



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Request of Randall Heinitz to Amend P-D(6), Planned Development District No. 6 to Include the Lots at 60 and 70 North Lower Sacramento Road to Provide for an Existing Single-Family Dwelling and Two Proposed Duplexes

MEETING DATE: April 20, 1994

PREPARED BY: Community Development Director

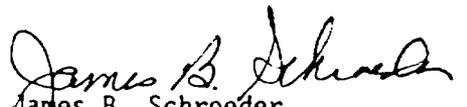
RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the request of Randall Heinitz to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for an existing single-family dwelling and two proposed duplexes and take the appropriate action.

BACKGROUND INFORMATION: Mr. Heinitz resides at 70 North Lower Sacramento Road and also owns the older residence at 60 North Lower Sacramento Road. He wishes to reconfigure the two parcels into three parcels, one for his home and the other two for proposed duplexes. The duplexes would conform to existing duplexes south of his property extending to Oxford Way.

The applicant has attempted to finance new single-family homes on the proposed new parcels. However, the existence of duplexes in the area has not made such a project attractive to lenders.

At its meeting of Monday, February 28, 1994 the Planning Commission agreed with Mr. Heinitz's request and recommended its approval to the City Council.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/ck

Attachments

APPROVED



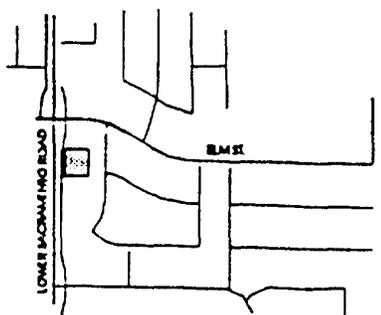
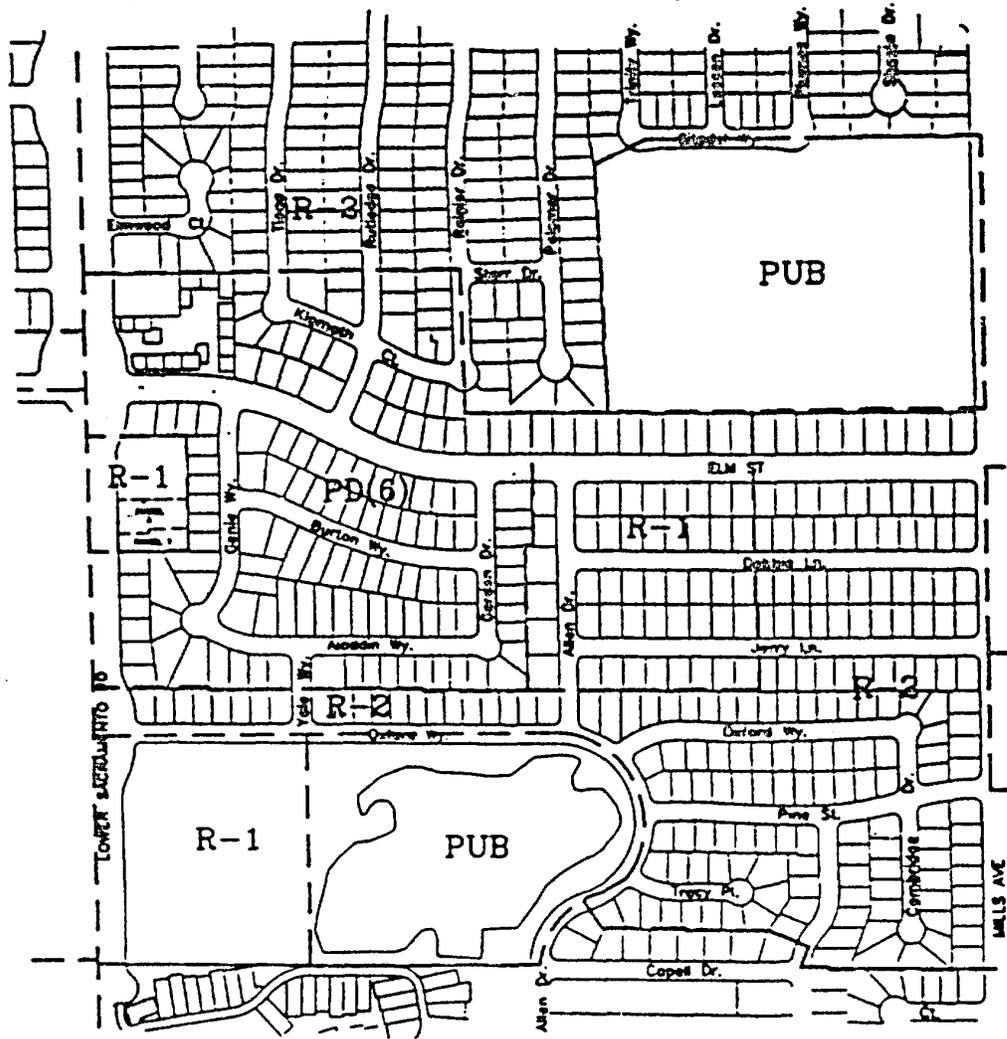
THOMAS A. PETERSON
City Manager



recycled paper

CC-1

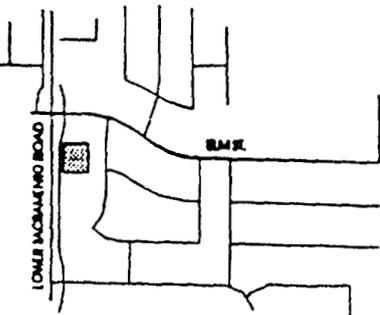
TENTATIVE PARCEL MAP AND REZONE (RANDALL HEINITZ)



