CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of July 10, 1995

MEETING DATE: July 19, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM	RECOMMENDATION
a.	Recommended to the City Council the downzoning of East Lodi Avenue on the north side of the 200 block, the 300 block, the 400 block and 501-545 of the 500 block and on the south side, 104-112 of the 100 block, the 200 block, the 300 block, the 400 block and 500-526 of the 500 block from C-2, General Commercial to C-1, Neighborhood Commercial.

FUNDING: None required.

James B. Schroeder
Community Development Director

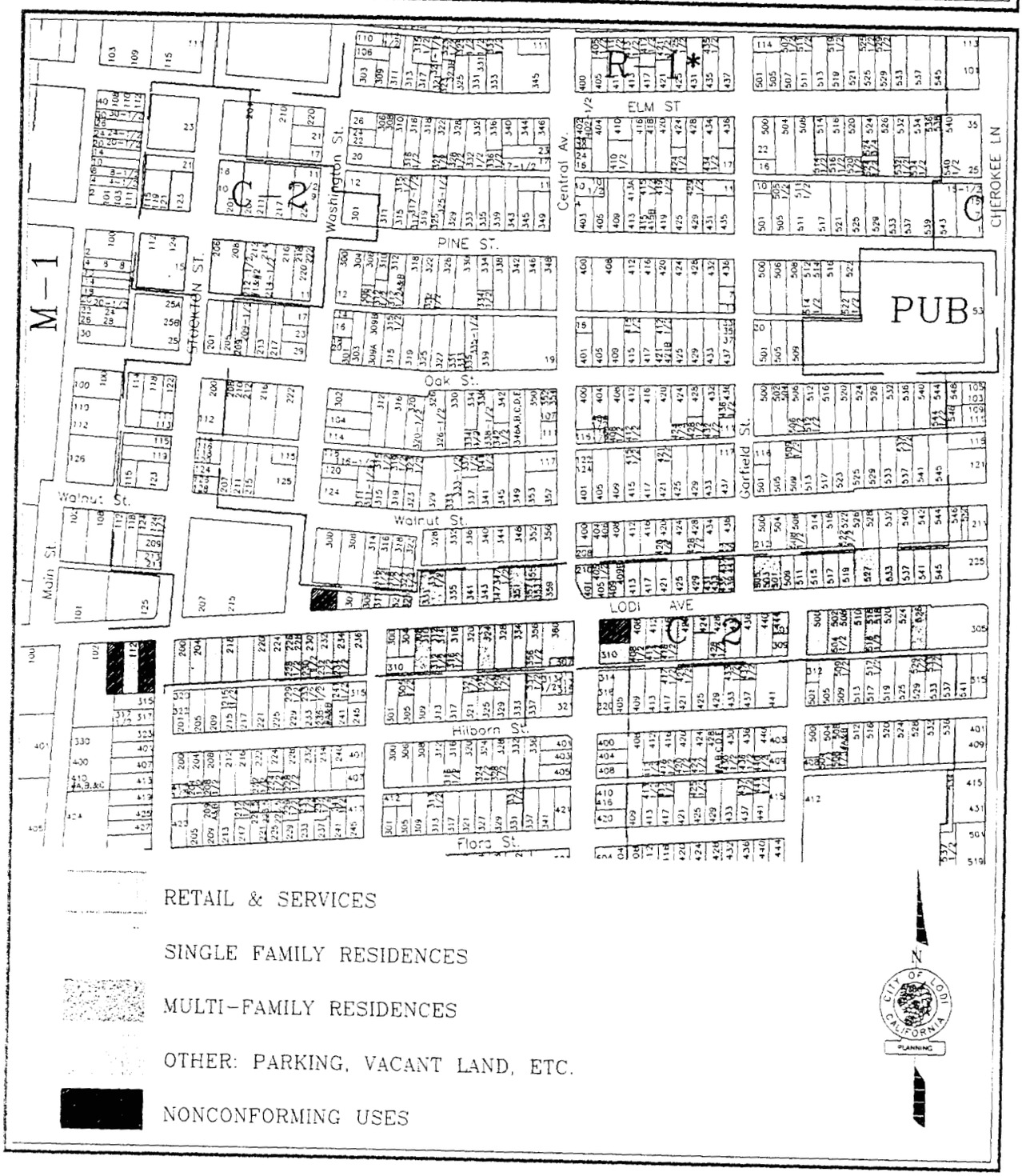
JBS/lw
Attachment

APPROVED: Thos A. Peterson
THOMAS A. PETERSON
City Manager

recycled paper

COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTIES OF PROPOSED REZONE



C:\ACADDWG\EASTDOWN Tue Jul 11 11:00:58 1995

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

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING DOWNZONING OF EAST LODI AVENUE ON THE NORTH SIDE OF THE 200 BLOCK, THE 300 BLOCK, THE 400 BLOCK AND 501-545 OF THE 500 BLOCK AND ON THE SOUTH SIDE, 104-112 OF THE 100 BLOCK, THE 200 BLOCK, THE 300 BLOCK, THE 400 BLOCK AND 500-526 OF THE 500 BLOCK FROM C-2, GENERAL COMMERCIAL C-1, NEIGHBORHOOD COMMERCIAL. PUBLIC HEARING AUGUST 16, 1995

PUBLISH DATE: SATURDAY, JULY 22, 1995

TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO: JACQUELINE L. TAYLOR
ACTING CITY CLERK

DATED: JULY 20, 1995

ORDERED BY:

Linda S. Nichols
LINDA S. NICHOLS
DEPUTY CITY CLERK

advins/forms

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 16, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:
Jennifer M. Perrin
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 16, 1995** 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 to consider the following matter:

a) Downzoning of East Lodi Avenue on the north side of the 200 block, the 300 block, the 400 block and 501-545 of the 500 block and on the south side, 104-112 of the 100 block, the 200 block, the 300 block, the 400 block and 500-526 of the 500 block from C-2, General Commercial C-1, Neighborhood Commercial.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. 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.

