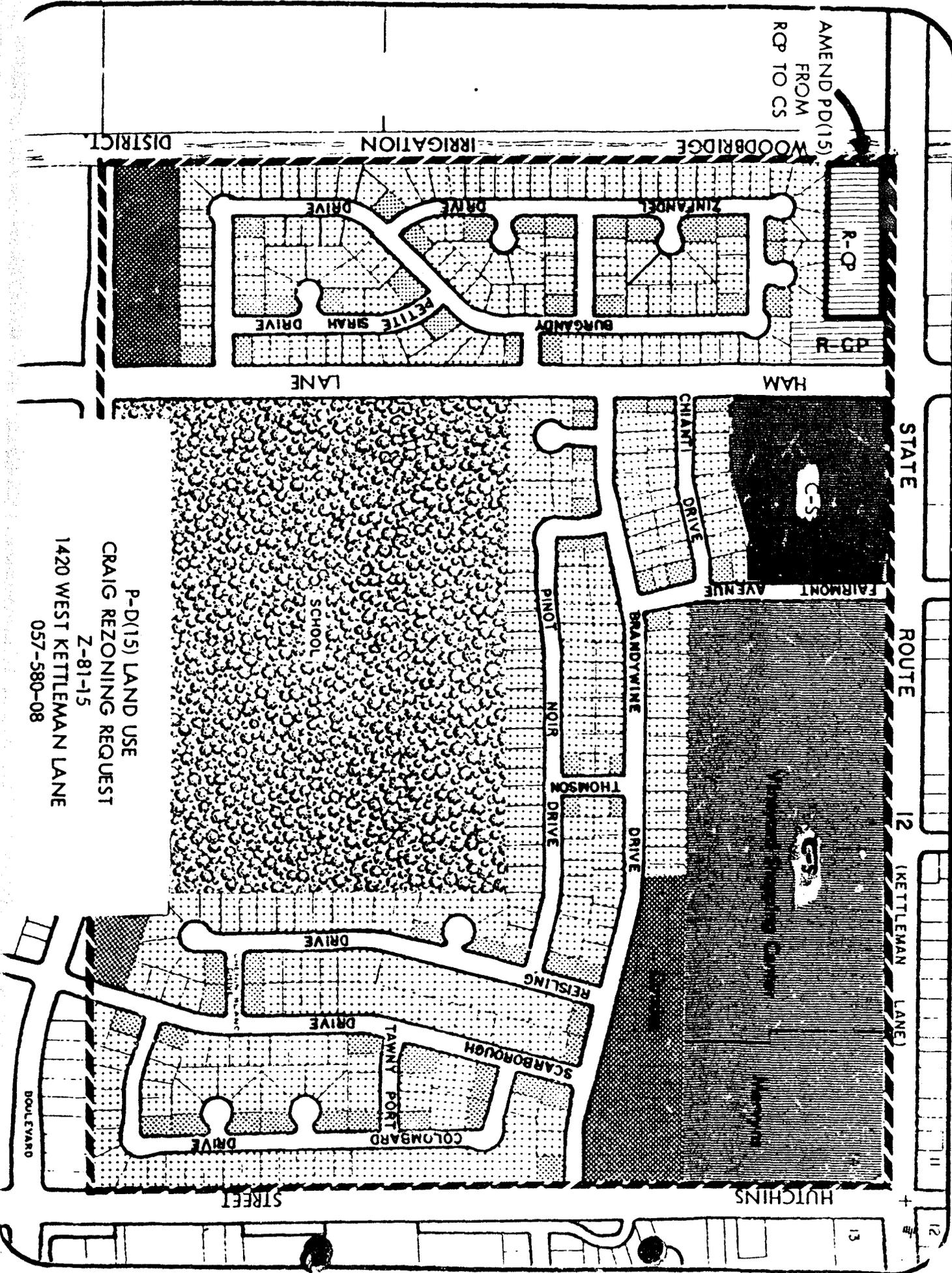
TOKAY
HIGH SCHOOL

CITY

CENTURY

AMEND PD(15)
FROM
RCP TO CS

WOODBRIDGE IRRIGATION DISTRICT



STATE

ROUTE

12

(KETTLEMAN LANE)

12

13

HUTCHESS

STREET

P-D(15) LAND USE
CRAIG REZONING REQUEST

Z-81-15

1420 WEST KETTLEMAN LANE

057-580-08