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PLANNING
COMMISSION

City Manager Peterson gave the following report of the Planning Commission meeting of April 22, 1985:

The Planning Commission -

ITEMS OF
INTEREST

1. Recommended that Section 27-18, Site Plan and Architectural approval of the Lodi Municipal Code, be amended to expand projects subject to review by the Site Plan and Architectural Review Committee.
2. Recommended changing the name of Myrtle Avenue, and its future extension, to Guild Avenue.

ITEMS SET FOR
HEARING

On motion of Council Member Reid, Olson second, Items 1 and 2 heretofore set forth were set for Public Hearing at the Regular Council meeting of May 15, 1985 commencing at 7:30 p.m.

ITEMS OF INTEREST

The Planning Commission also -

1. Determined that a Zoning Hardship did not exist and denied the request of Effie and Bruce Turner for a Variance to eliminate the required off-street parking to permit an existing garage conversion to remain at 808 West Turner Road in an area zoned R-1, Single-Family Residential.

In a related action the Planning Commission granted an exception to the off-street parking design standards to permit a driveway of less than 12 feet in width to provide access to a rear yard carport.

2. Conditionally approved the request of Louis D. Matthews for a Use Permit to establish an automobile wrecking and salvage yard, completely enclosed within a building, at 805 North Stockton Street in an area zoned M-2, Heavy Industrial.

The Planning Commission certified the filing of a Negative Declaration as adequate environmental documentation on the above project.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: APRIL 23, 1985
SUBJECT: PLANNING COMMISSION ACTIONS - APRIL 22, 1985

FOR ACTION OF THE CITY COUNCIL

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2. Recommended changing the name of Myrtle Avenue, and its future extension, to Guild Avenue.

OF INTEREST TO THE CITY COUNCIL

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In a related action the Planning Commission granted an exception to the off-street parking design standards to permit a driveway of less than 12 feet in width to provide access to a rear yard carport.

2. Conditionally approved the request of Louis D. Matthews for a Use Permit to establish an automobile wrecking and salvage yard, completely enclosed within a building, at 805 North Stockton Street in an area zoned M-2, Heavy Industrial.

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SECTION 27-18. SITE PLAN AND ARCHITECTURAL APPROVAL - ORD. # 939

1. Purpose. The purpose of site plan and architectural approval is to determine compliance with this chapter (i. e., Zoning Ordinance) and to promote the orderly development of the City, the stability of land values, investment and the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting or to unsightly, undesirable or obnoxious appearance.
2. Site Plan and Architectural Approval Committee. There is hereby established a Site Plan and Architectural Approval Committee to assist the Planning Commission in reviewing site plans and architectural drawings. The membership thereof shall consist of five (5) members, three (3) of whom shall be appointed by the Chairman of the Planning Commission with the approval of the Planning Commission and two (2) members of the City Staff designated by the City Manager, one of whom shall be appointed from the Public Works Department and one of whom shall be appointed from the Planning Department.

Members of the Approval Committee shall be appointed for two (2) year overlapping terms. At its organization meeting, members of the Committee shall draw lots to determine their reappointment dates.
3. Approval Required. Site Plan and Architectural approval is required for the following uses:
 - a. Residential building proposed to be erected in areas zoned R-GA, R-MD, R-HD, C-P and C-1 which abut upon areas zoned R-1 or R-2, except single-family dwellings, duplexes and triplexes.
 - b. Commercial-professional offices and institutional buildings proposed to be erected in areas zoned C-P and C-1 which abut upon areas zoned R-1, R-2 or R-GA.
 - c. Non-residential buildings proposed to be erected in areas zoned C-1, C-2, C-M, M-1 and M-2 which abut upon areas zoned R-1, R-2, R-GA, R-MD, R-HD or C-P.
 - d. Any use requiring a Use Permit.

November 18, 1970

4. Application - Application shall be made by the property owner or agent on a form provided by the City.
5. Maps and Drawing Required. The following maps and drawing, in duplicate, shall be submitted:
 - a. Siting of structures so as to preserve light and air on adjoining properties.
 - b. Landscaping and/or fencing of yards and setback area, use of landscaping and/or wall or fencing for screening purposes.
 - c. Design of ingress and egress.
 - d. Off-street parking and loading facilities.
 - e. Drawings or sketches of the exterior elevations.
 - f. Designation of location of existing fire hydrants.
6. Actions of the Site Plan and Architectural Approval Committee. The Approval Committee shall have the function, duty, and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations, the external design and site plan of all proposed new buildings or structures for which site plan and architectural approval are required. The Approval Committee shall impose such conditions as are necessary to carry out policies adopted by Ordinance or Resolution of the City Council.

Upon approval of submitted plans or at the expiration of twenty-one (21) days, the Building Inspector shall issue a permit for such building, provided, that all other provisions of law have been complied with and except as otherwise herein provided for buildings requiring use permits or on items appealed to the Planning Commission and/or City Council.

7. Appeal Procedure. When the regulations specify that approval of a proposed development by the Approval Committee is a condition of issuance of a Zoning Approval, the decision of the Approval Committee approving or disapproving the development shall be subject to appeal to the Planning Commission by any person aggrieved, and shall not be effective until the expiration of the appeal period.

