

MAY 4, 1983

PLANNING  
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of April 25, 1983:

The Planning Commission -

P-D 23 AMENDMENTS  
SET FOR PUBLIC  
HEARING

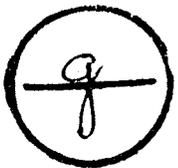
1. Recommended that the City Council amend P-D(23). Planned Development District No. 23 which is located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street by substituting single-family residential for 11.5 acres of previously approved multiple-family residential.
2. Certified the filing of a Negative Declaration on the above project and the Tentative Map of Park West, an 88 acre, 515 unit residential subdivision on the west side of Lower Sacramento Road by the Community Development Director as adequate environmental documentation.

On motion of Council Member Murphy, Snider second, Council set the heretofore listed two items for Public Hearing on June 1, 1983 at 8:00 p.m.

ITEMS OF  
INTEREST

The Planning Commission also

1. Conditionally approved the Revised Tentative Map of Park West (formerly Kennedy Ranch), an 88 acre, 515 unit residential subdivision proposed for the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street in an area zoned P-D(23), Planned Development District No. 23.
6. Conditionally approved the request of C & S Foods, Inc. for a Use Permit to construct a 2200 square foot Burger King Fast Food Restaurant with a drive-thru window proposed to be located at 616 West Kettleman Lane in a portion of the Vineyard Shopping Center in an area zoned P-D(15), Planned Development District No. 15.
7. Determined that previous actions by the Planning Commission and Site Plan and Architectural Review Committee constituted the basis for a Zoning Hardship and approved the request of B. T. Reeves on behalf of Reeves Company, Inc. for a Zoning Variance to reduce the set-back for a business identification sign from 10 feet to 6 feet at 300 West Pine Street in an area zoned R-C-P, Residential-Commercial-Professional.
8. Set a public hearing for 7:30 p.m., Monday, May 23, 1983 to consider recommending that the City Council adopt a Housing Element for the Lodi General Plan.



RECORDED

1983 APR 27 PM 3 08

MADE H. HERRON  
CITY CLERK  
CITY OF LODI

MEMORANDUM, City of Lodi, Community Development Department

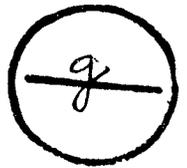
TO: CITY MANAGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: APRIL 27, 1983  
SUBJECT: PLANNING COMMISSION ACTIONS - APRIL 25, 1983

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the City Council amend P-D(23), Planned Development District No. 23 which is located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street by substituting single-family residential for 11.5 acres of previously approved multiple-family residential.
2. Certified the filing of a Negative Declaration on the above project and the Tentative Map of Park West, an 88 acre, 515 unit residential subdivision on the west side of Lower Sacramento Road by the Community Development Director as adequate environmental documentation.

OF INTEREST TO THE CITY COUNCIL

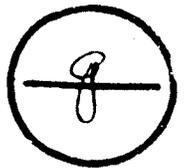
1. Conditionally approved the Revised Tentative Map of Park West (formerly Kennedy Ranch), an 88 acre, 515 unit residential subdivision proposed for the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street in an area zoned P-D(23), Planned Development District No. 23.
2. Conditionally approved the Tentative Map of Lakeshore, Unit No. 3, a 31-lot single-family subdivision located on the south side of Lakeshore Drive between Newport Drive and South Mills Avenue in an area zoned P-D(21), Planned Development District No. 21.
3. Conditionally approved the Tentative Parcel Map request of Baumbach and Piazza, Consulting Engineers on behalf of M. O. Ray, Jr. to join the lots at 811 South Fairmont Avenue and 1108, 1120 and 1132 Sylvia Drive (i.e. Assessor Parcel No's. 033-080-16, 033-080-19, 033-080-14 and 033-080-13) to permit the connection of and the addition to the two phases of the Vista Ray Convalescent Hospital.
4. Conditionally approved the Tentative Parcel Map request of Baumbach and Piazza, Consulting Engineers, on behalf of Mike Stiehr to combine two parcels into one at 316 and 316½ East Elm Street (Assessor Parcel No's. 043-075 and 043-075-07) in an area zoned R-HD, High Density Multiple Family Residential.
5. Determined that a Zoning Hardship did not exist and denied the request of First Financial Bancorp on behalf of the Bank of Lodi for a Zoning Variance to increase the allowable sign area from 64 square feet to 91 square feet at 701 South Ham Lane in an area zoned R-C-P, Residential-Commercial-Professional.