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 Public Hearing.

By Order of the Lodi City Council:

Jacqueline L. Taylor
Acting City Clerk

Dated: July 20, 1995

Approved as to form:

John Luebberke
Deputy City Attorney

DECLARATION OF MAILING

On July 20, 1995 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 July 20, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk

Linda S. Nichols
Deputy City Clerk

decmail/forms

PUBLIC HEARING LIST

DOWNZONE

MAILING LIST FOR: FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-071-01	M&P Investments Ptp	112 S Main		
-02	Alvin & J Allmindinger Tr	8954 Redman Rd	Valley Springs	95252
-03	"			
-04	King T Wong et al	24 N. Main St		95240
-05	Allmindinger			95252
-12	Donald B Lipscomb	105-A E Pine		95240
-17	Buddhist Church of Lodi	23 N Stockton St.		95240
-20	T.H. & V.L. Rosen Trs	833 Kristen Ct		95242
-21	Steve & Della Wong	119 E Pinest		95240
-22	Bennie & G E Meidinger	1022 Laurel Ave		95242
-072-01	Donald & Jannie Wong	2112 Sunwest Dr.		95242
-02	Gunvantbhai & S Bhakta	4 S. Main St		95240
-03	Leland Wah Yip	1200 Edgewood Dr.		95240
-06	Reynolds Packing Co	33 E Tokay St.		
-09	Kanu N & CK Patel	22½ S. Main St		
-10	Jose & Tomasa Mendoza	2601 E. Armstrong Rd.		95240
-11	Glory Properties Inc.	23438 N Bruella Rd		
-12	Joann & Richard Woolstrum	"		
-13	Maurice O Ray Jr.	755 S. Fairmont Av.		
-14	Edgar W. & Helen Beoshanz	P.O. Box 9	Woodbridge CA	95258
-15	"			
-16	"			
-073-01	Buddhist Church			
-02	Japanese American Citz. League	23 N Stockton		
-03	Adriana J Vanderkans	P.O. Box 2411	Lodi	95241
-04	Jim D & Karen Munro	17757 Kennison Ln.	"	95240
-05	Gary E Rice	17 N Washington St	"	"
-06	Beoshanz			
-07	"			
-08	Mohammad D & R Khan	435 Harold St		
-09	Fred L & M Mutter Trs.	904 Sylva Dr.		
074-06	Mohammed & S Alam	440 E Maple St #A		
-06	Mizafar & K Khan	439 Murray St		
-07	Paul Deandreis	17 S Washington St		
-08	Sheryl Carey	33 "		
-09	Womens Center Coalition	620 N San Joaquin St	Stockton CA	95202
-10	Larry & Goreti Stice	893 E Harney Lane	Lodi	95240

