

PLANNING  
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of August 8, 1983:

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ITEMS OF  
INTEREST

The Planning Commission -

1. Recommended that the Zoning Ordinance (Section 27, Lodi Municipal Code), be amended to permit, under specific conditions, construction of second living units in areas zoned R-1 and R-2, Single-Family Residential.

2. Recommended the approval of the request of Wayne Craig, c/o Moss, Craig and Wiggins, Commercial Real Estate, on behalf of Guarantee Savings and Loan to amend P-D (15), Planned Development District No. 15 so that the parcel at 1300 West Kettleman Lane conforms to the C-S, Commercial Shopping District rather than the R-C-P, Residential-Commercial-Professional District.

Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director, as adequate environmental documentation on this project.

3. Recommended approval of the request of Dennis G. Bennett to rezone the parcel at 1902 South Church Street from P-D (22), Planned Development District No. 22 to R-MD, Medium Density Multiple Family Residential.

Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director, as adequate environmental documentation on this project.

MATTERS SET FOR  
PUBLIC HEARING

On motion of Council Member Murphy, Reid second, items 1, 2, and 3 heretofore set forth were set for Public Hearing at 8:00 p.m., on September 7, 1983.

PLANNING  
COMMISSION

ITEMS OF  
INTEREST

The Planning Commission also -

1. Conditionally approved the request of Wayne Craig, c/o Moss, Craig and Wiggins, Commercial Real Estate on behalf of Guarantee Savings and Loan for a Tentative Parcel Map to create Parcel "A" containing 0.56 acres, and Parcel "B" containing 0.70 acres from 1300 West Kettleman Lane in an area zone P-D (15), Planned Development District No. 15.

2. Conditionally approved the request of Howard Arnaiz for a Tentative Parcel Map in the Mokelumne Village Subdivision to accomplish the following: (1) add 10 feet to the easterly end of Lots 11 and 12; (2) create Parcel "F" from a portion of the upland area of Lot 20; and (3) add Mokelumne River access to Lots 26-32.

Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

3. Were unable to take action on the request of Howard Arnaiz for the approval of a Tentative Parcel Map to create Parcels "A", "B", "C", "D" and "E" from the "Scenic Overlook" property acquired from the City of Lodi because:

- a. the creation of Parcels "A" through "E" constitutes a subdivision under both state and local laws and, therefore, the subdivision map procedures should be followed; and
- b. at the time the City Council sold the "Scenic Overlook" parcel, the City retained a portion of the area needed for a cul-de-sac at the north end of Avani Drive and required the developer to construct said cul-de-sac. This area must be abandoned before Mr. Arnaiz could go forward with his present plans.



MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANAGER  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
DATE: AUGUST 9, 1983  
SUBJECT: PLANNING COMMISSION ACTIONS - AUGUST 8, 1983

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the Zoning Ordinance (Section 27, Lodi Municipal Code), be amended to permit, under specific conditions, construction of second living units in areas zoned R-1 and R-2, Single-Family Residential.
2. Recommended the approval of the request of Wayne Craig, c/o Moss, Craig and Wiggins, Commercial Real Estate, on behalf of Guarantee Savings and Loan to amend P-D (15), Planned Development District No. 15 so that the Parcel at 1300 West Kettleman Lane conforms to the C-S, Commercial Shopping District rather than the R-C-P, Residential-Commercial-Professional District.

Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director, as adequate environmental documentation on this project.

3. Recommended approval of the request of Dennis G. Bennett to rezone the parcel at 1902 South Church Street from P-D (22), Planned Development District No. 22 to R-MD, Medium Density Multiple Family Residential.

Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director, as adequate environmental documentation on this project.

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Wayne Craig, c/o Moss, Craig and Wiggins, Commercial Real Estate on behalf of Guarantee Savings and Loan for a Tentative Parcel Map to create Parcel "A" containing 0.56 acres, and Parcel "B" containing 0.70 acres from 1300 West Kettleman Lane in an area zoned P-D (15), Planned Development District No. 15.
2. Conditionally approved the request of Howard Arnaiz for a Tentative Parcel Map in the Mokelumne Village Subdivision to accomplish the following: (1) add 10 feet to the easterly end of Lots 11 and 12; (2) create Parcel "F" from a portion of the upland area of Lot 20; and (3) add Mokelumne River access to Lots 26-32.

