

March 27, 1962

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the request of Ted Katzakian, et al, to rezone the Kennedy Ranch subdivision located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street from U-H, Unclassified Holding to P-D (23), Planned Development District No. 23 with the following conditions:

1. That the density of the areas designated for cluster housing be a maximum of 15 units per acre;
2. That the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
3. That the single-family residential areas conform to the City's R-2, Single-Family Residential District; and
4. That the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

The matter was introduced by Community Development Director Schroeder, who presented an indepth report regarding the subdivision and diagrams depicting the subject area.

Mr. Ted Katzakian, 330 S. Fairmont Avenue, Lodi then addressed the Council stating that their organization have been on a long road to reach the point of where they are this evening with the tentative map. The economy has reached the point to where they feel we are going to start a slow recovery, hopefully, in our industry and just reading the newspapers, the State and Federal Governments are now looking at ways to stimulate the economy by assisting the housing and the automobile industries which basically have been hit the hardest.

Continued March 17, 1982

Mr. Katzakian further stated that the subject property was annexed to the City in 1978. The zoning they are requesting meets the density requirements and is consistent with the general plan. Mr. Katzakian stated that they are in agreement with the conditions spelled out by the Planning Commission and have agreed upon the Lake being taken out and putting in a park. He stated that they are attempting to fulfill their obligations with the school district. Mr. Katzakian further stated that they are providing in this tentative map, an adequate buffer to the adjoining properties so as not to curtail their respective agricultural activities. This subdivision will be very similar to that of Aladdin Gardens. Mr. Katzakian further stated that as far as the use of the land for condominiums they don't have any specific layouts done on those parcels until they settle with the school district to find out exactly how much acreage they want in lieu of the bedroom tax.

Mr. Katzakian then responded to questions regarding the subject as were directed by Council.

Asking for a clarification of "Pond", was Mr. Earl Andorff, 400 North Lower Sacramento Road, Lodi. Community Development Director Schroeder stated that the meaning of "Pond" in this particular case is a park storm drainage retention basin such as are located throughout the City.

R. J. Terwillegher, J 1000 West Turner Road, Lodi addressed the Council stating that he was not against the project as such but he was concerned their being able to continue their farming operations (Towne Family farming operation). Mr. Terwillegher then read from Measure A, that portion pertaining to a buffer zone.

Mr. Wilbert Ruhl, 3933 Almond Drive, Lodi addressed the Council stating that he has always maintained that Lower Sacramento Road was a perfect buffer zone and that this property is located in the middle of Agricultural land. Mr. Ruhl stated that he thought Agricultural land should be protected in this area. Mr. Ruhl then read for the Council paragraph three of the Green Belt Initiative, stating that this was law and that he didn't see where the "buffer zone had taken place". Mr. Ruhl further stated "there's no protection to the farmer in that area on this deal".

Mr. Andorff, 400 North Lower Sacramento Road, Lodi, further addressed the Council stating that he can't think of any place else in the City where the residences have been subjected to the kind of situation where you have 22 acres of proposed high density homes. Mr. Andorff stated he didn't feel there was much need or market for condominiums.

Speaking in rebuttal was Mr. James Gerard, 330 S. Fairmont Avenue, Lodi.

Mr. Gerard addressed the need for condominiums in order to try and keep housing affordable.

Continued March 17, 1982

Mr. Gerard addressed Mr. Terwilleger's concerns regarding the ability to continue farming the Towne Ranch indicating that there have been two survey lines between the Kennedy Ranch and the Towne properties. Charlie Widows, according to Mr. Gerard, surveyed the line, which was never recorded and it goes some forty feet north of the existing deed line. Mr. Gerard stated that they are prepared to give the Towne family a quitclaim deed to this property; secondly, they are not permitting any building within 20 feet of the rear property line and have designed the lots on both the north and south side of the Kennedy Ranch which will front on agricultural developments with an extra 20 feet of depth. Further, there is about 20 feet from the first row of vines in the Towne Ranch to the set back line. Therefore, basically they would be prepared to have a 60 foot buffer zone in this particular area. Mr. Gerard further stated that there is a tremendous pent up demand for housing in the City of Lodi, and when interest rates come down, there is going to be a shortage of lots in Lodi. Mr. Gerard then presented transparencies of existing situations in the City where housing is next to farming.