PUBLIC HEARING LIST

DOWNZONE

MAILING LIST FOR: FILE #

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-074-11	Lorenzo & Norma Viramontes	309 E Oak ST.	Lodi	95240
-12	Vera C. Carter	213 E Oak St		
-13	Esther Berg	209 E Oak ST		
-14	Bentz Plumbing & Heating	1317 Midvale Rd		
-15	"			
-16	Roy L. & Sandra Collins	P.O. Box 5	Woodbridge	
075-01	Laurie E. Folweiler	26 N Washington		
-02	Elda & K Khan	22 N Washington		
-03	N. & C. Investments	1029 S Church		
-04	Elda & K Khan			
-05	Inez Huppert	1313 W Lockeford ST		
-08	Pedro M. De La Torre	318 E Elm		
-09	Thomas & Pamela Herrmann	332 E Elm		
-10	Joy Rollings	P.O. Box 2045	Lodi	95241
-11	Michael D. & JF Meek	325 E Pine St		
-12	Maria G Arambula	11316 Herms ST	Norwalk CA	90650
-13	Akram M. Khan	213 E Pine	Lodi	
-14	Mohammad Akram Khan	351 E Lodi	Lodi	
-15	Efram C. & Beth Maldonado	311 E Pine		
-16	Clifford T. & Chong Roost	301 E Pine ST		
-17	N & C Investments Ptp	1029 S Church		
-18	Jay & Zelphia D. White	316 E Elm		
076-01	N & C Investments Ptp.			
02	Richard & Laura Norris	306 E Pine		
03	Mohammad Naz	306 1/2 E Pine		
04	Stavros & Folini Geralis	1442 Voelker Dr.		
05	"			
06	"			
07	Harry P & M Bistolarides	511 E Pine		
08	Mohammad, D. & R. Khan	435 Harold		
14	Lonnie & J Markle	513 Conner ST		
15	Christopher L. Kasta	301 E Oak ST		
16	Ida Merkle	3018 White Oak Way		
17	Alfonzo J. Mendoza	14 S Washington		
121-11	Steven & Cindy Garrison	933 N Lincoln		
-12	Douglas I. & B.J Blayney	337 E. Oak ST		

PUBLIC HEARING LIST

DOWNZONE

MAILING LIST FOR:

FILE #

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-122-01	Darrell E McCarver	326 E Oak		
-02	Douglas & June Kort	2311 W Cochran Rd	Lodi	95242
-077-02	Southern Pacific RR Co			
-062-04	May Kam Chin Eng	P.O. Box 1967	Lodi	95241
-05	Safdar Afzal et al	230 E Vine St		
-06	Magdalena Vargas LF Est	122 E Oak		
-064-01	Goodwill Industries Corp	139 S Grant	Stockton	95202
-02	Gerald & L Bouma et al	1424 Arundel Ct	Lodi	9524-
-03	Loel Foundation Corp	105 S. Washington		
-04	"			
-066-01	Yvonne J Vallejo	302 E Oak St		
E100 -063-01	Robert E & Carol Matheson	P.O. Box 970	Elk Grove CA	95759
-02	C & A Fasser et al Trs.	636 Daisy		
-03	Mario & Martha Magnana	112 E Walnut		
-04	Craig Williamson et al	118 E Walnut		
-05	John & M Ralston	2012 Edgewood		
-06	Tony & Elsie Martin	4860 E Woodbridge		
-07	Catherine M Sotima	211 S. Stockton		
08	Rex Olson Trust	1534 Vista Dr.		
09	Edward & E Olson Trs.	1806 Burgundy Ct		
-061-01	Cherry Export Leasing Co	P.O. Box 577		95241
-062-10	E & H Kohles Trs	4428 Northampton Dr.	Carnichael	95608
-11	Joyce A Koehler	115 E Walnut	Lodi	
-12	F R & C E Mayers Trs	1833 Robin Ln	"	9524
064-05	Loel Foundation	105 S Washington		
06	"	"		
07	Emma Gomez	215 E Walnut		
08	Martin Medina Sol et al	211 E Walnut		
09	Jane Lee	207 E Walnut		
061-01	Frank D Paul et al	1809 Levine Dr.		
-02	Lance F & K M Nord	308 E Walnut		
-03	Soulman M Mourad	5337 Verdi Way	Stockton	95207
04	Robert & Marie Kranich	316 E Walnut	Lodi	
05	"			
06	Theodore & Mary R. Hotz	2155 W March Lane #2C	Stockton	95207
07	Nobuo & K Tenyan	P.O. Box 614	Lodi	95240
08	Fred & Louise Koehler	322 E Walnut		