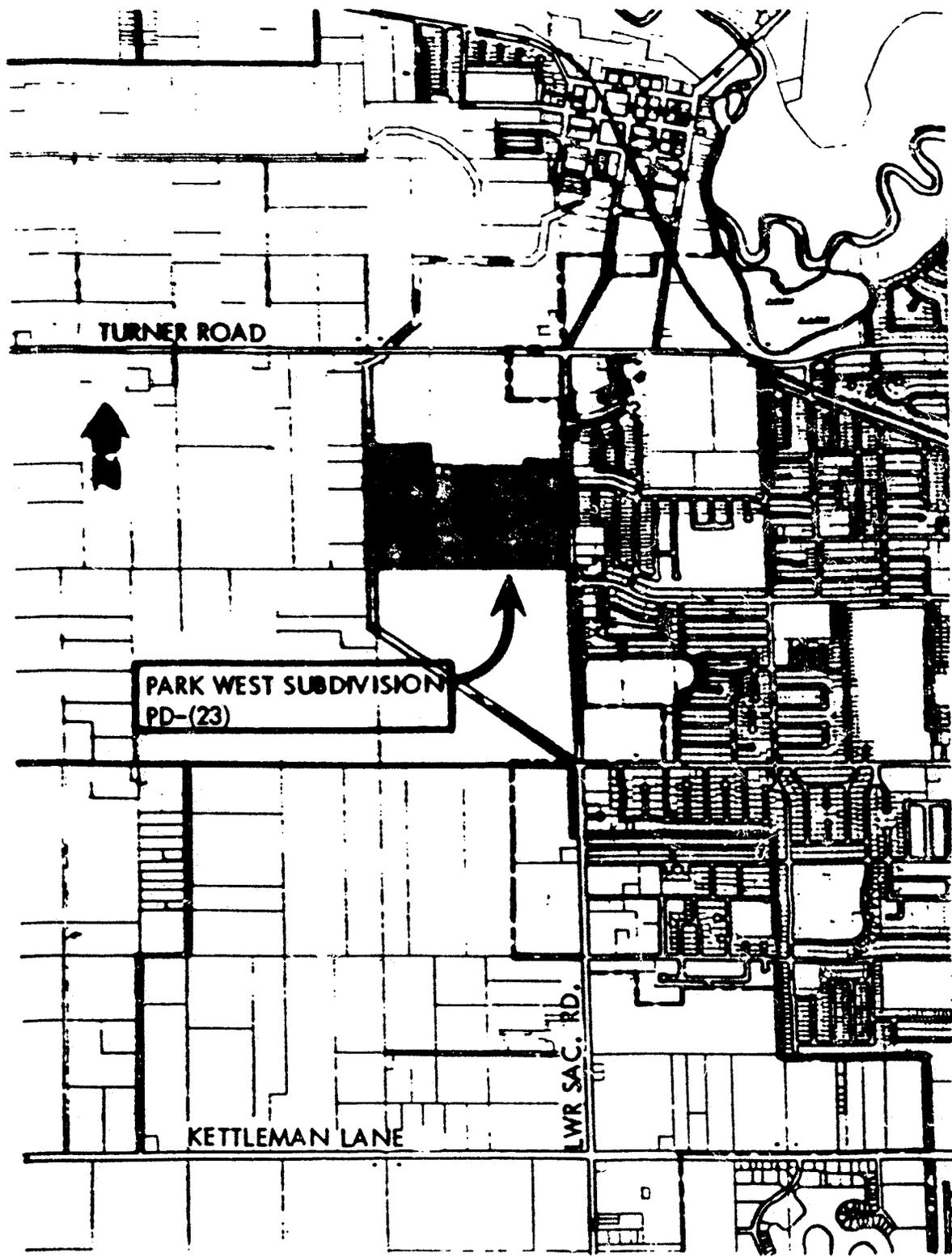
MEMORANDUM

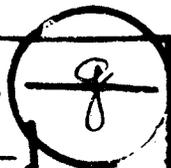
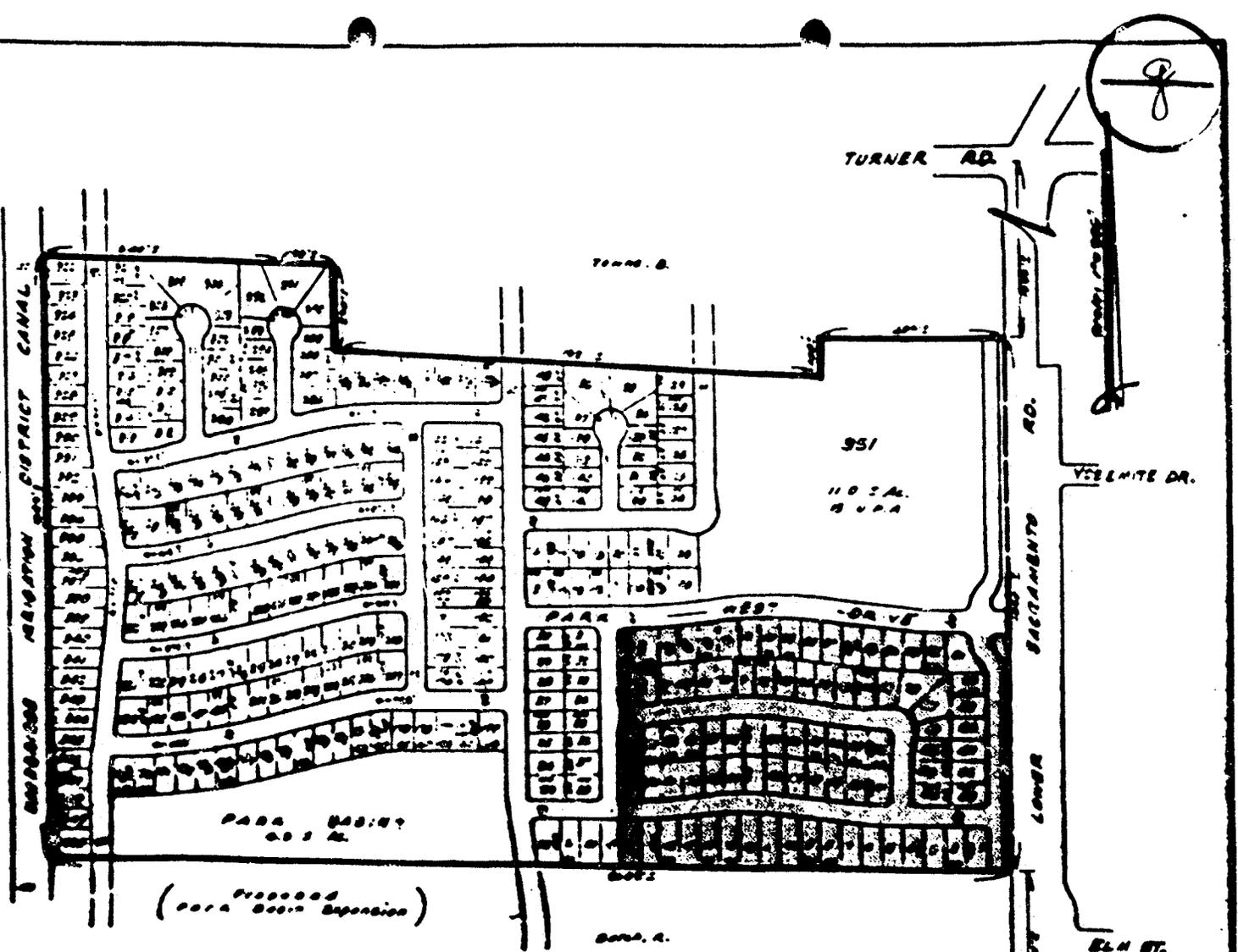
TO: City Manager  
April 27, 1983  
Page 2

6. Conditionally approved the request of C and S Foods, Inc. for a Use Permit to construct a 2200 square foot Burger King Fast Food Restaurant with a drive-thru window proposed to be located at 616 West Kettleman Lane in a portion of the Vineyard Shopping Center in an area zoned P-D(15), Planned Development District No. 15.
7. Determined that previous actions by the Planning Commission and Site Plan and Architectural Review Committee constituted the basis for a Zoning Hardship and approved the request of B.T. Reeves on behalf of Reeves Company, Inc. for a Zoning Variance to reduce the set-back for a business identification sign from 10 feet to 6 feet at 300 West Pine Street in an area zoned R-6-P, Residential-Commercial-Professional.
8. Set a public hearing for 7:30 p.m., Monday, May 23, 1983 to consider recommending that the City Council adopt a Housing Element for the Lodi General Plan.



