

PLANNING
COMMISSION

City Manager Graves gave the following report of the
Planning Commission meeting of April 23, 1984

PUBLIC HEARING
SET RE TANDY-
JOHNSON RANCH

The Planning Commission -

1. Recommended that Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre residential and commercial planned development proposed for the south side of Almond Drive and the west side of Cherokee Lane, be certified as adequate;
2. Recommended that General Plan - Land Use Element Amendment GP-LU-84-1, which encompasses the Tandy-Johnson Ranch, be approved as submitted by the applicant; and
3. Recommended that Tandy-Johnson Ranch be zoned P-D (19), Planned Development District No. 19 with the following requirements:
 - a. that the 6 acres of commercial zoning on the west side of Cherokee Lane, north and south of the future extension of Century Boulevard conform to the development standards of the C-S, Commercial-Shopping District;
 - b. that the cluster homes (i.e. condominiums) portion of the development be limited to 10 units per acre and conform to the development standards of the R-GA, Garden Apartment Residential District; and
 - c. that the single-family portion of the development conform to the development standards of the R-2, Single-Family Residential District.

On motion of council Member Reid, Hinchman second, the heretofore listed items were set for Public Hearing at 8:00 p.m. on May 16, 1984.

CC-27
CC-35

ITEMS OF
INTEREST

City Manager Graves gave the following report of the
Planning Commission Meeting of April 23, 1984:

The Planning Commission-

1. Conditionally approved the request of Ermanno DeBernard for a Use Permit to convert a portion of a restaurant and cocktail lounge located at 100 and 112 South Cherokee into a card room, in a area zoned C-2, General Commercial.
2. Determined that a Zoning Hardship existed and approved the request of Larry Geweke for a Variance to permit a 2 1/2 foot encroachment into the required 10 foot rear yard at 1650 Edgewood Drive in an area zoned P-D (8), Planned Development District No.8.
3. Conditionally approved the Tentative Parcel Map request of Matthews Homes on behalf of the Estate of Kenneth Lobaugh to divide a 35.8 acre parcel into 2 parts with Parcel "A" containing 18.7 acres and Parcel "B" containing 17.1 acres at 1700 West Kettleman Lane (APN-057-580-30) in an area zoned P-D (24), Planned Development District No.24.
4. Conditionally approved the Tentative Subdivision Map request of Ronald B. Thomas on behalf of the Roman Catholic Church Diocese of Stockton for Willow Court, an 18-lot single-family development proposed for the east side of Lower Sacramento Road, 327 feet north of the centerline of West Elm Street in an area zoned R-2, Single-Family Residential.
5. Approved the Tentative Parcel Map request of Ronald S. Addington on behalf of First Nationwide Savings to adjust the common lot line between Lots 95 and 96 in Lakeshore Village, Unit No. 2, in an area zoned P-D (21), Planned Development District No. 21.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: APRIL 25, 1984

SUBJECT: PLANNING COMMISSION ACTIONS - APRIL 23, 1984

FOR ACTION OF THE CITY COUNCIL

1. Recommended that Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre residential and commercial planned development proposed for the south side of Almond Drive and the west side of Cherokee Lane, be certified as adequate;
2. Recommended that General Plan - Land Use Element Amendment GP-LU-84-1, which encompasses the Tandy-Johnson Ranch, be approved as submitted by the applicant; and
3. Recommended that Tandy-Johnson Ranch be zoned P-D (19), Planned Development District No. 19 with the following requirements:
 - a. that the 6 acres of commercial zoning on the west side of Cherokee Lane, north and south of the future extension of Century Boulevard conform to the development standards of the C-S, Commercial-Shopping District;
 - b. that the cluster homes (i.e. condominiums) portion of the development be limited to 10 units per acre and conform to the development standards of the R-GA, Garden Apartment Residential District; and
 - c. that the single-family portion of the development conform to the development standards of the R-2, Single-Family Residential District.

Attachments

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDATION
OF THE LODI PLANNING COMMISSION TO THE CITY COUNCIL
THAT THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR 83-3)
OF THE TANDY-JOHNSON RANCH, A 48 ACRE RESIDENTIAL AND
COMMERCIAL PLANNED DEVELOPMENT PROPOSED FOR THE SOUTH
SIDE OF ALMOND DRIVE AND THE WEST SIDE OF CHEROKEE
LANE, BE CERTIFIED AS ADEQUATE

NOTICE IS HEREBY GIVEN that on May 16, 1984 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 recommendation of the Lodi
Planning Commission to the City Council that the Final
Environmental Impact Report (EIR 83-3) of the Tandy-Johnson
Ranch, a 48 acre residential and commercial planned
development proposed for the south side of Almond Drive and
the west side of Cherokee Lane, be certified as adequate.

