

PUBLIC HEARINGS

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Snider called for the following Public Hearings:

**GENERAL PLAN
LAND USE ELEMENT
AMENDMENT NO.
GPA-LU-84-2**

- A) To consider the recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-84-2, which consists of the following:
- 1) Section 1. The redesignation of a portion of the parcel at the southeast corner of West Turner Road and Lower Sacramento Road from Commercial to Medium Density Residential;
 - 2) Section 2. The redesignation of 800 South Beckman Road and 901 through 1123 East Vine Street from Light to Medium Industrial; and
 - 3) Section 3. The redesignation of the parcel at 1115 South Fairmont Avenue from Medium Density Residential to Office-Institutional.
- B) To consider the recommended approval of the request of Dennis Bennett on behalf of Joyce Houston and W. C. Collins to amend P-D (1), Planned Development District No. 1 by reducing the size of a 5.6 acre shopping center to provide 3.1 acres of commercial and 2.5 acres for multiple-family residents at 20 units per acre at the southeast corner of West Turner Road and Lower Sacramento Road (i.e. 2430 West Turner Road), and further recommend that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.
- C) To consider the recommended approval of the request of Ferdun and Woods to rezone 800 South Beckman Road and 901 through 1123 East Vine Street from C-M, Commercial-Light Industrial to M-1, Light Industrial, and further recommended that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.
- D) To consider the recommended approval of the request of Lodi Memorial Hospital on behalf of Daryl Geweke to rezone the parcel at 1115 South Fairmont Avenue from R-GA, Garden Apartment Residential to R-C-P, Residential-Commercial-Professional.

The matter was introduced by Community Development Director Schroeder, who presented diagrams of the subject area and responded to questions as were directed by the Council.

The following person spoke on behalf of Section "B", heretofore set forth:

**ORDINANCE
INTRODUCED**

Ordinance No. 1309 approving General Plan - Land Use Element No. GPA-LU-84-2, which consists of the following:

1. Section 1. The redesignation of a portion of the parcel at the southeast corner of West Turner Road and Lower Sacramento Road from Commercial to Medium Density Residential;
2. Section 2. The redesignation of 800 South Beckman Road and 900 through 1123 East Vine Street from Light to Medium Industrial; and
3. Section 3. The redesignation of the parcel at 1115 South Fairmont Avenue from Medium Density Residential to Office-Institutional.

1. Mr. Dennis Bennett, 503 Hampton Drive, Lodi

The following person, speaking on behalf of Ferdun and Woods, spoke in support of Section "C" heretofore set forth.

1. Mr. Glen Baumbach, 323 West Elm Street, Lodi

The following person spoke in favor of Section "D" heretofore set forth:

1. Mr. Douglas Bishop, 726 Brandywine, Lodi, representing Lodi Memorial Hospital.

There were no other persons in the audience wishing to speak either in favor or in opposition to any of the heretofore set forth items.

The public portion of the hearing was closed.

GENERAL PLAN
LAND USE
ELEMENT
AMENDMENT NO.
GPA-LU-84-2

Following discussion, on motion of Council Member Olson, Pinkerton second, Council established the following findings pertaining to CPA-LU-84-2:

1. The proposed General Plan Amendment is consistent with the Adopted Circulation, Open Space-Conservation, Interim Housing and Noise Elements;
2. The approval of the General Plan Amendment will not adversely affect an area of concern which the proposed Safety and Seismic Safety Elements, as specified in the State General Plan Guidelines, are intended to mitigate;
3. The General Plan Amendment is consistent with the Adopted Elements of the General Plan and does not adversely affect an area of concern which the proposed elements are intended to mitigate;
4. The sites are physically suited for the proposed density of development;
5. The sites are physically suited for the proposed type development;
6. The proposed General Plan Amendment is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat;
7. The General Plan Amendment is not likely to cause serious public health problems; and
8. The General Plan Amendment will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.

ORD. NO. 1309
INTRODUCED

Council Member Olson then moved for introduction of Ordinance No. 1309 approving General Plan - Land Use Element No. GPA-LU-84-2, which consists of the following:

1. Section 1. The redesignation of a portion of the parcel at the southeast corner of West Turner Road and Lower Sacramento Road from Commercial to Medium Density Residential;
2. Section 2. The redesignation of 800 South Beckman Road and 900 through 1123 East Vine Street from Light to Medium Industrial; and
3. Section 3. The redesignation of the parcel at 1115 South Fairmont Avenue from Medium Density Residential to Office-Institutional.

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CITY COUNCIL MEETING
MAY 2, 1984

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The motion was seconded by Council Member Pinkerton and carried by unanimous vote.

