

CITY COUNCIL MEETING  
MAY 16, 1984

PLANNING  
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of May 15, 1984:

The Planning Commission -

ITEMS SET FOR  
PUBLIC HEARING

1. Determined that no public need existed and recommended that the City Council abandon the alley north of Louie Avenue between North California Street and Lincoln Avenue with the following conditions:

ALLEY ABANDON-  
MENT

- a) that a public utility easement be retained in the area occupied by the utility company and City facilities; and
- b) that a 3 foot easement be acquired along the south line of the alley to provide for existing arms on utility poles.

EASEMENT  
VACATION

2. Determined that no public need existed and recommended that the City Council abandon a 1½ foot by 60 foot strip of an existing Public Utility Easement to the rear of 340 West Kettleman Lane (i.e. Lucky Market).

MATTER TO BE  
SET FOR HEARING

3. Recommended that the City Council approved the request of Kenneth Glantz, c/o Glantz-Diemler-Dorman, Consulting Engineers, to amend P-D (24), Planned Development District No. 24 by reducing the density at 1700, 2100 and 2200 West Kettleman Lane with the following conditions:

- a. that the single-family portion of the development conform to the R-2, Single-Family Residential District;
- b. that the multiple-family portion of the development conform to the R-GA, Garden Apartment Residential District; and
- c. that the office-institutional portion of the development conform to the R-C-P,

documentation for Rivergate Place.

Residential-Commercial-Professional District.

The Planning Commission also recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the project.

On motion of Council Member Reid, Olson second, item No. 3, heretofore set forth were set for Public Hearing on June 6, 1984 at 8:00 p.m.

ITEMS OF INTEREST The Planning Commission also -

I. Conditionally approved the request of J. R. Della Monica, Jr. of Dauber - Kikuchi, Landscape Architects, for the Tentative Subdivision Map of Rivergate Commons, a 2-lot, 22 unit condominium project proposed for 1160 Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

II. Conditionally approved the request of J. R. Della Monica, Jr., of Dauber - Kikuchi, Landscape Architects, for a Use Permit to construct Rivergate Commons, a 2-lot, 22 unit condominium project proposed for 1160 Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

III. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for Rivergate Commons.

IV. Conditionally approved the request of Thomas Development Company for the Tentative Subdivision Map of Rivergate Place, a 6.32 acre, 37-lot residential project proposed for the northeast corner of West Turner Road and Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

V. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for Rivergate Place.

VI. Conditionally approved the request of Randy Combs, c/o Patrick H. Matthews Co. for the Tentative Map of Phase I of Whispering Oaks, a 19 acre, 120 lot residential project proposed for 1700 West Kettleman Lane (i.e. north side of Century Boulevard, west of the Woodbridge Irrigation District Canal) in an area zoned P-D (24), Planned Development District No. 24.

The Planning Commission delayed any action on Phase II of Whispering Oaks until the City had more experience with on-street parking conditions in areas with 40 foot residential lots.

VII. Took the following actions of the request of Charles Wagner for Variances (1) to reduce the sideyard setback from 5 feet to 3½ feet, and (2) to reduce the rearyard from 10 feet to 3 feet to permit an addition to a non-conforming duplex on a 1600 square foot non-conforming lot at 233½ Flora Street in an area zoned R-MD, Medium Density Multiple Family Residential:

- a) approved the sideyard variance because it already existed; and
- b) denied the rearyard variance because no Zoning Hardship existed.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: MAY 15, 1984  
SUBJECT: PLANNING COMMISSION ACTIONS

FOR ACTION OF THE CITY COUNCIL

1. Determined that no public need existed and recommended that the City Council abandon the alley north of Louie Avenue between North California Street and Lincoln Avenue with the following conditions:
  - a. that a public utility easement be retained in the area occupied utility company and City facilities; and
  - b. that a 3 foot easement be acquired along the south line of the alley to provide for existing arms on utility poles.
2. Determined that no public need existed and recommended that the City Council abandon a 1½ foot by 60 foot strip of an existing Public Utility Easement to the rear of 340 West Kettleman Lane (i.e. Lucky Market).
3. Recommended that the City Council approve the request of Kenneth Glantz, c/o Glantz-Diemler-Dorman, Consulting Engineers, to amend P-D (21), Planned Development District No. 24 by reducing the density at 1700, 2100 and 2200 West Kettleman Lane with the following conditions:
  - a. that the single-family portion of the development conform to the R-2, Single-Family Residential District;
  - b. that the multiple-family portion of the development conform to the R-GA, Garden Apartment Residential District; and
  - c. that the office-institutional portion of the development conform to the R-C-P, Residential-Commercial-Professional District.

