

MEMORANDUM, City of Lodi , Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: NOVEMBER 15, 1988
SUBJECT: PLANNING COMMISSION ACTIONS - NOVEMBER 14, 1988

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Jerry and Wanda Higgins for a Use Permit for a residential day care facility for 12 children at 2100 Alpine Drive in an area zoned P-D(10) Planned Development District No. 10.
2. Determined that a "Zoning Hardship" existed and approved the request of Angelo Fanos on behalf of James Charlesworth to erect a fence in excess of 42 inches in a frontyard area at 421 South Central Avenue in an area zoned C-1, Neighborhood Commercial.
3. Extended the request of Jean Huffman for a Use Permit for a caretaker/watchman's mobilehome for Harris Pine Mills at 1111 South Stockton Street in an area zoned M-2, Heavy Industrial.
4. Set a Special Meeting and Public Hearing for January 16, 1989 to consider recommending an Ordinance banning additional off-premise signs and establishing a period for removal of existing off-premise signs.
5. Set a Public Hearing for November 28, 1988 to consider the proposed Sidewalk Vendors' Ordinance as prepared by the City Attorney.
6. Requested the City Attorney to prepare an Ordinance which would limit the distance between large residential day care centers in residential zones to 500 feet.

MEMORANDUM, City of Lodi , Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: DECEMBER 5, 1988
SUBJECT: PLANNING COMMISSION ACTIONS - NOVEMBER 28, 1988

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the City Council adopt the Sidewalk Vendors' Ordinance as prepared by the City Attorney.

OF INTEREST TO THE CITY COUNCIL

1. Approved the request of Cecil Dillon, Dillon Engineering on behalf of Sid and Glenda Crawford for a one year extension (i.e. January 1990) for the Approved Tentative Map of a 1-lot, eight unit, residential condominium project at 1016 South Hutchins Street in an area zoned R-MD, Medium Density Multiple Family Residential.
2. Conditionally approved the request of Kenneth H. Glantz, Glantz-Deimler Engineering Associates on behalf of J.W. Properties for a lot line adjustment between Lots 37, 38 and 39, The Meadows, Unit No. 2 (i.e. 2207, 2211, and 2217 Orchis Drive) in an area zoned P-D(24), Planned Development District No. 24.
3. Conditionally approved the request of Terry Piazza, Baumbach and Piazza, Consulting Engineers, on behalf of Howard and Brad Clark for a line line adjustment to create one lot from two parcels at 615 and 621 East Pine Street in an area zoned M-1, Light Industrial.
4. Partially approved the request of Robert Morris, Morris and Wenell, Architects, on behalf of D and B Partners, Ltd. to vary the parking requirements for an office complex at 1806 West Kettleman Lane in an area zoned P-D(21), Planned Development No. 21, by determining that the enclosed lobby was not leasable space and therefore did not require off-street parking.
5. Recommended that the San Joaquin County Planning Commission (1) deny the request of Full Gospel Tabernacle Pentecostal Church of God for a Use Permit to operate a day care center, which is the first phase of a multi-phase church complex, at 3971 East Woodbridge Road, and (2) require the preparation of an Environmental Impact Report for the overall project.

It was the City Planning Commission's belief that the conversion of prime agricultural land, growth inducement, increased traffic and air pollution all constituted the basis for an E.I.R.

KEMORANDUM, City of Lodi , Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: DECEMBER 13, 1988
SUBJECT: PLANNING COMMISSION ACTIONS - DECEMBER 12, 1988

OF INTEREST TO THE CITY COUNCIL

1. Determined that a child day care center was a permitted use in a M-2, Heavy Industrial Zone and took no action on the request of Robbyn L. Reiswig for a Use Permit for a residential day care facility at 1797 South Stockton Street.
2. Set a Special Meeting and Public Hearing for 7:30 p.m., Tuesday, December 27, 1988 to consider the following requests of Marc Siegal, c/o First Fidelity Realty Group:
 - a. to amend the Land Use Element of the Lodi General Plan by redesignating the parcel at 2500 West Turner Road (APN 029-030-39, R.C.A. Global) from Office-Institutional to Commercial.
 - b. to rezone the parcel at 2500 West Turner Road (APN 029-030-39, R.C.A. Global) from R-C-P, Residential-Commercial-Professional to C-S, Commercial Shopping Center.
 - c. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.
3. Removed from the agenda the request of Gary Kroll for the approval of a Tentative Parcel Map to divide 601 North Loma Drive (APN 035-171-01) into two parcels in an area zoned R-1, Single-Family Residential, and suggested the applicant reapply when he is able to go forward with the project.
4. Conditionally approved the request of Terry Piazza, c/o Baumbach and Piazza, Consulting Engineers on behalf of Lodi Memorial Hospital for a Tentative Parcel Map to create three parcels for a portion of 975 South Fairmont Avenue (APN 031-070-01) in an area zoned R-C-P, Residential-Commercial-Professional.
5. Conditionally approved the request of Terry Piazza, c/o Baumbach and Piazza, Consulting Engineers, on behalf of J. Jeffery Kirst for a Tentative Parcel Map to create four parcels from two at 1314 and 1318 South Washington Street (APN's 047-270-03 and 04) in an area zoned R-1*, Single-Family Residential (East Side Rezoning).