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 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.

Dated: May 2, 1984

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE PLANNING
COMMISSIONS RECOMMENDATION THAT TANDY-JOHNSON
RANCH BE ZONED P-D (19), PLANNED DEVELOPMENT
DISTRICT NO 19 WITH REQUIREMENTS

NOTICE IS HEREBY GIVEN that on Wednesday, May 16, 1984
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 Commissions
Recommendation that Tandy-Johnson Ranch be zoned P-D (19),
Planned Development District No. 19 with the following
requirements:

- a. that the 6 acres of commercial zoning on the west
side of Cherokee Lane, north and south of the
future extension of Century Boulevard conform to
the development standards of the C-S,
Commercial-shopping District;
- b. that the cluster homes (i.e. condominiums) portion
of the development be limited to 10 units per
acre and conform to the development standards of
the R-GA, Garden Apartment Residential District;
and
- c. that the single-family portion of the development
conform to the development standards of the R-2,
Single-Family Residential District.

Information regarding this item may be obtained in the
office of the City Clerk at 221 West Pine Street, Lodi,
California. A full text of the proposed ordinance is on file

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE LODI CITY
PLANNING COMMISSIONS RECOMMENDATION THAT GENERAL
PLAN - LAND USE ELEMENT AMENDMENT GP-LU-84-1,
WHICH ENCOMPASSES THE TANDY-JOHNSON RANCH, BE
APPROVED AS SUBMITTED BY THE APPLICANT

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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 Lodi City Planning Commissions
recommendation that General Plan - Land Use Element Amendment
GP-LU-84-1, which encompasses the Tandy-Johnson Ranch, be
approved as submitted by the applicant.

Information regarding this item may be obtained in the
office of the City Clerk at 221 West Pine Street, Lodi,
California. A full text of the proposed ordinance is on file
in the City Clerk's office and can be reviewed during regular
business hours. All interested persons are invited to present
their views 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.

Dated: May 2, 1984

By Order of the City Council

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ALICE M. REIMCHE
City Clerk

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Dated: May 2, 1984

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OF THE CITY OF LODI TO CONSIDER THE LODI CITY
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Dated: May 2, 1984

By Order of the City Council

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City Clerk

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
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. CLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

April 25, 1984

Mr. Ronald B. Thomas
c/o Thomas Development Company
1209 West Tokay Street
Lodi, CA 95240

Dear Ron:

RE: Tandy-Johnson Ranch

At an adjourned special session of Monday, April 16, 1984, the Lodi City Planning Commission took the following actions:

1. Recommended to the City Council that Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre residential and commercial planned development proposed for the south side of Almond Drive and the west side of Cherokee Lane be certified as adequate environmental documentation;
2. Recommended that the City Council approve General Plan - Land Use Element Amendment GP-LU-84-1 which encompasses the Tandy-Johnson Ranch as submitted by the applicant; and
3. Recommended that the City Council zone the Tandy-Johnson Ranch, P-D (19), Planned Development District No. 19 to provide for 161 single-family lots; 88 condominium units; and 6 acres of commercial.

It was the Planning Commission's further recommendation that P-D (19), Planned Development District No. 19 conform to the following requirements:

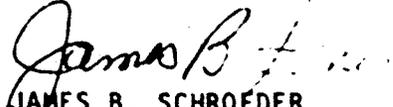
1. That the 6 acres of commercial zoning on the west side of Cherokee Lane, north and south of the future extension of Century Boulevard, conform to the development standards of C-S, Commercial-Shopping District;

Mr. Ronald B. Thomas
April 25, 1984
Page 2

2. That the cluster homes (i.e. condominium portion of the development) be limited to 10 units per acre and conform to the development standards of the R-GA, Garden Apartment Residential District; and
3. That the single-family portion of the development conform to the R-2, Single-Family Residential District.

The above recommendations have been forwarded to the City Council for final hearing and action. Mrs. Alice M. Reimche, City Clerk, will inform you of the time and place of the Council's Public Hearing.