PD-(23)  
PARK WEST SUBDIVISION  
(Formerly Kennedy Ranch)





CITY			
RESIDENTIAL	11.5	10	1.0
COMMERCIAL	0.0	0	0
INDUSTRIAL	0.0	0	0
TOTAL	11.5	10	1.0
NET CENSITY	1.0	1.0	0.1

- Utilities Services to be Provided by:
1. Electrical Service - City of Lodi
  2. Natural Gas - Pacific Gas & Electric Co.
  3. Cable Television - Lodi Cable T.S.
  4. Telephone Service - Pacific Telephone Co.
  5. Water Service - City of Lodi
  6. Sewer Service - City of Lodi
  7. Sanitary Service - City of Lodi
- Comments: Shall be provided as required by the various utilities.

PD-(23)

**PARK WEST**

(Formerly KENNEDY RANCH)

Request to Amend PD-(23) by  
Substituting Single-Family for  
11.5 ac. Multi-Family.

File # Z-83-2

DATE \_\_\_\_\_ DRAWN BY \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**SAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS

322-28 2nd St. Lodi, Calif. 93240

Report No. 1  
**LODI WEST,**  
 A Limited Partnership

SHEET OF \_\_\_\_\_  
 OF \_\_\_\_\_  
 PLS. NO.

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE RECOMMENDATION THAT THE CITY COUNCIL AMEND P-D (23), PLANNED DEVELOPMENT DISTRICT NO. 23 WHICH IS LOCATED ON THE WEST SIDE OF LOWER SACRAMENTO ROAD, NORTHERLY OF THE FUTURE EXTENSION OF WEST ELM STREET BY SUBSTITUTING SINGLE-FAMILY RESIDENTIAL FOR 11.5 ACRES OF PREVIOUSLY APPROVED MUTIPLE-FAMILY RESIDENTIAL

NOTICE IS HEREBY GIVEN that on Wednesday, June 1, 1983 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 that the City Council amend P-D (23), Planned Development District No. 23 which is located on the west side of Lower Sacramento Road, northerly of the future extension of West Elm Street by substituting single-family residential for 11.5 acres of previously approved multiple-family residential.

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: May 4, 1983

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 REGARDING THE FILING OF  
THE NEGATIVE DECLARATION AND TENTATIVE MAP  
OF PARK WEST, AN 88 ACRE, 515 UNIT RESIDENTIAL  
SUBDIVISION ON THE WEST SIDE OF LOWER SACRAMENTO  
ROAD, LODI, CALIFORNIA AS ADEQUATE ENVIRONMENTAL  
DOCUMENTATION

NOTICE IS HEREBY GIVEN that the Community Development  
Director has filed a Negative Declaration and Tentative Map of  
Park West, an 88 acre, 515 unit residential subdivision on the  
west side of Lower Sacramento Road, Lodi, California, as  
adequate environmental documentation.

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of the Community Development Director at 221 West Pine Street,  
Lodi, California. All interested persons are invited to  
present their views and comments on the Negative Declaration.  
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 4, 1983

By Order of the City Council

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

DECLARATION OF MAILING

On May 9, 1983, in the City  
of Lodi, San Joaquin County, California,  
I deposited in the United States Mail,  
envelopes with first-class postage prepaid  
thereon, containing a copy of the Notice  
attached hereto, marked Exhibit "A"; said  
envelopes were addressed as is more  
particularly shown on Exhibit "B" attached  
hereto.

There is a regular daily communication by  
mail between the City of Lodi, California,  
and the places to which said envelopes were  
addressed.

I declare under penalty of perjury that the  
foregoing is true and correct.

Executed on May 9, 1983 19\_\_\_\_,  
at Lodi, California.