PUBLIC HEARING LIST

DOWNTOWN

MAILING LIST FOR: FILE #

APN	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-067-10	Patty J Vilnaver	430 E Hilborn	Lodi	95240
-11	Gary & L Buzunis	964 Lucas Rd	"	95242
-09	Phil E & Judy H Fernandez	322½ E Walnut		
-12	Buzunis			
-13	"			
-14	Salvador D Rivera et al	307 E Lodi		
-15	Anthony Fernandez Est	3451 Christensen Ln	Castro Valley	94546
066-09	Joel & CJ Sylva	24321 Birch Terrace	Willits CA	95490
-11	Gary Jr & Mary Ann Blomgren	P.O Box 845	Victor CA	95253
-13	Werner Jr & PK Jenny	315 E Walnut	Lodi	
-14	Eva Coffman Est	2513 White Ave	Chico CA	95926
-16	William Azoon et al	124 S Washington St	Lodi	95240
130-01	James E & Carol Dean	16 N Crescent	"	"
02	Shirley A Collins	P.O. Box 1955	"	95240
03	Richard & Penny Radulovich	P.O. Box 315	Victor CA	95253
04	David A & AH Gutierrez	237 Maple		
05	Ida Aldinger	344 E Walnut St		
06	Henry & A Christman	348 E Walnut St		
07	Keith D & Leann Johnson	352 E Walnut		
08	Perry A Clayton	356 E Walnut		
09	Robert & MJ Cunningham	1853 Songbird Pl	Lodi	95240
10	Gary L Bender Sr. et al Tr	5325 E Hatney Lane		
11	Ella Mohr	404 E Walnut		
12	Kathryn J. Warn	1425 W Lockeford St		
13	Sarah B Martinez et al	412 E Walnut		
14	Adolph Steinbach Tr	416 E Walnut St #B		
15	Frederick & R Edelmayer	2548 52nd St	Sacramento CA	95817
16	Richard C Kellogg	420½ E Walnut		
17	John & LaVonne Hubner	19304 Fir Dr.	Pioneer CA	95666
18	Cora M Wahl Tr	428 E Walnut		
19	Pauline Nuss	432 E Walnut		
20	Gary D Bender Sr. Tr.	5325 E Hatney Lane		
21	Glenn Bauer	2140 W Walnut		
22	Maria C Garrigan	439 E Lodi		
23	Martha A Salaun	431 E Lodi		
24	John Kellar et al	429 E Lodi		
25	Robert & SN Asvitt	429 E Lodi		

PUBLIC HEARING LIST

DOWIYZONE

MAILING LIST FOR:

FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-130-26	Bryant D & Doris I Love	421 E Lodi		95240
-27	Virgil Konschak	338 E Oak		
-28	Zidan E Suplaban	1333 Edgewood Dr.		
-29	Gary R & L Buzonis	964 Lucas Rd		
-30	Edgar W & Helen Beeshanz	P O Box 9	Woodbridge	95258
-31	"			95258
-32	Gerald & R F Sperling	359 E Lodi Ave		95240
-33	"			
-34	Frank Gansinger	901 S Crescent Ave		
-35	Mohammed D & R Khan	435 Harold		
-36	Glenn R Hinsz	801 Laver Ct		95242
-37	Julius & Margaret M Weber	416 W Turner		
-38	Ann L Turner	P O Box 823	Woodbridge	95258
-39	Oliver & M Tecklenburg	14860 N Wells Ln	Lodi	95240
-40	Mohammad Arsha et al	1019 Priebe St	"	"
122-12	Jackie F Goetke	117 S Central		
-14	Alex & Rosalind Sotelo	349 E Walnut		
-15	Enriqueta Torres	P.O. Box 146	Woodbridge	95258
-16	Inez F Diamond	341½ E Walnut		
-17	Kathy E Aldinger et al	341 E Walnut		
-18	Marianne Rivera	P.O. Box 847	Lodi	95241
-19	"	"	"	"
-20	Patrick & E Hanley Trs	P.O. Box 2584	"	"
-21	George F & G Sylvia	329 E Walnut		
22	Tony & Elsie Martin	4860 E Woodbridge Rd	Acampo CA	95220
-23	Anthony & J Canton	1029 S Church		
124-16	Charles & C Horst	437 E Walnut		
-17	Gordon V & Jannet Beserra	435 E Walnut		
-18	Edna K Fischer Tr.	429 E Walnut		
-19	Nael & Rosa Santibanez	425 E Walnut		
-20	Paul J & Susan Oesterman	2129 Sunwest Dr.		
-21	Warren A Lamb	417 E Walnut		
-22	Aldon E Rott et al	415 E Walnut		
-23	Jerald & C Herman et al	6453 Mulberry Ln	Stockton	95212
-24	Esther Nava Gutierrez	405 E Walnut		
-26	Joe S & R R Pericao	13201 N Lwr Sacramento Rd		95242

PUBLIC HEARING LIST

DELUNZONE

MAILING LIST FOR:

FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-140-32	David A & F E Heagher	532 E Walnut		95240
-33	Richard & T Neuman	910 Coloane Ct		95240
-34	Penny A Riemersma et al	528 E Walnut		
-35	Neuman			
-36	L L Stein Life Estate	2 Del Rio Ct	St Helena CA	94574
-37	Neuman			
-38	Frank H & Yolanda Alvarez	518 E Walnut		
-39	Isabel Simons	517 E Lodi		
-40	Virginia Hinojosa	514 E Walnut		
-41	Douglas & E M McPherson	515 E Lodi		
-42	Thelma C. Horst Tr.	508 E Walnut		
-43	Louis Maurino	511 E Lodi		
-44	Olga Witt Tr.	815 N Orange		
-45	Melvin D & E.A. Kackley	509 E Lodi		
-46	Olga Witt			
-47	Arnoldo & Maria Novoa	814 Lincoln		
-49	Lorine Klein	510 E Walnut		
-50	Paul & Sheryll Salsedo	542 E Walnut		
-51	George & Vikki Cecchetti	544 E Walnut		
-52	Rosemary H Martinez	2204 Newbury Cir		
-53	"			
-54	"			
-55	Alan Dale Mays	537 E Lodi		
-56	Maria C. Gallo	541 E Lodi		
-57	Miguel & Rosa Guerrero	545 E Lodi		
-58	Atlantic Richfield Co	P O Box 2405	Los Angeles	90051
330-07	Carmelo J & P S Teresi	14776 Wells Lane		
-08	"			
-10	"			
-23	Henry A & Karen Hansen Est.	P O Box 437		95241
047-020-07	Kevin & Brenda Reilly	2305 W Benjamin Holt	Stockton	95207
-63	Leona Guglimetti Tr. Et al	1230 Heather Dr.	Murphys CA	95247
-08	Central Cal. Traction Co	920 SE Quincy	Topeka KS	66612
-09	R & G Benotto Trs et al	3274 W. Sargent Rd	Lodi	95240
-10	"			
-11	Inez Huppert	1313 Wlackeford St		
-12	"			

