

CITY COUNCIL MEETING  
JULY 16, 1986

12

PUBLIC HEARINGS

ORD. AMENDING P-D  
(26) BY CHANGING  
LOT 87, NOMA RANCH  
AT THE N/E CORNER  
OF ALMOND DRIVE AND  
COVENTRY WAY FROM 37  
CONDOMINIUMS TO 12  
DUPLEX (24 UNITS)  
LOTS

Notice thereof having been published, according to law and an affidavit of publication being on file in the office of the City Clerk, Mayor Reid called for the Public Hearing to consider the Planning Commission's recommendation for the approval of the request of Bennett and Compton, Inc., to amend P-D (26) by changing lot 87, Noma Ranch, at the northeast corner of Almond Drive and Coventry Way from 37 condominiums to 12 duplex (24 units) lots.

The matter was introduced by City Manager Peterson and by Community Development Director Schroeder who presented background information regarding the matter, including a diagram of the subject area.

Mr. Glen Baumbach, 327 W. Elm Street, Lodi, representing Dennis Bennett addressed the Council on behalf of the recommended action.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

ORD. NO. 1386  
INTRODUCED

CC-53 (a)

On motion of Council Member Olson, Hinchman second, Council introduced Ordinance No. 1386 amending P-D (26), Planned Development District No. 26 by changing lot 87, Noma Ranch, at the northeast corner of Almond Drive and Coventry Way from 37 condominiums to 12 duplex (24 units) lots. The motion carried by unanimous vote.

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE

NO.

FROM: THE CITY MANAGER'S OFFICE

July 8, 1986

SUBJECT:

AMEND P-D (26) BY CHANGING RESIDENTIAL DENSITY LOT 87 NOMA RANCH

**RECOMMENDED ACTION.** At its meeting of June 23, 1986 the Lodi City Planning Commission recommended that the City Council approve the request of Bennett and Compton, Inc., to amend P-D (26), Planned Development District No. 26 by changing Lot 87, Noma Ranch, at the northeast corner of Almond Drive and Coventry Way from 37 condominium to 12 (24 units) duplex lots.

**BACKGROUND.** At the time of the approval of Noma Ranch the condominium parcel was provided because of an existing high density project (i.e. Cambridge Place) to the east. Bennett and Compton, Inc., not the original developer, now believes that the reduction in density will be beneficial to the remainder of the subdivision.

The Planning Commission has approved the Tentative Subdivision Map for resubdividing Lot 87 conditioned on the Council's zoning approval.

  
JAMES B. SCHROEBER  
Community Development Director

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE PLANNING COMMISSION'S RECOMMENDATION FOR THE APPROVAL OF THE REQUEST OF BENNETT AND COMPTON, INC., TO AMEND P-D (26), PLANNED DEVELOPMENT DISTRICT NO. 26 BY CHANGING LOT 87, NOMA RANCH AT THE NORTHEAST CORNER OF ALMOND DRIVE AND COVENTRY WAY FROM 37 CONDOMINIUMS TO 12 DUPLEX (24 UNITS) LOTS.

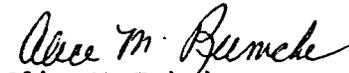
NOTICE IS HEREBY GIVEN that on Wednesday, the 16th day of July, 1986, at the hour of 7:30 p.m., the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the Planning Commission's recommendation for the approval of the request of Bennett and Compton, Inc., to amend P-D (26), Planned Development District No. 26 by changing Lot 87, Noma Ranch at the northeast corner of Almond Drive and Coventry Way from 37 condominiums to 12 duplex (24 units) lots.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

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.

If you challenge the above matter in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing.

By Order of the Lodi City Council

  
Alice M. Reimche  
City Clerk

Dated: July 2, 1986