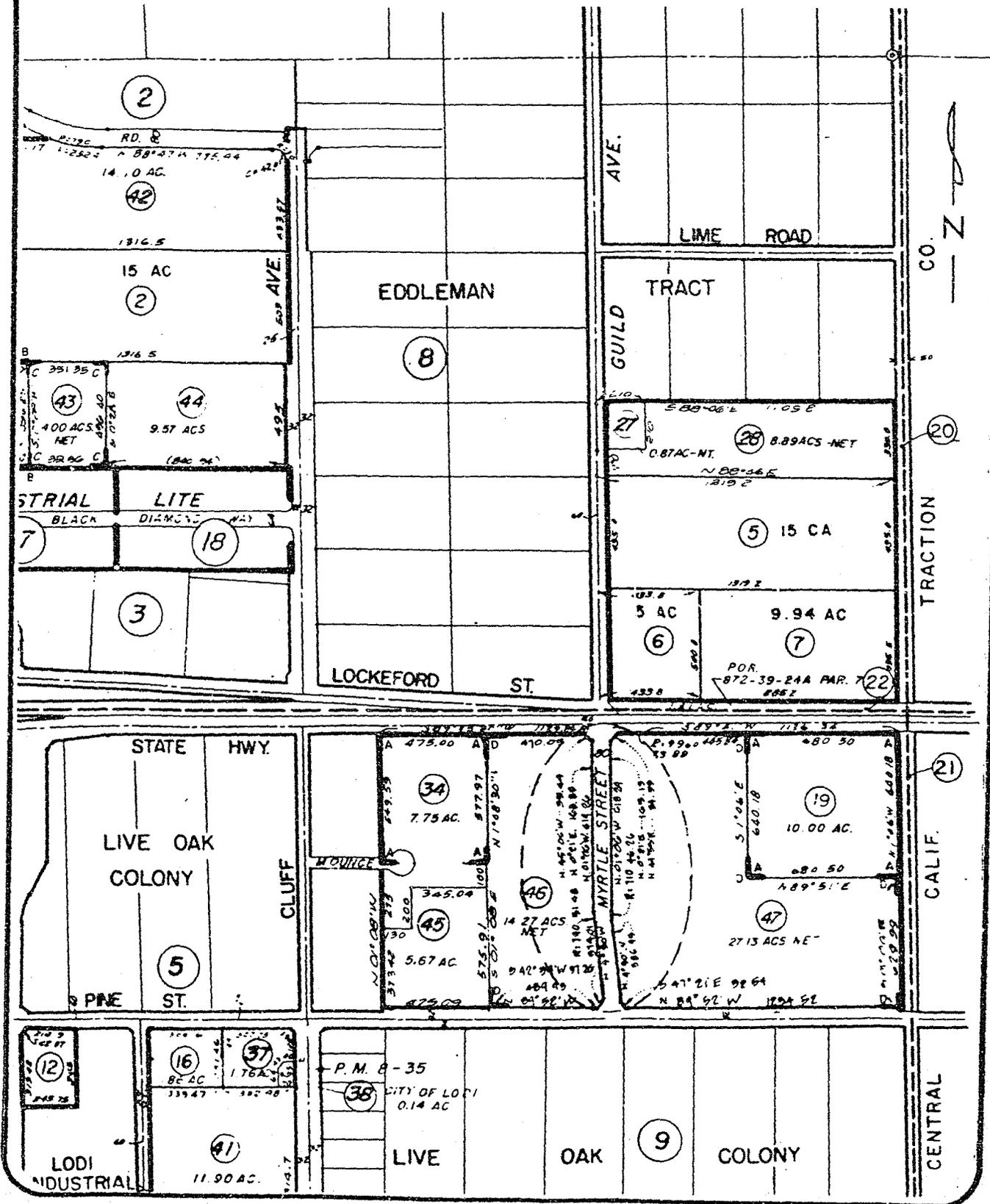
An appeal shall be made in writing to the Secretary of the Planning Commission within five (5) working days of the final decision of the Approval Committee.

PLANNING COMMISSION

Amends Specif. Plan - Myrtle
Avenue to Guild Avenue

Z-85-06

4-22-85



LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE PLANNING COMMISSIONS RECOMMENDATION THAT SECTION 27-18, SITE PLAN AND ARCHITECTURAL APPROVAL OF THE LODI MUNICIPAL CODE, BE AMENDED TO EXPAND PROJECTS SUBJECT TO REVIEW BY THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE.

NOTICE IS HEREBY GIVEN that on Wednesday, the 15th day of May 1985, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the Planning Commissions recommendation that Section 27-18, Site Plan and Architectural approval of the Lodi Municipal Code, be amended to expand projects subject to review by the Site Plan and Architectural Review Committee.

Information regarding this item may be obtained in the office of the City Clerk 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.

If you challenge the subject proposed amendment to City Code Section 27-18 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: May 1, 1985

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO CONSIDER CHANGING THE NAME OF MYRTLE AVENUE AND ITS FUTURE EXTENSION TO GUILD AVENUE AND TO AMEND THE SPECIFIC PLAN OF THE STREET BETWEEN VICTOR ROAD (STATE ROUTE 12) AND EAST PINE STREET, LODI

NOTICE IS HEREBY GIVEN that on Wednesday, the 15th day of May 1985, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider changing the name of Myrtle Avenue and its future extension to Guild Avenue and to amend the Specific Plan of the street between Victor Road (State Route 12) and East Pine Street, Lodi.

Information regarding this item may be obtained in the office of the City Clerk 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.

If you challenge the subject proposed name change of Myrtle Avenue and its future extension and the proposed amendment of the Specific Plan of the street between Victor Road (State Route 12) and East Pine Street, Lodi, 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: May 1, 1985