Sincerely,



JAMES B. SCHROEDER

Community Development Director

ALMOND DRIVE

CRIVE

REVISED TENTATIVE SUBDIVISION MAP OF TRACT NO. 1884

TANDY-JOHNSON RANCH

Lot 7 and a portion of Lot 12 of A. J. LARSON'S Subdivision
Section 13, T32N R36E, M.D.B. & M.
City of Los Angeles, San Joaquin County, California

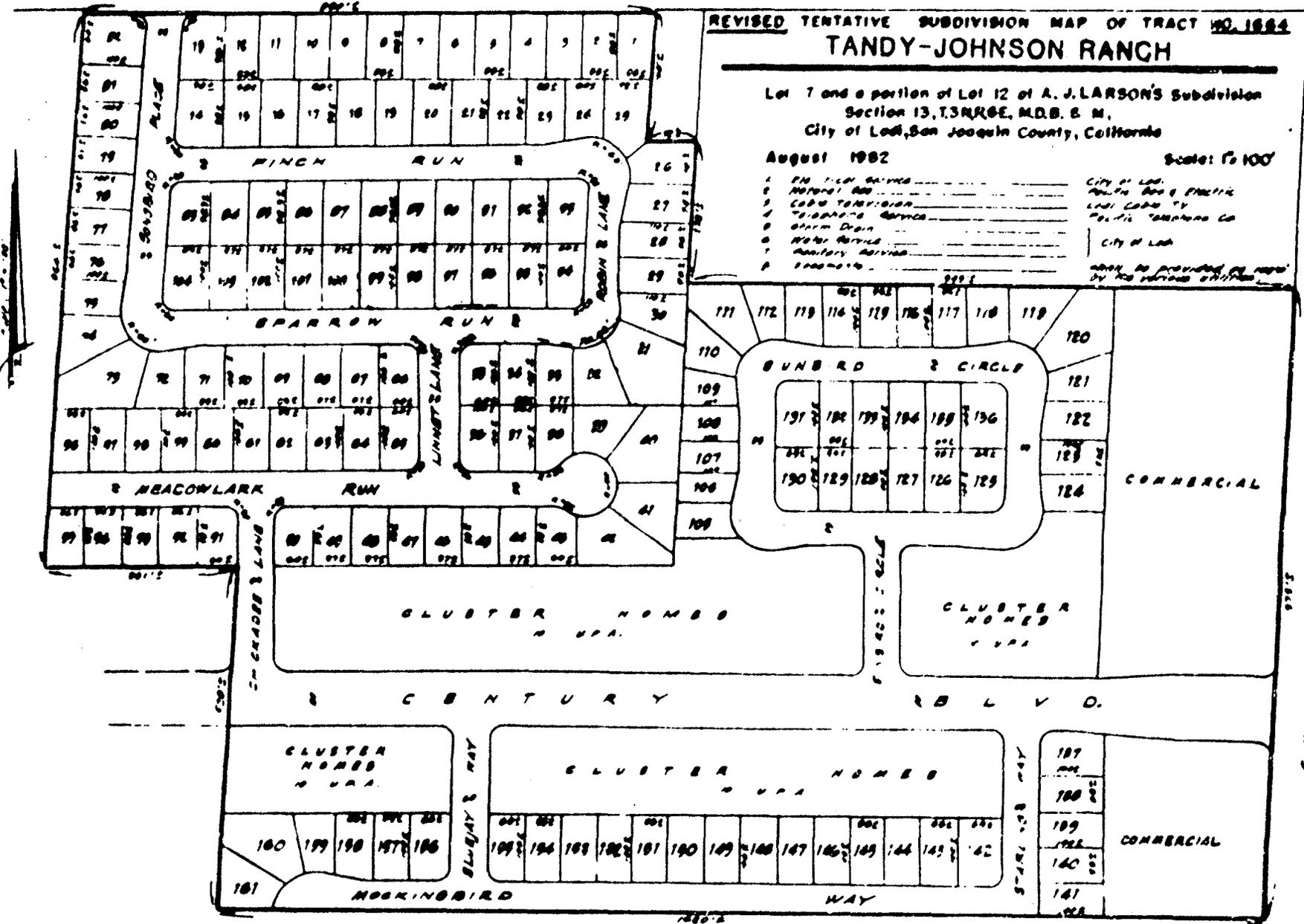
August 1982

Scale: 1" = 100'