The Planning Commission also recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the project.

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of J. R. Della Monica, Jr. of Dauber - Kikuchi, Landscape Architects, for the Tentative Subdivision

Map of Rivergate Commons, a 2-lot, 22 unit condominium project proposed for 1160 Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.

2. Conditionally approved the request of J. R. Della Monica, Jr. of Dauber - Kikuchi, Landscape Architects, for a Use Permit to construct Rivergate Commons, a 2-lot, 22 unit condominium project proposed for 1160 Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.
3. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for Rivergate Commons.
4. Conditionally approved the request of Thomas Development Company for the Tentative Subdivision Map of Rivergate Place, a 6.32 acre, 37-lot residential project proposed for the northeast corner of West Turner Road and Rivergate Drive in an area zoned P-D (5), Planned Development District No. 5.
5. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for Rivergate Place.
6. Conditionally approved the request of Randy Combs, c/o Patrick H. Matthews Co. for the Tentative Map of Phase I of Whispering Oaks, a 19 acre, 120 lot residential project proposed for 1700 West Kettleman Lane (i.e. north side of Century Boulevard, west of the Woodbridge Irrigation District Canal) in an area zoned P-D (24), Planned Development District No. 24.

The Planning Commission delayed any action on Phase II of Whispering Oaks until the City had more experience with on-street parking conditions in areas with 40 foot residential lots.

7. Took the following actions of the request of Charles Wagner for Variances (1) to reduce the sideyard setback from 5 feet to 3½ feet, and (2) to reduce the rearyard from 10 feet to 3 feet to permit an addition to a non-conforming duplex on a 1600 square foot non-conforming lot at 233½ Flora Street in an area zoned R-MD, Medium Density Multiple Family Residential:
  - a. approved the sideyard Variance because it already existed; and
  - b. denied the rearyard Variance because no Zoning Hardship existed.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

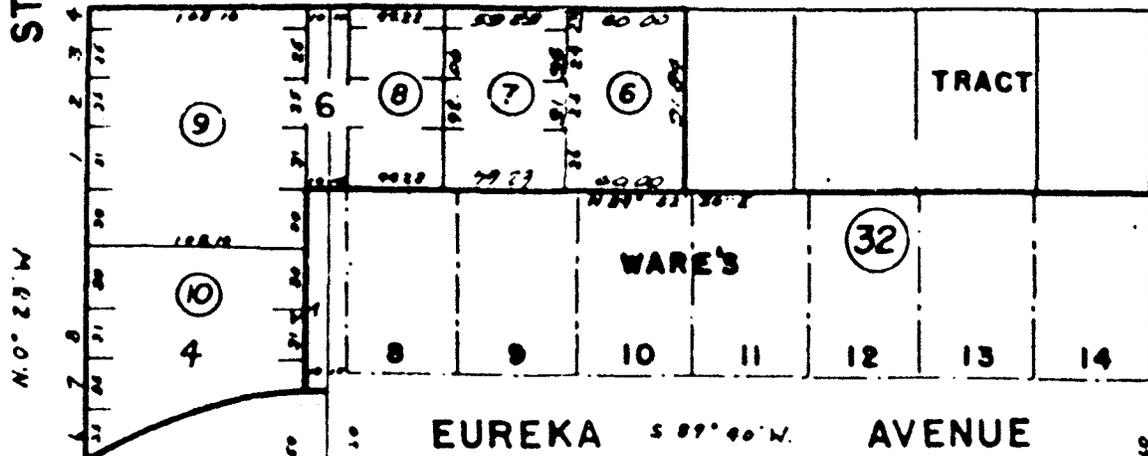
ALLEY ABANDONMENT  
13 LOUIE AVE  
CALIFORNIA - LINCOLN

STRI

PALM AVE.