ORD. NO. 1310
INTRODUCED

On motion of Council Member Olson, Hinchman second, Council introduced Ordinance No. 1310 amending P-D (1), Planned Development District No. 1 by reducing the size of a 5.5 acre shopping center to provide 3.1 acres of commercial and 2.5 acres for multiple family residents at 20 units per acre at the southeast corner of West Turner Road and Lower Sacramento Road (i.e. 2430 West Turner Road) and certifying that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.

The motion was carried by unanimous vote.

ORD. NO. 1311
INTRODUCED

Mayor Snider, then moved for introduction of Ordinance No. 1311 rezoning 800 South Beckman Road and 901 Through 1123 East Vine Street from C-M, Commercial-Light Industrial to M-1, Light Industrial, and certifying that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.

The motion was seconded by Mayor Pro Tempore Hinchman and carried by unanimous vote.

ORD. NO. 1312
INTRODUCED

Council Member Olson then moved for introduction of Ordinance No. 1312 rezoning the parcel at 1115 South Fairmont Avenue from R-GA, Garden Apartment Residential to R-C-P, Residential-Commercial-Professionals. The motion was seconded by Council Member Reid and carried by unanimous vote.

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE PLANNING
COMMISSION'S RECOMMENDED APPROVAL OF GENERAL
PLAN-LAND USE ELEMENT - AMENDMENT NO. GPA-LU-84-2

NOTICE IS HEREBY GIVEN that on Wednesday, May 2, 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
Commission's recommended approval of General Plan - Land Use
Element Amendment No. GPA-LU-34-2 which consists of the
following:

- a. Section 1. The redesignation of a portion
of the parcel at the southwest corner of West
Turner Road and Lower Sacramento Road from
Commercial to Medium Density Residential;
- b. Section 2. The redesignation of 800 South
Beckman Road and 901 through 1123 East Vine
Street from Light to Medium Industrial; and
- c. Section 3. The redesignation of the parcel at
1115 South Fairmont Avenue from Medium Density
Residential to Office-Institutional.

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: April 18, 1984

By Order of the City Council

ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE PLANNING COMMISSIONS RECOMMENDED APPROVAL OF THE REQUEST OF DENNIS BENNETT ON BEHALF OF JOYCE HOUSTON AND W.C. COLLINS TO AMEND P-D (1), PLANNED DEVELOPMENT DISTRICT NO. 1 BY REDUCING THE SIZE OF A 5.6 ACRE SHOPPING CENTER TO PROVIDE 3.1 ACRES OF COMMERCIAL AND 2.5 ACRES FOR MULTIPLE-FAMILY RESIDENTS AT 20 UNITS PER ACRE AT THE SOUTHEAST CORNER OF WEST TURNER ROAD AND LOWER SACRAMENTO ROAD (i.e. 2430 WEST TURNER ROAD), AND FURTHER RECOMMEND THAT THE FILING OF A NEGATIVE DECLARATION BY THE COMMUNITY DEVELOPMENT DIRECTOR WAS ADEQUATE ENVIRONMENTAL DOCUMENTATION ON THIS PROJECT

NOTICE IS HEREBY GIVEN that on Wednesday, May 2, 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 Commission's recommended approval of the request of Dennis Bennett on behalf of Joyce Houston and W. C. Collins to amend P-D (1), Planned Development District No. 1 by reducing the size of a 5.6 acre shopping center to provide 3.1 acres of commercial and 2.5 acres for multiple-family residents at 20 units per acre at the southeast corner of West Turner Road and Lower Sacramento Road (i.e 2430 West Turner Road), and further recommend that the filing of a Negative Declaration by the Community Development Director was adequate Environmental Documentation on this project.

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: April 18, 1984

By Order of the City Council

ALICE M. REIMCHE
City Clerk

CITY COUNCIL

HELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
ROBERT G. MURPHY
JAMES W. PINKERTON, Jr.
EDMUND M. REID

CITY OF LODI

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

HENRY A. GLAVFS, Jr.
City Manager

RECEIVED ALICE M. REIMCHE
City Clerk

APR 13 1984 RONALD M. STEIN
City Attorney

ALICE M. REIMCHE
CITY CLERK

April 13, 1984

Mr. Dennis Bennett
c/o Bennett Development Co.
1200 West Tokay Street
Lodi, CA 95240

Dear Dennis:

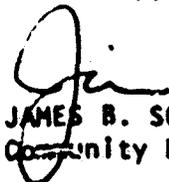
RE: General Plan Amendment - Rezoning
2430 West Turner Road

At its meeting of Monday, April 9, 1984 the Lodi City Planning Commission took the following actions:

1. Recommended that the City Council amend the Land Use Element of the Lodi General Plan by redesignating a portion of the parcel at the southeast corner of West Turner Road and Lower Sacramento Road (i.e. 2430 West Turner Road) from Commercial to Medium Density Residential;
2. Recommended that the City Council amend P-D (1), Planned Development District No. 1 by reducing the size of a 5.6 acre shopping center to provide 3.1 acres for commercial and 2.5 acres for multiple-family residential at 20 units per acre at the southeast corner of West Turner Road and Lower Sacramento Road (i.e. 2430 West Turner Road); and
3. Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above property.