  
Deputy City Clerk

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ALICE M. REIMCHE  
City Clerk

## EXHIBIT B

Burton A. Towne et al  
J 693 E. Turner Road  
Lodi, CA 95240

Tony R & J J Rodrick  
2439 Yosemite Drive  
Lodi, CA 95240

William R & S. K. Schmer  
406 N. Lower Sacramento Rd  
Lodi, CA 95240

Gordon & C. Williams  
630 N. Lower Sacramento Rd  
Lodi, CA 95240

Sheila A. Weaver  
2307 Rockingham Cir  
Lodi, CA 95240

Earl H & Mary K. Andorf  
400 N. Lower Sacramento Rd  
Lodi, CA 95240

E & J Trefz LI Est.  
520 Lower Sacramento Rd  
Lodi, CA 95240

Robert B & P. C. Cobb  
2444 Yosemite Drive  
Lodi, CA 95240

Carol H. Arlin  
2434 Modoc Way  
Lodi, CA 95240

Robert Batch  
c/o P. O. Box 375  
Lodi, CA 95241

Calvin H Yamada  
P. O. Box 543  
Lodi, CA 95240

Casey Ella Patrick  
603 Tahoe Drive  
Lodi, CA 95240

Roman Catholic Bishop  
of Stockton  
P. O. Box 849  
Lodi, CA 95240

Lena J Mansu  
401 Whitney Street  
Lodi, CA 95240

Kathleen R. Jaeger  
32 W. Southwood Drive  
Woodland, CA 95695

C E. Perrott, LI Estate  
8700 N. West Lane #194  
Lodi, CA 95240

Robert J & K. S. Machado  
407 Whitney Street  
Lodi, CA 95240

Charles M. Harmon et al  
4845 Broughton Drive  
Stockton, CA 95212

Pacific Tel & Tel Co.

Lorenzo & M. M. Renzi  
411 Whitney Street  
Lodi, CA 95240

Gerald W & L. A. Cates  
627 Tahoe Drive  
Lodi, CA 95240

Mainland Nursery, Inc.  
50 W. Turner Road  
Lodi, CA 95240

Charles C. Dabler  
417 Whitney Street  
Lodi, CA 95240

Stanley F & R.A. Dobretz  
633 Tahoe Drive  
Lodi, CA 95240

Ivan M & M J Hayes  
P. O. Box 707  
Lodi, CA 95240

Arnold H & P.C. Newman  
418 N. Lower Sacramento Rd  
Lodi, CA 95240

Joseph A & L.A. Kroll  
619 Tahoe Drive  
Lodi, CA 95240

Elton D & M.S. White  
2445 Yosemite Dr  
Lodi, CA 95240

John A. & L. L. Martin  
412 N. Lower Sacramento Rd  
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**PUBLIC HEARING NOTICE**  
**PARK WEST: REZON/NEG DEC/**  
**TENT MAP**  
Hearing: 4/25/83

David K & J.M. Curry  
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Lodi, CA 95240

Elden C & I.G. Beale  
2445 W. Elm Street  
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George F & E.E. Hawkins  
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James T. Baker  
2449 W. Elm Street  
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Christian H. Henne  
925 Timbell  
Waterford, CA 95386

June V. Buck  
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Lodi, CA 95240

Richard M & J. M. Ornelas  
320 N. Lower Sacramento Rd  
Lodi, CA 95240

James R. Oiler et al  
2457 W. Elm Street  
Lodi, CA 95240

Edward & B.A. Kermgard  
319 Whitney Street  
Lodi, CA 95240

Herman L & B.M. Schmid  
325 Whitney Street  
Lodi, CA 95240

Patrick M & M.C. Scholzen  
331 Whitney Street  
Lodi, CA 95240

Elm West Homes Assn  
c/o P. O. Box 797  
Lodi, CA 95241

Eileen M. Martin  
2439 W. Elm Street  
Lodi, CA 95240

Robert R & W. F. Wright  
2441 W. Elm Street  
Lodi, CA 95240

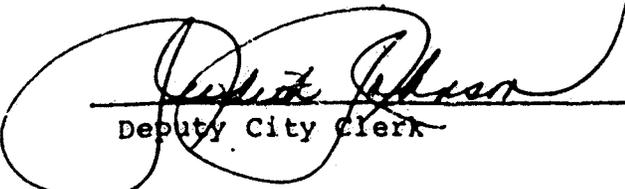
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