



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing for May 21, 2014, to Consider Adopting a Resolution Approving the Planning Commission's Recommendation to Authorize 145 Low Density Residential, 55 Medium Density Residential and 88 High Density Residential Growth Management Allocations for Van Ruiten Ranch Subdivision

MEETING DATE: May 7, 2014

PREPARED BY: Interim Community Development Director

RECOMMENDED ACTION: Set a Public Hearing for May 21, 2014, to consider adopting a resolution approving the Planning Commission's recommendation to authorize 145 Low Density Residential, 55 Medium Density Residential and 88 High Density Residential Growth Management Allocations for Van Ruiten Ranch Subdivision.

BACKGROUND INFORMATION: As part of the City's Growth Management program, the Planning Commission reviews the requests that have been submitted to the City. Following a public hearing, the Commission makes a recommendation for City Council consideration.

On April 9, 2014, the Planning Commission held a public hearing regarding the 2014 Residential Growth Management Development Allocation. At this hearing the Planning Commission reviewed a request by Van Ruiten Ranch, Ltd. for (i) Growth Management Allocation for 145 Low-Density Residential Lots, 55 Medium-Density Residential Lots and 88 High-Density Units; (ii) a Vested Subdivision Map for the Proposed Van Ruiten Ranch Subdivision, a 74-acre, 288-unit subdivision; and (iii) adopted Development Standards for the subdivision known as Van Ruiten Ranch Subdivision located within Planned Development 41 Zoning District.

The Commission received a staff report, heard the staff presentation; asked questions of staff as well as the applicant, opened the hearing to the public for testimony in support and in opposition to the application, closed the public hearing and voted 5-0 to recommend the City Council approve the applicant's request for 145 Low-Density Residential, 55 Medium-Density Residential, and 88 High-Density growth management allocation units and approve the Final Map for the project.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

A handwritten signature in black ink, appearing to read "Stephen Schwabauer".

Stephen Schwabauer
Interim Community Development Director

APPROVED: 
Stephen Schwabauer, Interim City Manager



Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER ADOPTING RESOLUTION APPROVING THE PLANNING COMMISSION'S RECOMMENDATION TO AUTHORIZE 145 LOW-DENSITY RESIDENTIAL, 55 MEDIUM-DENSITY RESIDENTIAL, AND 88 HIGH-DENSITY RESIDENTIAL GROWTH MANAGEMENT ALLOCATIONS FOR VAN RUITEN RANCH SUBDIVISION

PUBLISH DATE: SATURDAY, MAY 10, 2014

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL-OLSON
LNS ACCT. #0510052 CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, MAY 8, 2014

ORDERED BY: RANDI JOHL-OLSON
CITY CLERK

Jennifer M. Robison
JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) _____ JMR _____ MD (initials)



DECLARATION OF POSTING

**PUBLIC HEARING TO CONSIDER ADOPTING RESOLUTION APPROVING
THE PLANNING COMMISSION'S RECOMMENDATION TO AUTHORIZE
145 LOW-DENSITY RESIDENTIAL, 55 MEDIUM-DENSITY RESIDENTIAL, AND
88 HIGH-DENSITY RESIDENTIAL GROWTH MANAGEMENT ALLOCATIONS
FOR VAN RUITEN RANCH SUBDIVISION**

On Thursday, May 8, 2014, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider adopting resolution approving the Planning Commission's recommendation to authorize 145 low-density residential, 55 medium-density residential, and 88 high-density residential Growth Management Allocations for Van Ruiten Ranch Subdivision (attached and marked as Exhibit A) was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 8, 2014, at Lodi, California.

ORDERED BY:

**RANDI JOHL-OLSON
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER ADOPTING RESOLUTION APPROVING THE PLANNING COMMISSION'S RECOMMENDATION TO AUTHORIZE 145 LOW-DENSITY RESIDENTIAL, 55 MEDIUM-DENSITY RESIDENTIAL, AND 88 HIGH-DENSITY RESIDENTIAL GROWTH MANAGEMENT ALLOCATIONS FOR VAN RUITEN RANCH SUBDIVISION

On Thursday, May 8, 2014, 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 Notice of Public Hearing to consider adopting resolution approving the Planning Commission's recommendation to authorize 145 low-density residential, 55 medium-density residential, and 88 high-density residential Growth Management Allocations for Van Ruiten Ranch Subdivision, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

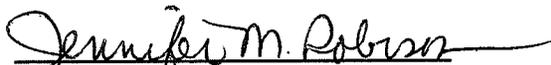
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 8, 2014, at Lodi, California.

ORDERED BY:

**RANDI JOHL-OLSON
CITY CLERK, CITY OF LODI**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 21, 2014

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl-Olson

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 21, 2014**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Adopt resolution approving the Planning Commission's recommendation to authorize 145 low-density residential, 55 medium-density residential, and 88 high-density residential Growth Management Allocations for Van Ruiten Ranch Subdivision.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl-Olson
City Clerk

Dated: **May 7, 2014**

Approved as to form:

Janice Magdich
Interim City Attorney

PARCEL	OWNER	ATTN	ADDRESS	CITY	STATE	ZIP
5803004	LODI LSR PROPERTIES LLC		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219
5803006	HOWARD INVESTMENTS LLC ETAL	MATTEUCCI	2522 GRAND CANAL BLVD STE 15	STOCKTON	CA	95207
5803009	REICHMUTH, ANDREW T ETAL	VICTORIA L BOCK TR	424 DAISY AVE	LODI	CA	95240
5803012	WAL MART REAL EST BUSINESS TRU	RE PROPERTY TAX DEPT	MAIL STOP 0555	BENTONVILLE	AR	72716
5803014	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258
5803015	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258
5803016	LODI LSR PROPERTIES LLC		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219
5803017	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258
5803018	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258
5804001	SCHUMACHER, WELDON & BONNIE TR		1303 RIVERGATE DR	LODI	CA	95240
5814012	PETERSON, MINTON BILLIE & KARL		PO BOX 473	LOCKEFORD	CA	95237
5814051	LODI CITY OF		PO BOX 3006	LODI	CA	95241
5814052	PETERSON, MINTON BILLIE & KARL		PO BOX 473	LOCKEFORD	CA	95237
5823023	LODI, CITY OF		CITY HALL	LODI	CA	95240
5823024	LODI CITY OF		PO BOX 3006	LODI	CA	95241
applicant	BENNETT HOMES, INC		P.O. BOX 1597	LODI	CA	95241