These matters have been forwarded to the City Council for final review 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

cc: City Clerk ✓
Wayne Craig
Baumbach and Piazza
W. C. Collins, D.D.S.
Joyce Houston

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 FERDUN AND WOODS TO REZONE 800 SOUTH BECKMAN ROAD AND 901 THROUGH 1123 WEST VINE STREET FROM C-M, COMMERCIAL-LIGHT INDUSTRIAL TO M-1 LIGHT INDUSTRIAL, AND FURTHER RECOMMENDED THAT THE FILING OF A NEGATIVE DECLARATION BY THE COMMUNITY DEVELOPMENT DIRECTOR WAS ADEQUATE ENVIRONMENTAL DOCUMENTATION ON THIS PROJECT

NOTICE IS HEREBY GIVEN that on Wednesday, May 2, 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 Commission's recommended approval of the request of Ferdun and Woods to rezone 800 South Beckman Road and 901 through 1123 East Vine Street from C-M, Commercial-Light Industrial to M-1, Light Industrial, and further recommended that the filing of a Negative Declaration by the Community Development Director was adequate environmental documentation on this project.

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: April 18, 1984

By Order of the City Council

ALICE M. REIMCHE
City Clerk

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 LODI MEMORIAL HOSPITAL ON BEHALF
OF DARYL GEWEKE TO REZONE THE PARCEL AT
1115 SOUTH FAIRMONT AVENUE FROM R-GA, GARDEN
APARTMENT RESIDENTIAL, TO R-C-P, RESIDENTIAL-
COMMERCIAL-PROFESSIONAL

NOTICE IS HEREBY GIVEN that on Wednesday, May 2, 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
Commission's recommended approval of the request of Lodi
Memorial Hospital on behalf of Daryl Geweke to rezone the
parcel at 1115 South Fairmont Avenue from R-GA, Garden
Apartment Residential, to R-C-P,
Residential-Commercial-Professional.

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: April 18, 1984

By Order of the City Council

ALICE M. REIMCHE
City Clerk

CITY COUNCIL

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

CITY OF LODI

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HENRY A. GLAVES, Jr.
City Manager
ALICE M. REIMCHE
City Clerk
RONALD M. STEIN
City Attorney

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ALICE M. REIMCHE
CITY CLERK

April 13, 1984

Mr. Richard Sandford, Administrator
Lodi Memorial Hospital
975 South Fairmont Avenue
Lodi, CA 95240

Dear Mr. Sandford:

RE: General Plan Amendment - Rezoning - 1115 South
Fairmont Avenue

At its meeting of Monday, April 9, 1984, the Lodi City Planning
Commission took the following actions:

1. Recommended that the City Council amend the Land Use
Element of the Lodi General Plan by redesignating the
parcel at 1115 South Fairmont Avenue from Medium
Density Residential to Office-Institutional; and
2. Recommended that the City Council rezone the parcel
at 1115 South Fairmont Avenue from R-GA, Garden
Apartment Residential to R-C-P, Residential-Commer-
cial- Professional.

These recommendations have been forwarded to the City Council
for final review 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

cc: City Clerk ✓
Daryl Geweke
Ken Boyd

MEMORANDUM

TO: CITY CLERK
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: MAY 2, 1984
SUBJECT: FINDINGS GPA-LU-84-1

1. The proposed General Plan Amendment is consistent with the Adopted Circulation, Open Space-Conservation, Interim Housing and Noise Elements;
2. The approval of the General Plan Amendment will not adversely affect an area of concern which the proposed Safety and Seismic Safety Elements, as specified in the State General Plan Guidelines, are intended to mitigate;
3. The General Plan Amendment is consistent with the Adopted Elements of the General Plan and does not adversely affect an area of concern which the proposed elements are intended to mitigate;
4. The sites are physically suited for the proposed density of development;
5. The sites are physically suited for the proposed type development;
6. The proposed General Plan Amendment is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat;
7. The General Plan Amendment is not likely to cause serious public health problems; and
8. The General Plan Amendment will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.