

ORDINANCE NO. 1046

AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING THE CHERRY TREE SUBDIVISION LOCATED ON THE WEST SIDE OF SOUTH CHURCH STREET BETWEEN WEST KETTLEMAN LANE AND WEST CENTURY BOULEVARD FROM THE R-MD, MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT TO P-D(12), PLANNED DEVELOPMENT DISTRICT NO. 12, WITH CERTAIN CONDITIONS .

The City Council of the City of Lodi does ordain as follows:

Section 1. The Official District Map of the City of Lodi adopted by Section 27-2 of the Code of the City of Lodi is hereby amended and the property hereinafter described rezoned and reclassified from its present classification as being in the R-MD, Medium Density Multiple Family Residential District to be in the P-D(12), Planned Development District No. 12, vie:

A portion of the Northwest Quarter of Section 13,
Township 3 North, Range 6 East, Mount Diablo Base and
Meridian, City of Lodi, San Joaquin County, California,
and being more particularly described as follows:
Commencing at the Northwest corner of said Section 13;
thence s'outherly $0^{\circ} 00' 30''$ west, along the west line of
said Section 13, 1586.13 feet; thence northerly $87^{\circ} 24' 00''$
east, 269.59 feet to the TRUE POINT OF BEGINNING;
thence northerly $87^{\circ} 24' 00''$ east, 527.22 feet to the center-
line of CHURCH STREET; thence southerly $2^{\circ} 00' 00''$ west,
along said centerline, 275.85 feet; thence southerly $87^{\circ} 24'$
 $46''$ west, 505.10 feet; thence northerly $2^{\circ} 36' 00''$ west,
274.85 feet to the TRUE POINT OF BEGINNING.

Containing 3.26 acres, more or less.

The alterations, changes and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with the provisions of Chapter 27 of the Code of the City of Lodi and the laws of the State of California applicable hereto.

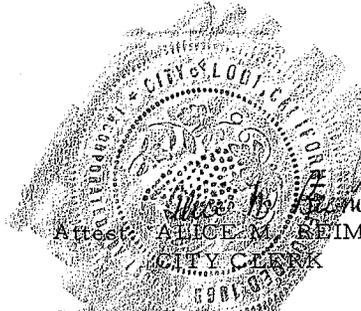
Section 2. The above rezoning and reclassification is subject to the following conditions :

1. that the Parcel Map of the Resubdivision of Lots 2 through 15 of the Cherry Tree Subdivision as approved by the City Planning Commission on October 14, 1974 be made a part of the Ordinance by reference;
2. that the Uses Permitted, Height and Area Requirements and Minimum Yards conform to Section 27-8, R-MD District of the Municipal Code with the following exceptions :
 - a. the area of Parcels 1 through 28 shall be as shown on the Parcel Map of the Resubdivision of Lots 2 through 15 of the Cherry Tree Subdivision;
 - b. a "zero" side yard shall be permitted between the units in each duplex-condominium structure;
3. that the off-street parking shall be provided at a ratio of 2 spaces per unit with 1/2 of all required off-street parking spaces covered; and
4. that all site plans and building elevations shall be approved by the Site Plan and Architectural Review Committee.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 4. This Ordinance- shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 20th day of November 1974



James W. Pinkerton, Jr.
JAMES W. PINKERTON, JR.
Mayor

Alice M. Reimche
Attest: ALICE M. REIMCHE
CITY CLERK
State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1046 was introduced at a regular meeting of the City Council of the City of Lodi held November 6, 1974 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held November 20, 1974 by the following vote:

Ayes:	Councilmen -	EHRHARDT, HUGHES, KATNICH, SCHAFFER and PINKERTON
Noes:	Councilmen -	None
Absent:	Councilmen -	None

I further certify that Ordinance No. 1046 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