AVENU

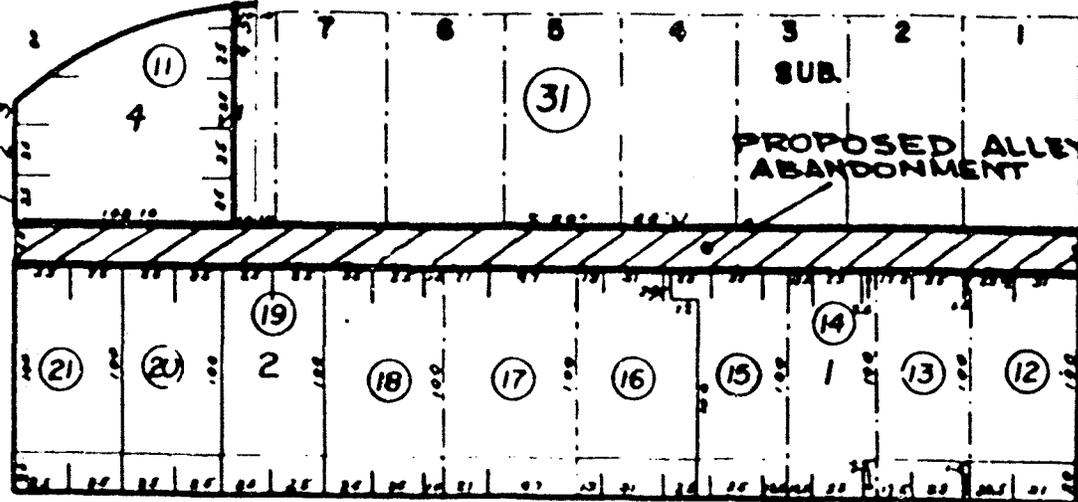
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CALIFORNIA

EUREKA AVENUE

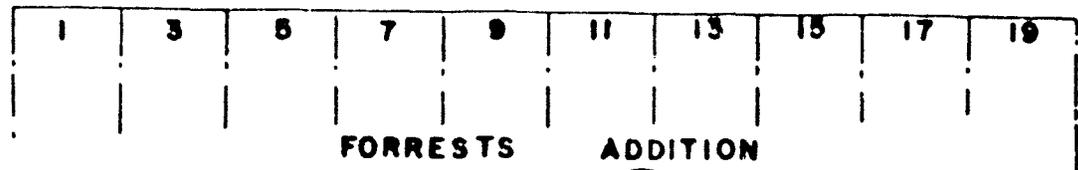
S 0° 23' E



LINCOLN

LOUIE AVENUE

N 89° 40' E



FORRESTS ADDITION

(36)

Drawn MED

No	Date	Approved

Approved By

Checked

Date 4-10-84

Public Works Director  
RCE

Date



RESOLUTION NO. 84-045

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE  
CITY OF LODI TO VACATE AN ALLEY NORTH OF LOUIE  
AVENUE BETWEEN CALIFORNIA STREET AND LINCOLN  
AVENUE, LODI

BE IT RESOLVED by the City Council of the City of Lodi as  
follows:

Section 1. It is the intention of the City Council of the  
City of Lodi, acting in accordance with the provisions of Part 3 of  
Division 9 of the Streets and Highways Code of the State of  
California, to vacate, close, and abandon as a public alley the  
following alley situated in the City of Lodi, County of San Joaquin,  
State of California, more particularly described as follows, to wit:

The alley located north of Louie Avenue, between  
California Street and Lincoln Avenue, Lodi

Reserving, however, and excepting from the vacation  
of said alley, the permanent easement and the right  
therein to construct, maintain, repair and operate  
lines for public utilities, both publicly and  
privately owned, in, over, and across said alleys.

Reference is hereby made to a map or plan on file in the office of the  
City Clerk for particulars as to the proposed vacation.

Section 2. NOTICE IS HEREBY GIVEN that this City Council  
does hereby fix WEDNESDAY, MAY 16, 1984, at the hour of 8:00 o'clock  
p.m. and the City Council Chambers, City Hall, Lodi, California, as  
the time and place when and where all persons interested in or  
objecting to the vacation herein proposed may appear before this City  
Council and be heard.

Section 3. Upon adoption of this resolution the  
Superintendent of Streets shall post, or cause to be posted, notice of  
such passage and of the time and place set herein for public hearing,  
in accordance with and in time, form and manner as prescribed by law  
for the vacation of streets.

Section 4. This resolution shall be published on time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, said publication to be completed at least fifteen days prior to said hearing.

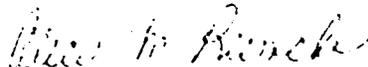
Dated: April 18, 1984

I hereby certify that Resolution No. 84-045 was passed and adopted by the City Council of the City of Lodi in a regular meeting of said Council on April 18, 1984 by the following vote:

Ayes: Council Members - Hinchman, Olson, Pinkerton, Reid, and Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - None

  
Alice M. Reimche  
City Clerk