

199
00-53(a)
Public Hearing
a

CITY COUNCIL MEETING

APRIL 7, 1982

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 appeal of Terry Piazza, c/o Baumbach and Piazza, 323 West Elm Street, Lodi, of the condition of the approval by the Planning Commission of the Tentative Parcel Map to divide the lot at 319 Cypress Street into two parts with Parcel "a" containing 2,950 square feet and Parcel "b" containing 6,000 square feet requiring that a street light be installed at the southeast corner of Lot "A".

The matter was introduced by Community Development Director Schroeder, who presented diagrams of the subject area for the perusal of the Council.

APPEAL OF TERRY
PIAZZA RE STREET
LIGHT INSTALLATION
AT S/E CORNER OF
LOT "A", 319 CYPRESS
STREET AND REZONINGS
SET FOR PUBLIC HEARING

Mr. Terry Piazza, c/o Baumbach and Piazza, 323 West Elm Street, Lodi spoke on behalf of his appeal stating that he felt that the requirement that a street light be installed at the southeast corner of Lot "A" would create a hardship citing the cost of such an installation. Mr. Piazza proposed an alternative stating that he would install a street light at the corner of Central Avenue and Cypress Street and outlined the merit for such an installation.

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

A lengthy Council discussion followed regarding the requirements set forth in City of Lodi Ordinance No. 1142. It was the tacit concurrence of the Council that each appeal of this nature should be handled individually and resolved on its own merit.

On motion of Councilman Hughes, Pinkerton second, the appeal of Terry Piazza in this matter was upheld, and Council accepted the offer of Mr. Piazza to install a street light at the corner of Central Avenue and Cypress Street.

P.N.A.

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE APPEAL OF TERRY PIAZZA, c/o BAUMBACH AND PIAZZA, 323 W. ELM STREET, LODI, OF THE CONDITION OF THE APPROVAL BY THE PLANNING COMMISSION OF THE TENTATIVE PARCEL MAP TO DIVIDE THE LOT AT 319 CYPRESS STREET INTO TWO PARTS WITH PARCEL "A" CONTAINING 2,950 SQUARE FEET AND PARCEL "B" CONTAINING 6,000 SQUARE FEET REQUIRING THAT A STREET LIGHT BE INSTALLED AT THE SOUTHEAST CORNER OF LOT "A"

NOTICE IS HEREBY GIVEN that on Wednesday, April 7, 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 appeal of Terry Piazza, c/o Baumbach and Piazza, 323 W. Elm Street, Lodi, of the condition of the approval by the Planning Commission of the Tentative Parcel Map to divide the lot at 319 Cypress Street into two parts with Parcel "A" containing 2,950 square feet and Parcel "B" containing 6,000 square feet requiring that a street light be installed at the southeast corner of Lot "A".

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: March 11, 1982

By Order of the City Council


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

City Clerk
HENRY A. GLAVES, Jr.
City Manager

ALICE M. REBAICHE
City Clerk

RONALD M. STEIN
City Attorney

January 13, 1982

Baumbach & Piazza
323 West Elm Street
Lodi, CA. 95240

Attention: Terry Piazza

Gentlemen:

Enclosed is a copy of the draft of the Five-Year Capital Improvement Program for Master Storm Drainage Installations that we will be reviewing with the City Council in March or April of this year. This program shows that if prepayment is made by the proposed Teresi development and one-half of the Griffin development, that the master storm lines to serve Teresi and one-half of Griffin could be funded no earlier than the fiscal year '84-85.

