

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

April 13, 1990

Mr. Terry Piazza
c/o Baumbach and Piazza
Consulting Engineers
323 West Elm Street
Lodi, CA 95240

Dear Terry:

RE: Almondwood Place
Rezoning 2-90-02
Tentative Subdivision Map 89 S 013
Negative Declaration ND-89-15

At its meeting of Monday, April 9, 1990 the Lodi City Planning Commission took the following actions:

1. Recommended that the City Council rezone the 2.5 acre parcel at 428, 440 and 448 Almond Drive from R-MD, Medium Density Multiple Family Residential to PD(28), Planned Development District No. 28;
2. Conditionally approved the Tentative Subdivision Map of Almondwood Place, a 2.5 acre, 26-lot residential subdivision proposed for 428, 440 and 448 Almond Drive; and
3. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

The Planning Commission's approval of *the* tentative Subdivision Map is subject to the following:

1. that the map approval is voided if the City Council fails to approve the rezoning;
2. that the developer install all off-site utilities and street improvements;
3. that engineered improvement plans be prepared for all public improvements prior to Final Map filing with the on-site water main and hydrants being publicly maintained;
4. that public utility easements as required by the various utility companies and the City of Lodi be dedicated;

Mr. Terry Piazza
April 13, 1990
Page 2

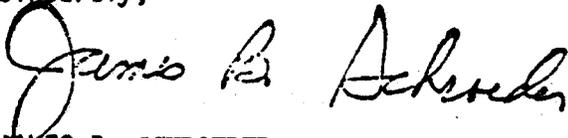
5. that the developer pay the fees shown below and any additional fees in effect at time of Final Map filing or issuance of Building Permit;

Storm Drainage
Engineering
Sewer Connection

Water Connection in Almond Drive
Sewer Reimbursement

6. that the developer enter into all applicable agreements;
7. that existing wells and septic tanks be abandoned in conformance with City requirements;
8. that on-site fire protection be provided per Fire Department requirements;
9. that necessary street right-of-way be dedicated;
10. that on-site utilities be installed per Standard Plan 602;
11. that adequate set-backs be provided for the stand of eucalyptus trees; and
12. that the easement location be determined after review of all utility agencies.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

cc: J. Jeffrey Kirst



CITY OF LODI

CARNECIE FORUM
305 West Pine Street, Lodi

4/18/90

NOTICE OF PUBLIC HEARING

Date: May 2, 1990

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

May 2, 1990

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:

- a) Planning Commission's recommendation that the City Council rezone the 2.5 acre parcel at 428, 440 and 448 Almond Drive from R-MD, Medium Density Multiple Family Residential, to P-D, Planned Development to provide for Almondwood Place, a 26-lot single-family residential subdivision.

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: April 18, 1990

Approved as to form:



Bobby W. McNatt
City Attorney



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

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For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

1990 MAY -3 PM 11:44

RECEIVED

NOTICE OF PUBLIC HEARING

May 2, 1990

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Alice M. Reimche
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City Clerk

Dated: April 18, 1990

Approved as to form:

Bobby W. McNatt
Bobby W. McNatt
City Attorney

*There are two
apartments complexes
with over 200 units
which supply only 1 parking
place per unit. There's
no street parking!*

Why don't the city require 2 spaces per unit?

ORDINANCE NO. 1487

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY REZONING THE 2.5 ACRE PARCEL
LOCATED AT 428, 440 and 448 ALMOND DRIVE
FROM R-MD, MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
TO P-D(28), PLANNED DEVELOPMENT DISTRICT NO. 28

BE IT ORDAINED BY THE LODI CITY COUNCIL 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:

The 2.5 acre parcel located at 428, 440 and 448 Almond Drive is hereby rezoned from R-MD, Medium Density Multiple Family Residential to P-D(28), Planned Development District No. 28, to accommodate Almondwood Place, a proposed 26-lot single-family residential subdivision, as shown on Tentative Subdivision Map 89 S 013 (Exhibit A).

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

SECTION 3. 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

JOHN R. SNIDER
Mayor

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. 1487 was introduced at a regular meeting of the City Council of the City of Lodi held May 2, 1990, and was thereafter passed, adopted **and** ordered to **print** at a **regular** meeting of said Council held _____, 1990 by **the following vote:**

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

I further **certify** that Ordinance No. 1487 was approved and signed by the Mayor on **the date of** its passage and the same **has** been published pursuant to law.