VICINITY MAP



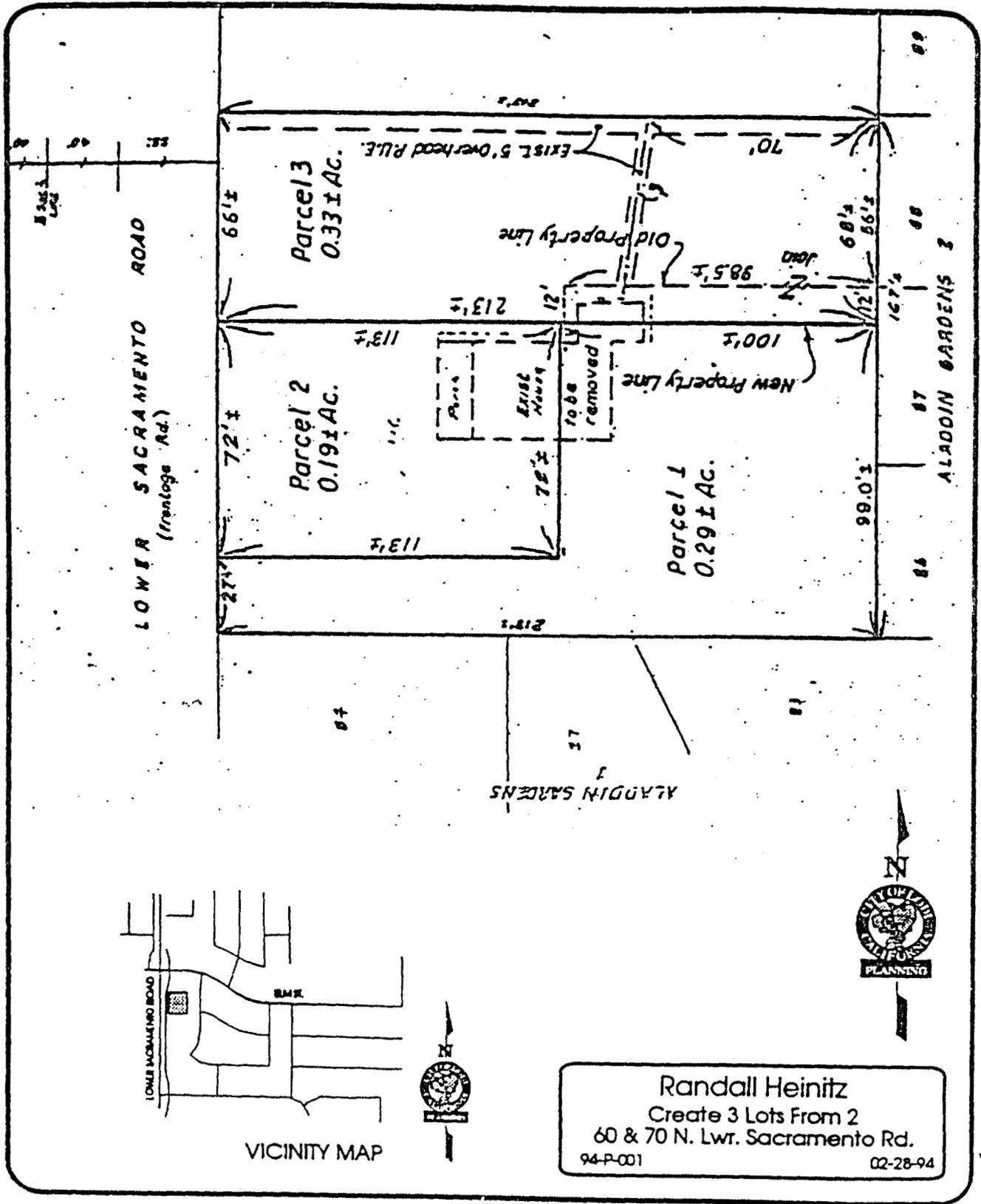
Randall Heinitz
 Amend PD(6) to include Lots
 at 60 & 70 N. Lwr. Sacramento Rd.
 Z-94-02 02-28-94



VICINITY MAP



Randall Heinitz
 Create 3 Lots From 2
 60 & 70 N. Lwr. Sacramento Rd.
 94-P-001 02-28-94



DECLARATION OF MAILING

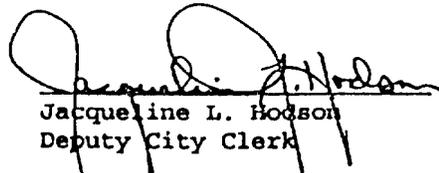
On March 17, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 March 17, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Hodson
Deputy City Clerk



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: April 20, 1994
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, April 20, 1994 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) Planning Commission's recommendation to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for an existing Single-Family dwelling and two proposed duplexes.