Additional rebuttal and questions regarding Mr. Gerard's comments were presented by Mr. Andorff and Mr. Ruhl.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Councilman Katnich, Murphy second, Council established the following findings in this matter:

- a) The area has been in the General Plan since 1962 as Low Density Residential.
- b) The subject property was annexed to the City of Lodi in 1978 with the zoning classification of "Unclassified Holding".
- c) The zoning must be consistent with the General Plan and the requested Planned Development Zoning is consistent with the General Plan.
- d) The buffer zone is consistent with the continued Agricultural productivity in the Green Belt Area pursuant to Measure A.

**ORDINANCE REZONING  
THE KENNEDY RANCH  
SUBDIVISION LOCATED  
ON THE WEST SIDE OF  
LOWER SACRAMENTO  
ROAD, NORTHERLY OF  
THE FUTURE EXTENSION  
OF WEST ELM STREET  
FROM U-H, UNCLASSI-  
FIED HOLDING TO P-D (23)  
WITH CONDITIONS**

Ordinance No. 1254 was introduced rezoning the Kennedy Ranch Subdivision located on the West side of Lower Sacramento Road, northerly of the future extension of West Elm Street from U-H, Unclassified Holding to P-D (23), Planned Development District No. 23 with the following conditions:

CITY COUNCIL MEETING

March 17, 1982

ORDINANCE NO. 1254  
INTRODUCED

1. That the density of the areas designated for cluster housing be a maximum of 15 units per acre;
2. That the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
3. That the single-family residential areas conform to the City's R-2, Single-Family Residential District; and
4. That the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

The motion carried by unanimous vote.

November 17, 1981

I swear that all the persons who signed this petition are who they purport to be and have signed in my presence. I am the sole circulator of this petition.

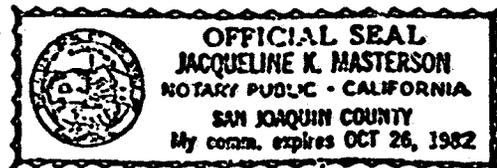
*Reid C. Cerney*  
Reid C. Cerney

STATE OF CALIFORNIA     )  
                                  ) SS  
COUNTY OF SAN JOAQUIN

SUBSCRIBED TO AND SWORN BEFORE ME THIS 17TH DAY OF NOVEMBER, 1981.

WITNESS MY HAND AND SEAL.

*Jacqueline K. Masterson*  
JACQUELINE K. MASTERSON



LS

*Follow-up*  
CITY COUNCIL

JAMES A. McCARTY, Mayor  
ROBERT G. MURPHY, Mayor Pro Tem  
RICHARD L. HUGHES  
WALTER KATNICH  
JAMES W. PINKERTON, Jr.

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

March 25, 1982

Ted Katzakian  
Aladdin Real Estate  
P.O. Box 797  
Lodi, CA 95241

Dear Ted:

This letter will serve as your official notification of the actions of the Lodi City Council taken at a regular meeting held March 17, 1982 whereby Council introduced Ordinance No. 1254 rezoning the Kennedy Ranch Subdivision located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street from U-H, Unclassified Holding, to P-D (23), Planned Development District No. 23, with the following conditions:

- 1) that the density of the areas designated for cluster housing be a maximum of 15 units per acre;
- 2) that the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
- 3) that the single-family residential areas conform to the City's R-2, Single-Family Residential District; and
- 4) that the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

The second reading of this ordinance is scheduled for the April 7, 1982 Council meeting.