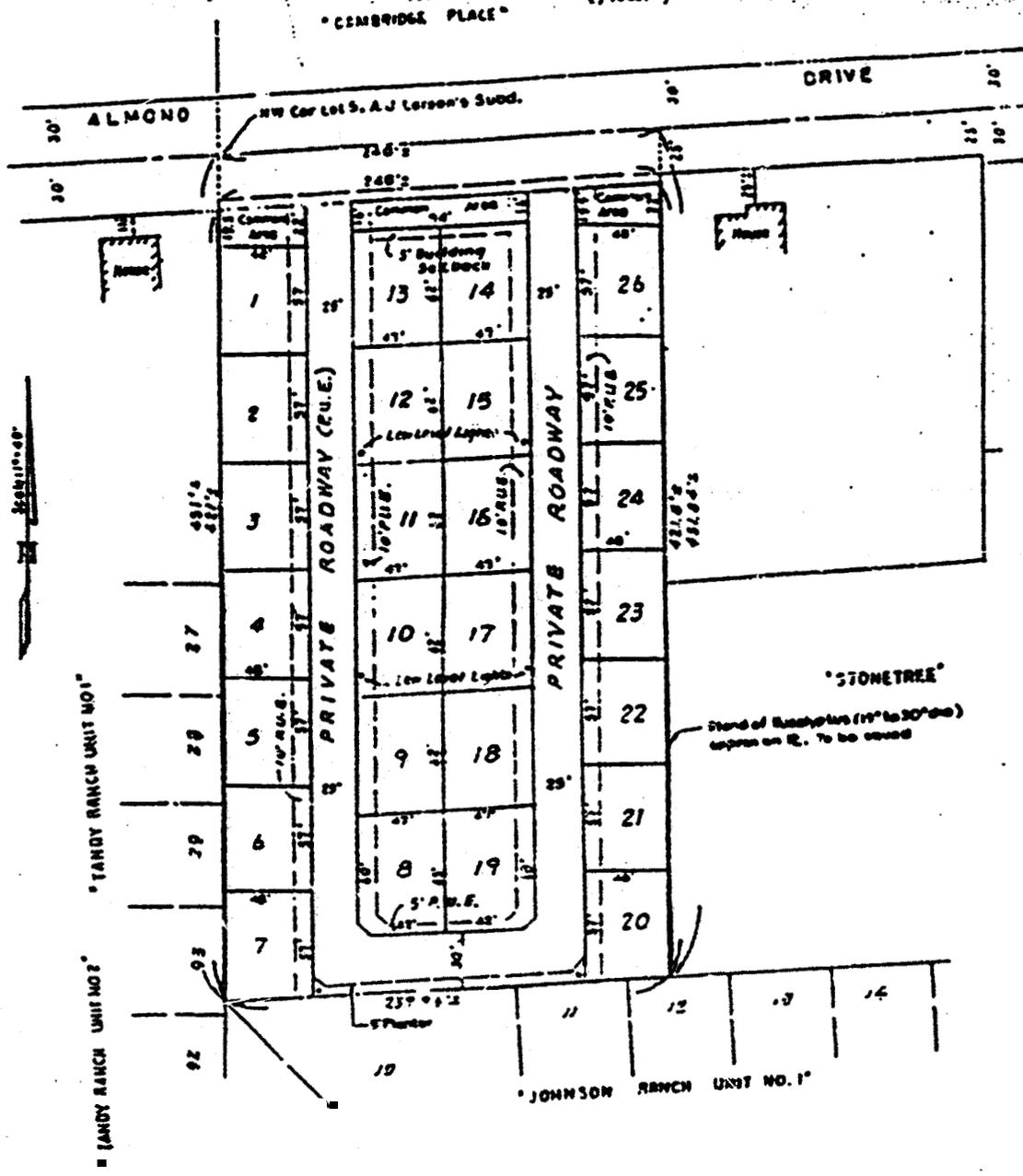
ALICE M. REIMCHE
City Clerk

Approved as to Form

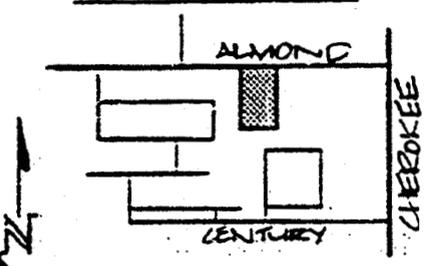
BOBBY W. McNATT
City Attorney

ORD1487/TXTA.01V

NOTES:
 1) All existing buildings, by No. 4 corner lots to be removed
 2) Total front parking is 22.



VICINITY MAP



Almondwood Place
 26-Lot Subdivision
 428, 440 & 448 E. Almond Dr.
 89 S 313

EXHIBIT A