

PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of June 25, 1984:

The Planning Commission -

cc 35
cc 534
/

ITEMS SET FOR
PUBLIC HEARING

1. Recommended that the City Council certify as adequate Final Environmental Impact Report, EIR-84-2, of Woodlake North, a proposed 32 acre project containing 80 single-family lots, 2 parcels containing 160 multiple-family units and a four acre commercial site located on the north side of West Turner Road, west of Lower Sacramento Road (Main Street, Woodbridge).
2. Recommended that the City Council approve General Plan-Land Use Element Amendment No. GP-LU-84-3, which redesignates portions of Woodlake North Subdivision, a proposed 32 acre mixed use project on the north side of West Turner Road, west of Lower Sacramento Road (Main Street, Woodbridge) from Low Density Residential to Medium Density Residential or Commercial.
3. Recommended that the area encompassed by the Woodlake North Subdivision be rezoned from U-H, Unclassified Holding to the following Classifications: (a) Lots 1 through 30 to R-2, Single-Family Residential; (b) Lots 31 through 78 to R-1, Single-Family Residential; (c) Lot 79 to C-S, Commercial Shopping; and (d) Lots 80 and 81 to R-GA, Garden Apartment Residential.

On motion of Council Member Reid, Hinchman second, the heretofore set forth items were set for Public Hearing on Wednesday, July 18, 1984 at 7:30 p.m.

ITEMS OF
INTEREST

The Planning Commission also:

1. Determined that a Zoning Hardship existed and approved the request of Charles Humphreys on behalf of Faith Fellowship Church for a zoning variance to reduce the number of off-street parking spaces to permit an addition to an existing church at 509 Park Street in an area zoned R-2, Single-Family Residential.
2. Approved the request of William and Carol Condon for a Use Permit to allow a cocktail lounge at 116 West Turner Road in the Arbor Square Shopping Center in an area zoned P-D (17), Planned Development District No. 17.
3. Determined that the project would be a distinct benefit to the neighborhood and approved the request of Laura Samuelson on behalf of Fairmont Rehabilitation Hospital for a zoning variance to construct a 6-foot fence in the 10 foot required street setback area to screen an existing garbage area at 950 South Fairmont Avenue in an area zoned R-C-P, Residential-Commercial-Professional.
4. Approved the request of Rev. Harold Duncan on behalf of Century Assembly Church for a Use Permit to install four temporary church and school classrooms at 550 West Century Boulevard in an area zoned P-D (4), Planned Development District No. 4.
5. Determined that a Zoning Hardship did not exist and denied the request of Milton Bender for a Zoning Variance to reduce the required sideyard from 5 feet to 1 foot to permit an illegally-erected carport to remain at 227 Columbia Drive in an area zoned R-2, Single-Family Residential.
6. Conditionally approved the request of Terry Piazza, c/o Baurbach and Piazza, Consulting Engineers, on behalf of Lodi Associates, for a Tentative Parcel Map to divide Parcel "H" in the K-Mart Shopping Center into 2 parcels and to adjust property lines for Parcels "E", "F", and "G" at 380 South Cherokee Lane in an area zoned C-2, General Commercial.

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: JUNE 27, 1984
SUBJECT: PLANNING COMMISSION ACTIONS - JUNE 25, 1984

FOR ACTION OF THE CITY COUNCIL.

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OF INTEREST TO THE CITY COUNCIL

1. Determined that a Zoning Hardship existed and approved the request of Charles Humphreys on behalf of Faith Fellowship Church for a zoning variance to reduce the number of off-street parking spaces to permit an addition to an existing church at 500 Park Street in an area zoned R-2, Single-Family Residential.
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CITY COUNCIL

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

RECEIVED CITY OF LODI

1984 JUN 27 AM 8:45

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

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

alice

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

June 26, 1984

Mr. Milton Bender
227 Columbia Drive
Lodi, CA 95240

Dear Mr. Bender:

RE: Zoning Variance (A-84-15) - Reduce Sideyard
227 Columbia Drive

At its meeting of Monday, June 25, 1984, the Lodi City Planning Commission denied your request for a Zoning Variance to reduce the required interior sideyard from 5 feet to 1 foot to permit an existing non-conforming carport to remain at 227 Columbia Drive in an area zoned R-2, Single-Family Residential.

In denying your request the Planning Commission determined that a Zoning Hardship, as defined in Section 27-15 (b)1 of the Lodi Municipal Code did not exist.

If you wish to appeal the Planning Commission's action to the City Council, Section 27-15 (e)2 of the Code provides as follows:

"Appeal. Any applicant claiming to be directly and adversely affected by any action of the Planning Commission may, within five days (i.e. working days) after the action, file a written appeal with the City Clerk for transmittal to the City Council."

Your appeal, if any, should be directed to Mrs. Alice M. Reimche, City Clerk, and must be received by her before 5:00 p.m., Monday, July 2, 1984.

If you choose not to appeal the Planning Commission's action the carport must be removed by Monday, July 9, 1984.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk ✓
Chief Building Inspector