I have also enclosed a copy of last year's proposed Five-Year Program which I thought I had sent you previously. This Five-Year Program showed that funding for the Cluff Avenue, Pine to Lockeford, could be made available in the fiscal year 1983-84 if Teresi and Griffin prepaid their drainage fees. Please be aware of two changes that have occurred:

1. The City Manager determined to use Revenue Sharing Funds (\$342,000) in the '81-82 Capital Improvement Program for the upgrading of the Shady Acres pump station. This was done due to the importance of that improvement and in order to move the storm drain installations in the East Side Industrial Area up in the priority schedule.
2. We are presently experiencing a considerable decrease in master storm drainage revenues. Last year when the Five-Year Program was compiled, we estimated the revenue at \$200,000 a year based on past experience. This figure was conservatively low at that time in order to insure that we would have funding for all the projects that were put in the program. Through the first five months of this year we have taken in only \$7,000 as compared to \$70,000 at this time last year. Based on the projected development that we see, we do not feel that the City will receive more than \$100,000 in Master Drainage Funds this fiscal year. We also feel that \$100,000/yr. is probably more realistic for future revenue estimates.

Baumbach & Piazza
January 13, 1982
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If you have any questions concerning this material, please contact me.

Sincerely


Jack L. Ronsko
Public Works Director

cc: City Manager
cc: Councilman Katnich

Enclosures

February 23, 1982

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

Dear Terry:

RE: Tentative Parcel Map - 319 Cypress Street

At its meeting of Monday, February 22, 1982 the Lodi City Planning Commission approved your request for a Tentative Parcel Map to divide the lot at 319 Cypress Street into two parts with Parcel "A" containing 2,950 square feet and Parcel "B" containing 6,000 square feet with the following conditions:

1. That public utility easements as required by the various utility companies and the City be dedicated;

In this regard please note the attached requirements of our Utility Department.

2. That a street light be installed at the southeast corner of Lot "A";
3. That the 5 foot public utility easement shown on the Tentative Map be private and kept free of buildings and trees;
4. That the developer provide the City with a solution for a possible drainage problem on the rear lot; and
5. That new water and sewer service, which is to be paid for by the developer and installed by the City, be provided.

State law now permits approved subdivision maps a life of 2 years with a possible one-year extension; therefore, the above tentative map will expire February 22, 1984.

Sincerely,

JAMES B. SCHROEDER
Community Development Director

JBS:bjb

SIGNED

56

55'

Existing P.U.E.

Proposed 5' PUE

Proposed
Carpenter

Exist.
House

Parcel E
6000 SF ±

163'

35'

Proposed
Bldg

Parcel A
2950 SF ±

56'

24'

Exist. Drive

15'

45'

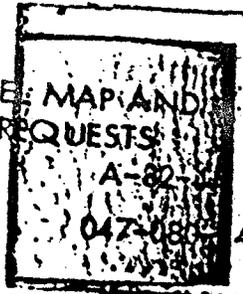
Cypress

Asana

PIAZZA PARCE MAP AND
VARIANCE REQUESTS

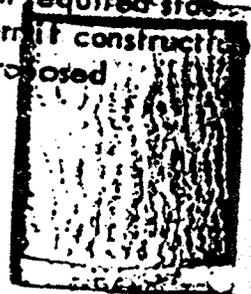
M-82-2

315 Cypress Ave.
319



Vary 4,000 square foot minimum
parcel size to 2,950 to permit
consideration of parcel map

Vary 5' minimum required side
yard to 4' to permit construction
of building as proposed



follow up

April 7, 1982

Mr. Terry Piazza
Baumbach and Piazza
232 W. Elm Street
Lodi, CA 95240

Dear Terry:

This letter will serve as confirmation of the actions of the Lodi City Council at its regular meeting of April 7, 1982 whereby following your appeal of the condition of the approval by the Planning Commission of the Tentative Map to divide the lot at 319 Cypress Street into two parts with Parcel "A" containing 2950 square feet and Parcel "B" containing 6,000 square feet requiring that a street light be installed at the southeast corner of Lot "A", the Council accepted your offer to install a street light at the corner of Central Avenue and Cypress Street.

Should you have any questions regarding this action, please do not hesitate to call.

Very truly yours,

Alice M. Reimche
City Clerk

AR:dg

cc: Community Development
Utility Dept.