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:


Jennifer M. Perrin
City Clerk

Dated: March 16, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

| MARKING LIST FOR: | OWNER'S NAME | MALING ADDRESS | CITY, STATE | ZIP |
|-------------------|----------------------------|------------------------|---------------|-------|
| 029-030-67 | Randall Larca Heinitz | 70 N Lwr Sacramento Rd | Lodi CA | 95241 |
| -68 | " | 80 | " | " |
| -50 | James S & Wilma Babcock | 1819 S. Cherokee Ln | " | " |
| -77 | Robert Bateh | 12732 N Lwr Sacramento | " | " |
| -190-01 | Casey Marcus Jr. | 2416 W Elm St. | " | " |
| -02 | Russell Daves | 2412 W Elm St. | " | " |
| -03 | Alvin & G Friedrich et al | 2445 McArthur Park | " | " |
| -04 | Terry L Glenn | 87 Genie Way | " | " |
| -05 | Richard & C H Angulo | 81 | " | " |
| -06 | Laverne H & F Kuhlmann | 116 Turner Rd | " | " |
| -07 | Waverne F & W Sputain | P.O. Box 2697 | " | 95241 |
| -08 | Manuel & J Hughes | 15880 Curry Ave | " | 95242 |
| -09 | Paul J & Sk Welt | 2239 Burton Way | " | 95242 |
| -10 | Christian P Jensen | 15880 Curry Ave | " | 95242 |
| -11 | Paul J & Sk Welt | 2323 Burton Way | " | 95242 |
| -13 | Roger D & Kim B Sanders | 2330 " | " | 95242 |
| -26 | Charles L & Della Allison | 2336 | " | 95242 |
| -07 | Mohammad J Sublahan | 56 Genie Way | " | " |
| -28 | James Greening | 48 " | " | " |
| -39 | Michael & Jill Talley | 75 " | " | " |
| -40 | Kathryn C Gledt | 69 " | " | " |
| -41 | John P & Ch Wilbur | 63 " | " | " |
| -42 | Ronald A & Cleo Standridge | 57 " | " | " |
| -43 | Robert E & Mc Cully | 51 " | " | " |
| -44 | Gregory A Alberdy | 1009 W Turner Rd | " | 95246 |
| -45 | Robert & Norma Hutz | 901 Greenwood Dr. | " | " |
| -46 | Carole & F Maggio Trs. | 1434 HUNDL CT | " | " |
| -47 | Carole G & Nathyl Sperry | P.O. Box 15347 | " | " |
| -48 | Sarah Gay Gierard | 535 E Riverside Dr. | Woodbridge CA | 95242 |
| -49 | Raymond W & Gay Cuenca | 22 N Lwr Sacramento Rd | Lodi | 95242 |
| -50 | Merwin L Loe | 2420 Aladdin Way | " | " |
| 180-27 | Donald F Heland | 2426 " | " | " |
| -38 | Doc R Leonard | 2422 " | " | " |
| -29 | Richard C & M Galameau | 2422 " | " | " |
| -30 | Robert L Davis | 2428 " | " | " |
| -31 | Gennis Jean Schmitke | 25 Genie Way | " | " |
| -32 | Warren E Green | 25 | " | " |

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 6
(P-D 6) BY REDESIGNATING THE PARCELS AT 60 AND 70 NORTH
LOWER SACRAMENTO ROAD FROM R-1, SINGLE FAMILY RESIDENTIAL

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LODI AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

Planned Development District No. 6 (P-D 6) is hereby amended by redesignating 60 and 70 North Lower Sacramento Road, APN 029-030-67 and APN 029-030-68 from R-1, Single Family Residential, to provide for an existing single-family dwelling and two proposed duplexes.

SECTION 2. 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 provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are 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 day of

JACK A. SIEGLOCK
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1593 was introduced at a regular meeting of the City Council of the City of Lodi held _____, 1994 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1994 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1593 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1593/TXTA.01V

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNING
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

May 20, 1994

Mr. Randall Heinitz
70 North Lower Sacramento Road
Lodi, CA 95242

Dear Mr. Heinitz

RE: Rezoning
Amend Planned Development District No. 6
60 and 70 North Lower Sacramento Road

At its meeting of Wednesday, April 20, 1994 the Lodi City Council approved your request to amend P-D(6), Planned Development District No. 6 to include the parcels at 60 and 70 North Lower Sacramento Road to provide for 1 single-family lot and 2 duplex lots in an area presently zoned R-1, Single-Family Residential.

Ordinance No. 1593 which rezones the parcels was brought up for final passage at the City Council meeting of Wednesday, May 4, 1994. This Ordinance will be in effect on June 4, 1994.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: 

cc-53(2) + cc-149