PUBLIC HEARING LIST

MAILING LIST FOR: FILE #

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
047-020-13	Earl N Drege	2012 Kenway Ct		95242
-14	"			
-16	CJ & Vernie Ann Drege etal	14351 Vintage	Lodi	95240
-17	Arturo + AT Aguilar	401 S Stockton		
-15	Marvin E & CR Miller	330 S. Main St		
-191-01	Mary Lehr	1250 Edgewood Dr		95240
-02	"			
-03	John M Jr. & KM Giannoni	2126 Grenoble Dr		95242
-06	Gloria H Berry	1849 E Hwy 12	Lodi	95240
-07	Salvador & Sarah Duenas	224 E Lodi		
-08	Mary Lehr			
-09	John A & R B Lippert	230 E Lodi		
-10				
-11	"			
-12	Richard & J Newman Trs	910 Cologne Ct		
-13	Warren M Smith Tr etal	236 E Lodi		
-14	Gary & Luella Buzunis	964 Lucas Rd		
-15	Jim D & Karen Munro	P.O. Box 864	Lodi	95241
-16	David Rivera etal	241 ½ E Hilborn		
-17	Steven & Mary Forbes	241 Hilborn		
-18	J Steven & JL Manildi	1114 Devine Dr.	Lodi	95240
-19	Glenn R Hunsz	801 Laver Ct	"	95242
-20	J & D Hersindahl	4341 St Andrews Dr.	Stockton	95219
-21	Donald R & MA Horica	1130 Riviera Rd	"	95207
-22	Kenneth A Hieb	231 E Hilborn		
-23	Darlene C Bechmiller etal	360 E Tokay		
-24	Dustin Wade Taunton	1313 N. Lockeford St		
-25	Abdul & Israj Aziz	22 N Washington		
-26	Blenda Lewis	P.O. Box 7	Murphy ID	83650
-27	Fred M & BT Nishio	205 Hilborn		
-28	Mary Lehr			
192-01	Henry & Brenda Luna	200 Hilborn		
-03	Armandina Luna etal	204 Hilborn		
-05	Cecil Jr & D Rice	836 Greenwood Dr.	Lodi	95240
-06	Pascencio & I Luna	329 Watson		
-07	Abdul & Israj Aziz	P.O. Box 604	Lodi	95241
-08	Sahira & Shamshul Haq	222 E Hilborn		

Page 8 of 8

PUBLIC HEARING LIST

MAILING LIST FOR: FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
047-192-09	Wayne & D Burch	209 S California St		
10	Linda V Bowers	224 Hilborn St		
11	James H & L Kempf	7621 SE Lamphier	Milwaukie OR	97222
14	William Phillips Jr et al	1833 Burgundy	Lodi	95242
15	Robert & A R Mastro	1161 Orangewood Dr.	"	95240
16	Jeanne A Singhoff	138 Almendral	Atherton CA	94027
17	Antonio & R C Ochoa	P.O. Box 743	Thornton CA	95686
18	Mariano & Maria Ochoa et al	407 Washington St	Lodi	
39	Linda V Bowers	228 E Hilborn		
193-01	Darren & Allison Schulz	1206 Chianti Dr.		
-02	Felipe & Josephina Jaime	304 E Lodi		
-03	Maria D Sanchez	310 S Washington		
-04	Diane R Wheatly	1311 W. Century #21		95242
-05	Fred Smith Jr et al	8 S Crescent		95240
-06	David & A Avi et al	237 Maple		
-07	Beeshanz			
-08	Clarence & M Hartzog	P O Box 760		95241
-09	John & Mary Anderson	1003 W Oak		
-10	Laura Margaret Ings	720 James St		95242
-11	C J & Vernie Ann Drege et al	2012 Kenway Ct		"
-194-01	1st United Pentecostal Church	300 E Hilborn		
-02	Bonnie Mauch Tr.	512 S Rose		
-03	Gerardo & Blanka Salas	312 E Hilborn		
-04	Prudencio & E Salas	316 E Hilborn		
-06	Rachel F & VC Jones	3519 Del Monte Way	San Leandro	94578
-07	M & C Shah	1905 Ayers Ave.	Lodi	95242
-08	Grace S Chikote Tr.	328 Hilborn		95240
-09	Patrick E & A J Gallagher	13294 E Harney Ln		"
-10	Laren & Judi F Quail et al	17905 Grove Dr	Morgan Hill	95037