If you have any questions, please do not hesitate to call.

Very truly yours,

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

AR:dg

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL  
OF THE CITY OF LODI TO CONSIDER THE PLANNING  
COMMISSION'S RECOMMENDED APPROVAL OF THE  
REQUEST OF ALADDIN REAL ESTATE ON BEHALF  
OF GLEN AND HAZEL HOUSTON TO REZONE THE  
PARCEL AT 820 SOUTH CLUFF AVENUE  
(i.e. APN 049-070-14) FROM R-1, SINGLE-FAMILY  
RESIDENTIAL, TO M-1, LIGHT INDUSTRIAL, AND  
CERTIFICATION OF THE FILING OF A NEGATIVE DECLARATION  
ON THE PROJECT BY THE COMMUNITY DEVELOPMENT DIRECTOR

NOTICE IS HEREBY GIVEN that on Wednesday, February 17,  
1981 at the hour of 8:00 p.m. or as soon thereafter as the  
matter may be heard, the Lodi City Council will conduct a  
public hearing in the Council Chambers, City Hall, 221 West  
Pine Street, Lodi, California, to consider the Planning  
Commission's recommended approval of the request of Aladdin  
Real Estate on behalf of Glen and Hazel Houston to rezone the  
parcel at 820 South Cluff Avenue (i.e. APN 049-070-14) from  
R-1, Single-Family Residential to M-1, Light Industrial, and  
certification of the filing of a Negative Declaration on the  
project by the Community Development Director.

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 either for or against the above  
proposal. 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.

Dated: February 3, 1982

By Order of the City Council

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

Industrial Way  
Business Park

M-1 M-1

INDUSTRIAL WAY

M - 1  
Ferdun and woods  
Industrial Park

C - M

CLUFF AVENUE

R-1 / Ind. G.P

HOUSTON PROPERTY  
22 acres

Rezoning Request R-1 to M-1

R-1 / Ind. / G.P.



EAST VINE STREET

R-1 / Ind. G.P.

R-1 / Ind. GP

City of  
Lodi

City of Lodi  
Basin

County

County

Existing City Limits

BECKMAN ROAD

C.C.T.R.R.

**HOUSTON REZONING**  
**R-1 to M-1**  
**820 So. Cluff Ave. 049-070-14**

1/5/81

P.H.  
6

CITY OF LODI  
221 W. Pine Street  
Lodi, California 95240

LODI NEWS-SENTINEL

ADVERTISING INSTRUCTIONS

Subject: Public Hearing Notice - rezone  
Kennedy Ranch Subdivision

Publish Dates: March 2, 1982

Tear Sheets Wanted: three

Affidavit and Bill to: ALICE M. REIMCHE, CITY CLERK, CITY HALL

Date: February 19, 1982

Ordered by:

*Alice M. Reimche*  
\_\_\_\_\_  
ALICE M. REIMCHE, CITY CLERK

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL  
OF THE CITY OF LODI TO CONSIDER THE REQUEST  
OF TED KATZAKIAN, et al., TO REZONE THE KENNEDY  
RANCH SUBDIVISION LOCATED ON THE WEST SIDE OF  
LOWER SACRAMENTO ROAD, NORTHERLY OF THE FUTURE  
EXTENSION OF WEST ELM STREET FROM U-H,  
UNCLASSIFIED HOLDING, TO P-D (23), PLANNED  
DEVELOPMENT DISTRICT NO. 23, WITH CONDITIONS

NOTICE IS HEREBY GIVEN that on Wednesday, March 17,  
1982 at the hour of 8:00 p.m. or as soon thereafter as the  
matter may be heard, the Lodi City Council will conduct a  
public hearing in the Council Chambers, City Hall, 221 West  
Pine Street, Lodi, California, to consider the recommended  
approval of the request of Ted Katzakian, et al., to rezone  
the Kennedy Ranch Subdivision located on the west side of  
Lower Sacramento Road, northerly of the future extension of  
West Elm Street from U-H, Unclassified Holding, to  
P-D (23), Planned Development District No. 23, with the  
following conditions:

1. That the density of the areas designated for  
cluster housing be a maximum of 15 units per acre;
2. That the cluster housing areas conform to the  
requirements of the City's R-GA, Garden Apartment  
Residential District, except for density;
3. That the single-family residential areas conform  
to the City's R-2, Single-Family Residential  
District; and
4. That the project conform to the Specific Plan for  
Lower Sacramento Road between West Turner Road and  
West Lodi Avenue.

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 either for or against the above proposal. 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.

Dated: February 17, 1982

By Order of the City Council

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

**CITY COUNCIL**

**JAMES A. McCARTY, Mayor**  
**ROBERT G. MURPHY, Mayor Pro Tem**  
**RICHARD L. HUGHES**  
**WALTER KATNICH**  
**JAMES W. PINKERTON, Jr.**

**CITY OF LODI**

**CITY HALL, 221 WEST PINE STREET**  
**POST OFFICE BOX 320**  
**LODI, CALIFORNIA 95241**  
**(209) 334-5634**

**HENRY A. GLAVES, Jr.**  
City Manager

**ALICE M. REIMICHE**  
City Clerk

**RONALD M. STEIN**  
City Attorney

February 10, 1982

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

**Dear Glen:**

**RE: TENTATIVE SUBDIVISION MAP AND REZONING - KENNEDY RANCH**

At its meeting of Monday, February 8, 1982, the Lodi City Planning Commission approved your request on behalf of Genie Development Company for the Tentative Map of Kennedy Ranch, an 88-acre, 623-unit residential development proposed for the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street with the following conditions:

1. That the developer install all off-site utilities and street improvements including sewage lift station and Lower Sacramento Road improvements per adopted policies;
2. That the City Council concur on reimbursement/payment for Master Storm Drainage facilities needed to serve this development;
3. That public utility easements as required by the various utility companies and the City of Lodi be dedicated;
4. That the developer pay all appropriate fees in effect at time of map filing or issuance of Building Permit and enter into all applicable agreements;
5. That existing wells and septic tanks be abandoned in conformance with City requirements;
6. That all necessary street right-of-way be dedicated;
7. That engineered improvement plans for all public improvements be prepared before Final Map filing;
8. That on-site fire protection be provided per Fire Department requirements; and

Mr. Baumbach  
February 10, 1982  
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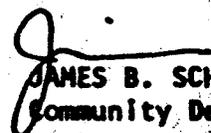
9. That Specific Plans be prepared and adopted for the deadend streets in the subdivision.

In a related matter, the Planning Commission recommended that the City Council rezone the area encompassed by the Kennedy Ranch Subdivision from U-H, Unclassified Holding, to P-D(23), Planned Development District No. 23, with the following conditions:

1. That the density of the areas designated for cluster housing be a maximum of 15 units per acre;
2. That the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
3. That the single-family residential areas conform to the City's R-1, Single-Family Residential District; and
4. That the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

The rezoning request is being forwarded to the City Council for final hearing and action. Mrs. Alice Reimche, City Clerk, will inform you of the time and place of the Council's public hearing.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

JBS:dsg

cc: Ron Thomas  
Ted Katzakian  
City Clerk

February 27, 1982

Hon. City Council:

In regards proposed Kennedy Ranch Development - when we bought our homes, the area was predominantly Single Family Residential. We feel that we have a reasonable right to expect future growth to be the same.

If the outward growth of the city is the irrigation canal, any condominiums should be there. The Nursery is commercial, the military installation is there, put the condominiums there also.

(2)

(2)

We don't want Condominium  
Blight - Instant Shums -  
across the street from  
us. I feel this is a  
good and sufficient  
Cause for a lawsuit.

Earl Adorf