



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of October 28, 1991

MEETING DATE: November 6, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM RECOMMENDATION

a and b Set Public Hearings for 7:30 p.m., Wednesday, November 20, 1991.

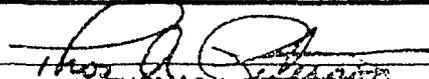
c, d, e, f, Information only. **No** action required.
g, h, i, j,
k, l and m

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of October 28, 1991

- a. Recommended approving the requests of Terry Piazza, Baumbach and Piazza, Inc., Consulting Engineers on behalf of Bennett and Compton:
 - 1. to prezone 18601, 18539 and **18481** North Lilac Street, Noodbridge (APN's 015-170-07, 08 and 09) from GA, General Agriculture to R-GA, Garden Apartment Residential conditioned upon the developers and/or owners of all parcels subject to the prezonings signing an Agreement for the Provisions of School Facilities Funding with the Lodi Unified School District; and
 - 2. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

- b. Recommended approving the request of Melva N. Lind, et al:
 - 1. to prezone 5430 through 5960 East Sargent Road (APN's 049-070-03, **04**, 05, 06, 07, 08, 09 and 10) from General Agriculture to M-2, Heavy Industrial; and
 - 2. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the **above** project.

APPROVED: _____


 THOMAS A. PETERSON
 City Manager

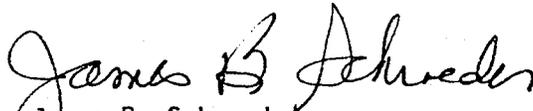


- c. Accepted withdrawal of the request of Steven and Carol Davis for a Use Permit to operate a day care facility for 40 children at 427 West Oak Street in an area zoned R-C-P, Residential-Commercial-Professional.
- d. Conditionally approved the request of Jim Jacobson on behalf of KJK, a General Partnership, for a Tentative Parcel Map to divide 720 North Pleasant Avenue into two sing-family lots in an area zoned R-1*, Single-Family Residential - Eastside.
- e. Conditionally approved the request of Burrell Engineering on behalf of Chevron USA, Inc. for a Tentative Parcel Map to merge 1333 South Pleasant Avenue and 301 West Kettleman Lane in an area zoned C-2, General Commercial.
- f. Conditionally approved the request of Cecil Dillon, Dillon Engineering on behalf of the Minton Company, for a Tentative Parcel Map to create 3 lots from 1 parcel at 400 South Beckman Road in an area zoned M-2, Heavy Industrial,
- g. Determined that the existing conditions in the vicinity constituted a "Zoning Hardship" and approved the request of Jim Jacobson on behalf of KJK, a General Partnership, to reduce the required lot width for proposed Parcel "B" from 40 feet to 31 feet at 720 North Pleasant Avenue in an area zoned R-1*, Single-Family Residential - Esstside.
- h. Continued until November 25, 1991 the request of Lodi Honda for a Use Permit to install a programmable electronic display identification sign on an existing 70' high sign structure at 1700 South Cherokee Lane in an area zoned C-2, General Commercial.
- i. Continued until November 25, 1991 the request of Lodi Honda for a Variance to increase the maximum allowable sign area from 480 square feet to 818 square feet at 1700 South Cherokee Lane in an area zoned C-2, General Commercial.
- j. Continued until November 11, 1991 the request of Tim Mattheis, Wenell, Mattheis, Bowe, Architects to reduce the setback requirement to permit a 6' high fence in the south 20' setback at 505 Pioneer Drive in an area zoned C-2, General Commercial.
- k. Conditionally approved the request of David McKay, Bennett and Associates on behalf of New Life Christian Center for a Use Permit to convert an existing commercial structure into a 520 seat sanctuary and offices at 940 East Pine Street in an area zoned M-2, Heavy Industrial.
- l. Conditionally approved the request of James G. Mihos for a Use Permit for a temporary mobile office at 724 South Cherokee Lane in an area zoned C-2, General Commercial.

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November 6, 1991
Page three

- m. Set a public hearing for 7:30 p.m., November 11, 1991 to consider the request of Robert H. Lee and Associates on behalf of Chevron USA, Inc. to amend the Zoning Ordinance to allow a self-service car wash in a C-1, Neighborhood Commercial zone.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

DECLARATION OF MAILING

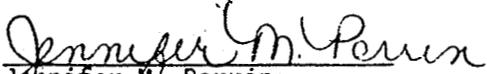
On November 7, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 November 7, 1991, at Lodi, California.

Alice M. Reimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA.FRM



CITY OF LODI

CARNECIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 20, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

November 20, 1991

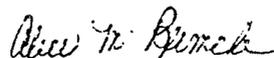
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- 1) The Planning Commission's recommendation to approve the request of Melva N. Lind, et al:
 - a) to prezone **5430** through 5960 East Sargent Road (APN's 049-070-03, **04, 05, 06, 07, 08, 09** and 10) from General Agriculture to M-2, Heavy Industrial; and
 - b) to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

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:


Alice M. Reimche
City Clerk

Dated: November 6, 1991

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

EMELIND

MAILING LIST FOR: MELVA LIND ADDITION PRELIMINARY ANNEXATION		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
049-070-03	Tadashi Niida	5952 E Pine	Stockton CA	95204
-04	John W & G Stanley	3952 N AMERICAN	"	"
-05	"	"	"	"
-06	Bank of Stockton TR of Ind	st Revolving Fund PO Box 110	"	95201
-07	"	"	"	"
-08	Lloyd & HN Lind	P.O. Box 1161	Lodi CA	95232
-09	George Gillespie et al	22300 LWR Sacramento	Acampo CA	95230
-10	"	"	"	"
-11	Melinda S Barbera et al	P.O. Box 789	Lodi CA	95241
-13	Bank of Lodi Phil Berg	P.O. Box 729	"	"
-42	Melinda S Barbera et al	P.O. Box 789	"	"
-59	Central Calif. Traction Co.	1645 Cherokee Rd	Stockton CA	95205-2799
049-140-44	Daniel R & B Daniel	6030 Raymond Ct	Stockton CA	95212
-45	Ledbetter Farms Inc	1877 E. Lodi	Lodi CA	95240
-46	GMM Partnership/RL GRIFFIN	119 N Crescent	Lodi CA	95240
-17	Nakuo Kishida et al	1127 Rivergate Dr.	Lodi CA	95240
-16	William E & R E Dalstra	2394 Woodlake Cir	Lodi CA	95240
-15	Meehleis Modular Bldgs	1303 E Lodi Ave.	Lodi CA	95240
-14	"	"	"	"
049-090-34	Robert & G Griffin TRS	119 N Crescent	"	"
-35	"	"	"	"
-37	Meehleis Modular Bldg	1303 E Lodi Ave	"	"
-13	Tadashi Niida	5952 E Pine	"	"
-12	Universal Memorial Centers	VT Inc 4311 NE Tillamook	Portland OR	97213
-26	"	"	"	"
049-070-17	City of Lodi			
-76	"			
049-110-01	Melinda S Barbera et al	P.O. Box 789	Lodi CA	95241
111 -02	Stanley, G & Jc Vollbrecht	6195 Sargent Ln	"	95240
049-090-39	Potter Enterprises Inc.	P.O. Box 2703	"	95241
→ 049-070-45	Central CA Traction Co	1645 Cherokee Rd	Stockton CA	95205-2799
-46	"			

DECLARATION OF MAILING

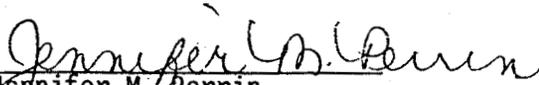
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NOTICE OF PUBLIC HEARING
November 20, 1991

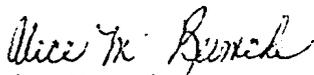
NOTICE IS HEREBY GIVEN that on Wednesday, November 20, 1991 at the hour of 7:30 p.m., or as soon thereafter as the matter **may** be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, California, to consider the following matter:

1. The Planning Commission's recommendation to approve the requests of Terry Piazza, Baumbach and Piazza, Inc., Consulting Engineers on behalf of Bennett and Compton:
 - a) to prezone 18601, 18539 and 18481 North Lilac Street, Woodbridge (APN's 015-170-07, 08 and 09) from **GA**, General Agriculture to R-GA, Garden Apartment Residential conditioned upon the developers and/or owners of all parcels subject to the prezonings signing an Agreement for the Provisions of School Facilities Funding with the Lodi Unified School District; and
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By Order **Of** the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: November 6, 1991

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

MAILING LIST FOR: Bennett-Compton Addition			FILE #	
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
015-110-57	D G & A Bennett et al	Bennett-Compton 777 S Harrison	Stok Lodi	95209
-58	"	"	"	"
-59	"	"	"	"
-60	James H + VL O'Connor	PO Box 1	Woodbridge	
-62	"	"	"	
-14	Steven J + DE Nelson	P.O. Box 1072	Woodbridge	95258
-12	WID			
-10	Lodi Unified School Dist			
-160-31	Canadian Enterprises Trac	PO Box 99277	Stockton CA	95209
-32	County of San Joaquin Pub. Works Dept	PO Box 1810	"	95201
-150-51				
-09	Ronald J + HJ Kateen	860 Carolina	W	
-48	Keith Gross	PO Box 178	W	
-47	William + A Scheuffele	826 Carolina St	W	
-24	John + Mary Jenner	18637 N. Olive St	W	
-36	F + E Trites et al	PO Box 146	Woodbridge	
-35	Larry G + DE Liebig	811 Carolina St	Woodbridge	
-40	Roger W + RV Salas et	3974 California Rd	Acampo	95220
-41	Mark V + Bi Johnson	PO Box 262	Woodbridge	
-22	Barbara Jeanne Remine	PO Box 706	Woodbridge	
-23	George D Little	214 E Loretta	Stockton CA	95207
-31	James L + J Sturges et al	PO Box 201	Acampo CA	95220
-300-08	Woodlark Place + Pto. Chicago	2575 Grand Canal	Stockton	95211
270-12	James + J S McDonald	2347 Eileen Lane	Lodi CA	95202
14	Ed + Anna Dillon	352 Eileen Lane	"	"
15	John + Linda Morrison	2349	"	"
16	Harold + GM Corlett	2365	"	"
280-57	Lodi Unified School District	815 W Lockford St	Lodi CA	95202
-37	Kristin I Cromwell et al	2505 W Turner Rd	"	95202
170-05	D G Bennett et al	777 S Harrison	"	"
170-10	John D Zabelle	18670 N Olive	Woodbridge	95258
170-28	William + V. Samuels	18638 N Olive	Woodbridge	95258
110	Mark V + Bi Johnson	780 Carolina St	"	