

CITY COUNCIL MEETING

August 5, 1981

PLANNING
COMMISSION

- City Manager Graves gave the following report of the Planning Commission meeting of July 13, 1981:

ITEMS SET FOR
PUBLIC HEARING

The Planning Commission:

1. Recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-81-2 which consists of:

Section 1. - The request of Millard Fore, Jr., and Thomas Hom to redesignate a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from Low Density Residential to Office-Institution; and

Section 2. - The request of James L. Gerard, et al to redesignate the 5.59 acre parcel at 1110 West Kettleman Lane in the Vineyard Business Center from Office-Institutional to Commercial.

On motion of Councilman Pinkerton, Hughes second, the matter was set for Public Hearing on Wednesday, August 19, 1981

2. Recommended approval of the request of Millard Fore, Jr., and Thomas Hom to rezone a strip of land 198 feet north of the future centerline of West Tokay Street and 949 feet west of Lower Sacramento Road from R-1, Single-Family Residential to R-C-P, Residential-Commercial-Professional.

On motion of Councilman Hughes, Pinkerton second, Council set the matter for Public Hearing on Wednesday, August 19, 1981.

3. Recommended approval of the request of James L. Gerard on behalf of Vineyard Business Center to amend P-D(15), Planned Development

District No. 15 to permit C-S, Commercial Shopping Uses on the 5.59 acre parcel at 1110 West Kettleman Lane.

On motion of Councilman Pinkerton, Murphy second, Council set the matter for Public Hearing on Wednesday, August 19, 1981.

4. Recommended approval of the request of Thomas Development Co., Inc., to rezone the Kennedy Ranch on the west side of Lower Sacramento Road, north of the future extension of West Elm Street from U-H, Unclassified Holding to P-D(23), Planned Development District No. 23 with the following conditions:
 - a) that the 3 acre commercial site be eliminated and substituted with cluster housing;
 - b) that the density of the areas designated for cluster housing be a maximum of 15 units per acre;
 - c) that the cluster housing areas conform to the requirements of the City's R-GA, Garden Apartment Residential District, except for density;
 - d) that the single-family residential areas conform to the City's R-1, Single-Family Residential District; and
 - e) that the project conform to the Specific Plan for Lower Sacramento Road between West Turner Road and West Lodi Avenue.

On motion of Mayor Pro Tempore Murphy, Hughes second, Council set the matter for Public Hearing on Wednesday, August 19, 1981.

On motion of Councilman Pinkerton, Hughes second, the heretofore mentioned items were set for hearing on Wednesday, August 19, 1981 at 8:00 p.m.

ITEMS OF INTEREST

1. Denied the request of Dennis R. Swanson et al to amend the Land Use Element of the General Plan by redesignating the parcel at 1001 Windsor Drive from Low Density Residential to Office Institutions.
2. Took no action on the request of Dennis R. Swanson, et al to rezone the parcel at 1001 Windsor Drive from R-1, Single-Family Residential to R-C-P, Residential-Commercial-Professional, because of the denial of the above General Plan Amendment.
3. Denied the request of Thomas Development Co., Inc., to amend the Land Use Element of the General Plan by redesignating a portion of the Kennedy Ranch on the west side of Lower Sacramento Road, north of West Elm Street from Low Density Residential to Commercial.

4. Denied the request of Baumbach and Piazza, Consulting Engineers to amend the Specific Plan of Lower Sacramento Road between West Turner Road and West Lodi Avenue by eliminating the frontage road along the west side of the street.

5. Approved the request of Baumbach and Piazza, Consulting Engineers, on behalf of William Clepings for the Tentative Map of Brierwood, a proposed condominium project at 1901 South Church Street in an area zoned R-MD, Medium Density Multiple Family Residential.

6. Approve the request of Hilbert Dittus for a Tentative Parcel Map to divide the developed lot at 212 East Vine Street into two parts in an area zoned R-MD, Medium Density Multiple Family Residential.

7. Approved the request of Thomas Luckey Construction Company for a Use Permit to construct professional office buildings on Lots 26-35 of Lakeshore Village, Unit #1, in an area zoned P-D(21), Planned Development District No. 21.

8. Approved the request of C and C Properties for a Use Permit to construct a Cask 'N Cleaver Dinner House at the southeast corner of South Ham Lane and West Kettleman Lane in an area zoned P-D(15), Planned Development District No. 15.

9. Approved the request of Frank Battaglia for a Variance to increase the size of a non-conforming beauty salon located at 18 Chestnut Street in an area zoned R-HD, High Density Multiple Family Residential.

10. Elected Commissioner Harry Marzolf as Chairman and Commissioner A. Fred Baker, Vice-Chairman for Fiscal Year 1981-82.

City Manager Graves also gave the following report of the Planning Commission Meeting of July 27, 1981:

The Planning Commission -

ITEMS OF INTEREST

1. Approved the request of R. W. Siegfried and Assoc. on behalf of Luckey Construction Company, for a Tentative Parcel Map to resubdivide Lots 28, 29, 30, 31, 32, 33, and 34 in the Lakeshore Village Subdivision, Unit #1. The property is located on the south side of Kettleman Lane, west of the Woodbridge Irrigation Canal in an area zoned P-D, Planned Development.

2. Approved the request of R. W. Siegfried and Assoc. on behalf of Grupe Development Company for approval of a Tentative Parcel Map to resubdivide Lots 39, 40, 41, and 42 of the Lakeshore Village Subdivision, Unit #1. The property is located on the east side of Mills Avenue, south of Kettleman Lane, in an area zoned P-D, Planned Development. The Commission also certified Negative Declaration, ND-81-21 for this project.

Continued August 5, 1981

3. Denied the request of Dan Richison to vary the fence height requirement at 720 N. Ham Lane, in an area zoned R-2, Single-Family Residential.

4. Granted an 18-month extension of a Use Permit application for Rev. Oscar Gross to make an addition to an existing retirement home at 311 West Turner Road.

5. Heard a presentation by Peggy Keranen, County Planning Department, on the Woodbridge Area Circulation plan.

6. Heard a presentation by Tim Fedorchak, Planning Intern, concerning possible changes to the City's fence regulations. The Commission requested that Planning Staff return with specific recommendations for a change in the Ordinance.

MEMORANDUM, City of Lodi, Community Development Department

TO: City Manager

DATE: July 30, 1981

FROM: Community Development Director

SUBJECT: Planning Commission Actions - July 27, 1981

OF INTEREST TO THE CITY COUNCIL

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3. Denied the request of Dan Richison to vary the fence height requirement at 720 N. Ham Lane, in an area zoned R-2, Single-Family Residential.
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