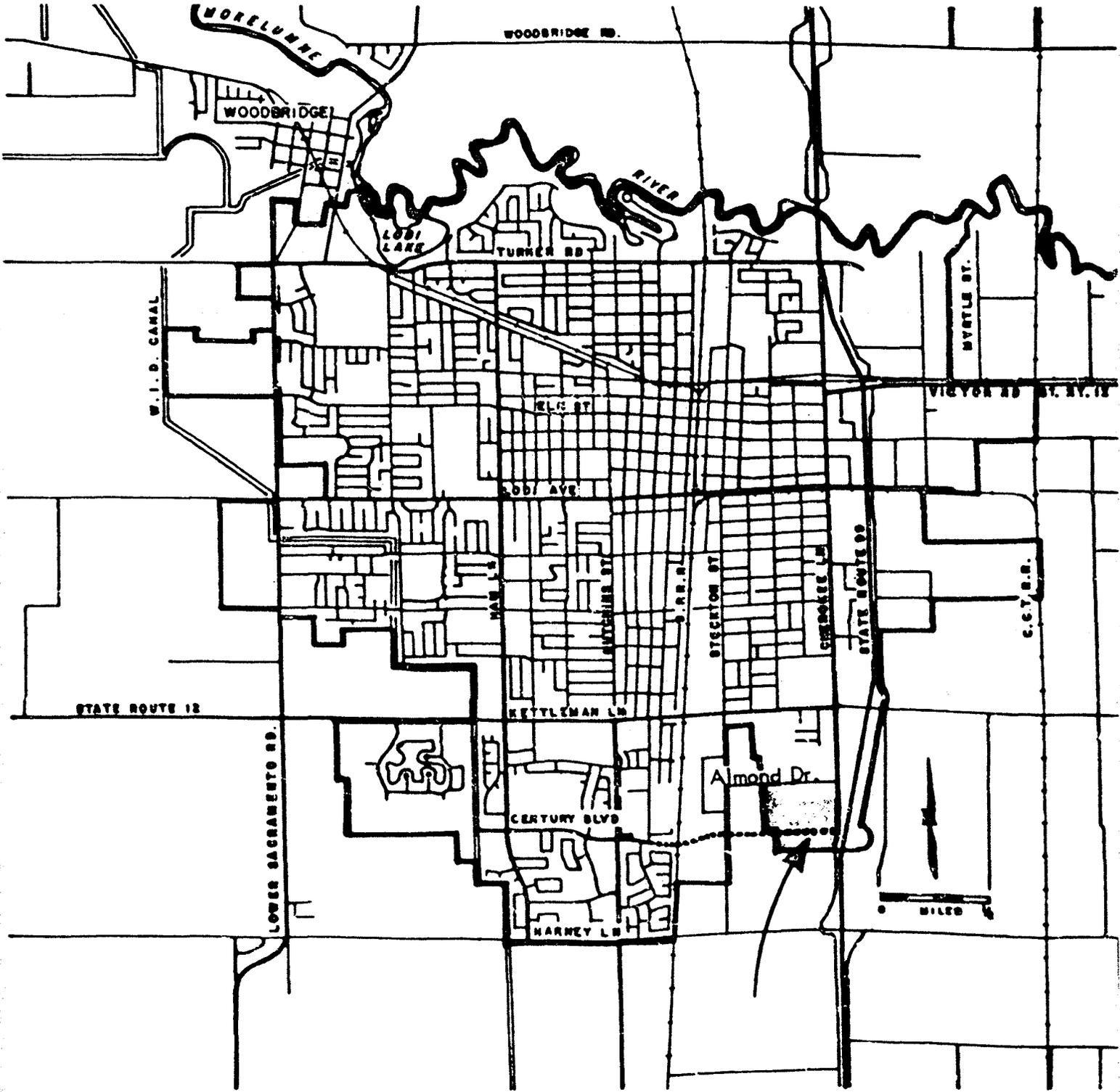
- 1. 20' Easement
- 2. 10' Easement
- 3. 10' Easement
- 4. 10' Easement
- 5. 10' Easement
- 6. 10' Easement
- 7. 10' Easement
- 8. 10' Easement

CITY OF LOS ANGELES
PLANNING AND ZONING DEPARTMENT
LAND USE DIVISION
PLANNING SERVICES SECTION
CITY OF LOS ANGELES

NOT TO BE PROVIDED BY MAP BY THE VARIOUS UTILITIES



TANDY-JOHNSON RANCH



MEMORANDUM, Community Development Department, City of Lodi

TO: CITY MANAGER

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: APRIL 25, 1984

SUBJECT: PLANNING COMMISSION ACTIONS - APRIL 23, 1984

OF INTEREST TO THE CITY COUNCIL

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