CITY COUNCIL

EVILYN 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 REIMICHE
City Clerk

RONALD M STEIN
City Attorney

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DEC 1

CITY

December 13, 1988

Mr. Terry Piazza
c/o Baumbach and Piazza
Consulting Engineers
323 West Elm Street
Lodi, CA 95240

Dear Terry:

RE: Tentative Parcel Map 88 P 027
Lodi Memorial Hospital
975 South Fairmont Avenue
APN 031-070-36

At its meeting of Monday, December 12, 1988 the Lodi City Planning Commission conditionally approved your request on behalf of Lodi Memorial Hospital for a Tentative Parcel to divide Assessor Parcel \$031-070-36 (portion of 975 South Fairmont Avenue) into three lots with Parcel 1 containing 0.84 acres; Parcel 2, 1.29 acres and Parcel 3, 2.12 acres in an area zoned R.C.P., Residential - Commercial - Professional.

The Planning Commission's approval is subject to the following conditions:

1. that the new parcels have street addresses as assigned by the Public Works Department ;
2. that public utility easements be dedicated as required by the various utility companies and the City of Lodi;
3. that the developer pay the fees shown below and any additional fees in effect at time of Final Map filing or issuance of building permit :

Storm Drainage
Fire Service
Water Service

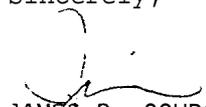
Sewer Service
Sewer Connection

4. that on-site fire protection be provided per Fire Department requirements ;
5. that landscape and sprinkler plans be provided in conformance with City policy;
6. that the Ham Lane driveway be special commercial in conformance with Standard Plan 111 with a 15-foot radius and 24-foot driveway;

Mr. Terry Piazza
December 13, 1988
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7. that the developer dedicate access easements for common driveways and provide joint maintenance agreement for storm drainage system; and
3. that the lot lines of Parcel 1 may be adjusted as long as the office building proposed for that site is in conformance with the Uniform Building Code.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: Richard Sandford
Chief Building Inspector

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

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CITY CLERK
CITY OF LODI

December 13, 1988

Mr. Terry Piazza
c/o Baumbach and Piazza
Consulting Engineers
323 West Elm Street
Lodi., CA 95240

Dear Terry:

RE: Tentative Parcel Map 88 P 028
1314 & 1315 South Washington Street
J. Jeffery Kirst

At its meeting of Monday, December 12, 1988 the Lodi City Planning Commission conditionally approved your request on behalf of J. Jeffery Kirst for a Tentative Parcel Map to create four lots from two at 1314 and 1318 South Washington Street (APN's 047-270-03 and 04) in an area zoned R-1*, Single-Family Residential (East Side).

The Planning Commission's approval is subject to the following conditions:

1. that the developer install all off-site utilities and street improvements ;
2. that engineered improvement plans be prepared for all public improvements prior to Final Map filing;

A 6-inch water main is to be extended north from Kettleman Lane across the project frontage and connected to the 6-inch line approximately 60 feet north of the subject property. All four water services are to tie into this new main at the developer's expense. The City will pay for the portion of the line south of the parcel. The work shall include extension of the deadend 2-inch line to the street. The City will pay for this line also.

3. that public utility easements as required by the various utility companies and the City of Lodi be dedicated;
4. that the developer pay the fees shown below and any additional fees in effect at the time of Final Map filing or issuance of Building Permit:

Storm Drainage
Engineering

Sewer Service (Lots I and 2)
Sewer Connection

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December 13, 1988
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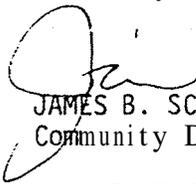
5. that the developer enter into all applicable agreements;
6. that existing wells and septic tanks be abandoned in conformance with City requirements;
7. that on-site fire protection be provided per Fire Department requirements ;
8. that 2.5 feet of street right-of-way be dedicated on South Washington Street;
9. that the sewer services for Lots 3 and 4 be upgraded with clean-outs per Standard Plan 201 with Lot 2 having a private easement across Lot 1 for sewer service;
10. that Lots 3 and 4 to have common access easements which shall be appropriately landscaped, irrigated and lighted, and
11. that the minimum lot area for any parcel shall be 5,000 square feet before street dedication.

If you or your client wish to appeal all or a portion of the Planning Commission's approval Section 16.36.010 provides as follows:

"Any interested person adversely affected by any decision of the advisory agency may file a complaint with the City Clerk concerning such decision. Any such complaint shall be filed with the City Clerk within fifteen days after the action which is the subject of the complaint."

Your appeal, if any, must be in writing and directed to Alice M. Reimche, City Clerk, Call Box 3006, Lodi, CA, 95241-1910. It must be received by her by 5:00 p.m., Tuesday, December 27, 1988.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

cc: J. Jeffery Kirst
City Clerk