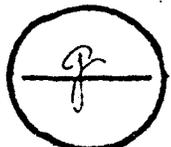


Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

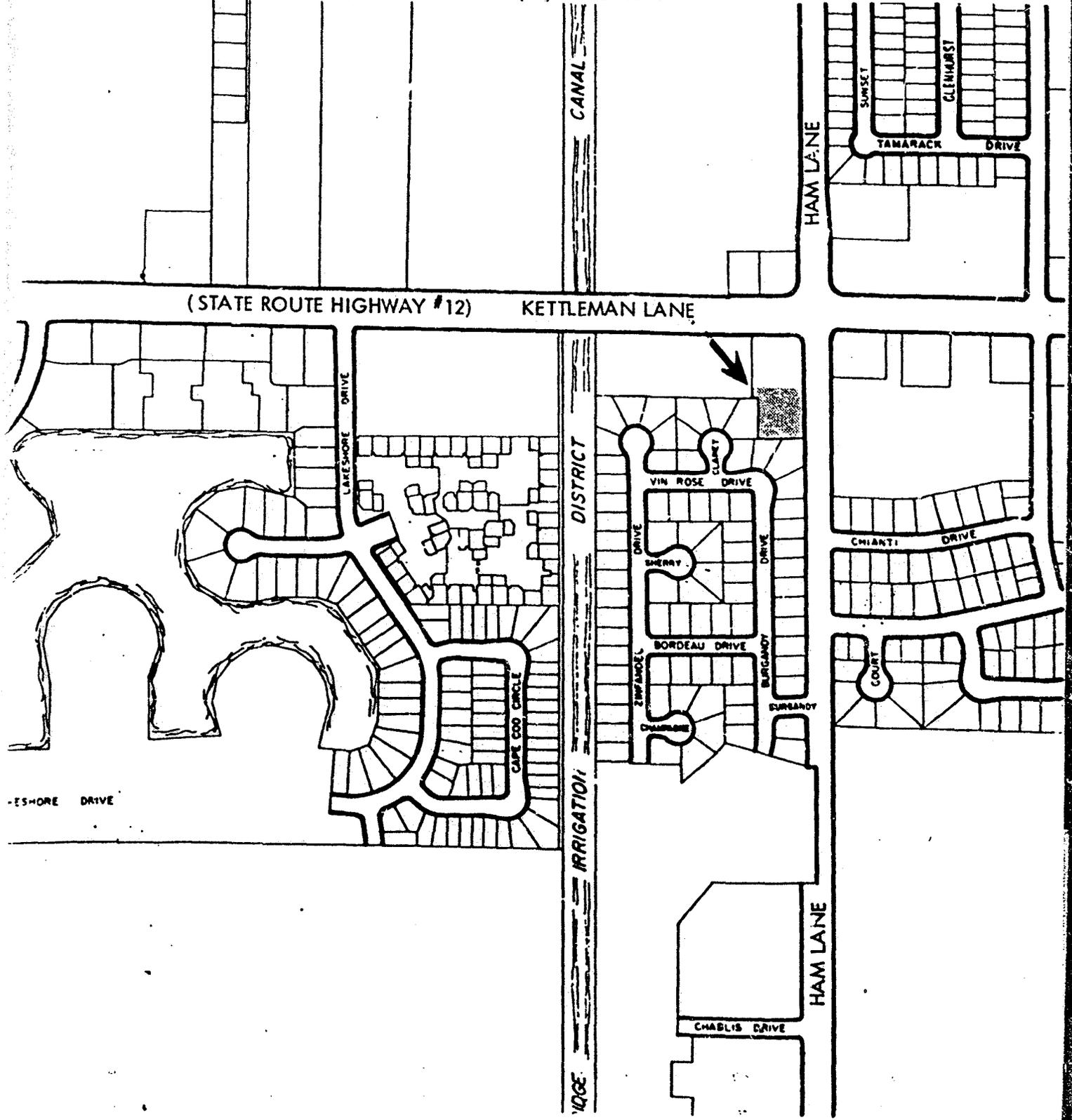
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  - a. the creation of Parcels "A" through "E" constitutes a subdivision under both state and local laws and, therefore, the subdivision map procedures should be followed; and
  - b. at the time the City Council sold the "Scenic Overlook" parcel, the City retained a portion of the area needed for a cul-de-sac at the north end of Awani Daive and required the developer to construct said cul-de-sac. This area must be abandoned before Mr. Arnaiz could go forward with his present plans.



BECKMAN RANCH / CRAIG  
 Parcel "A"  
 1421 South Ham Lane  
 AP# 057-580-14 M-83-12  
 ND-83-08 Z-83-07

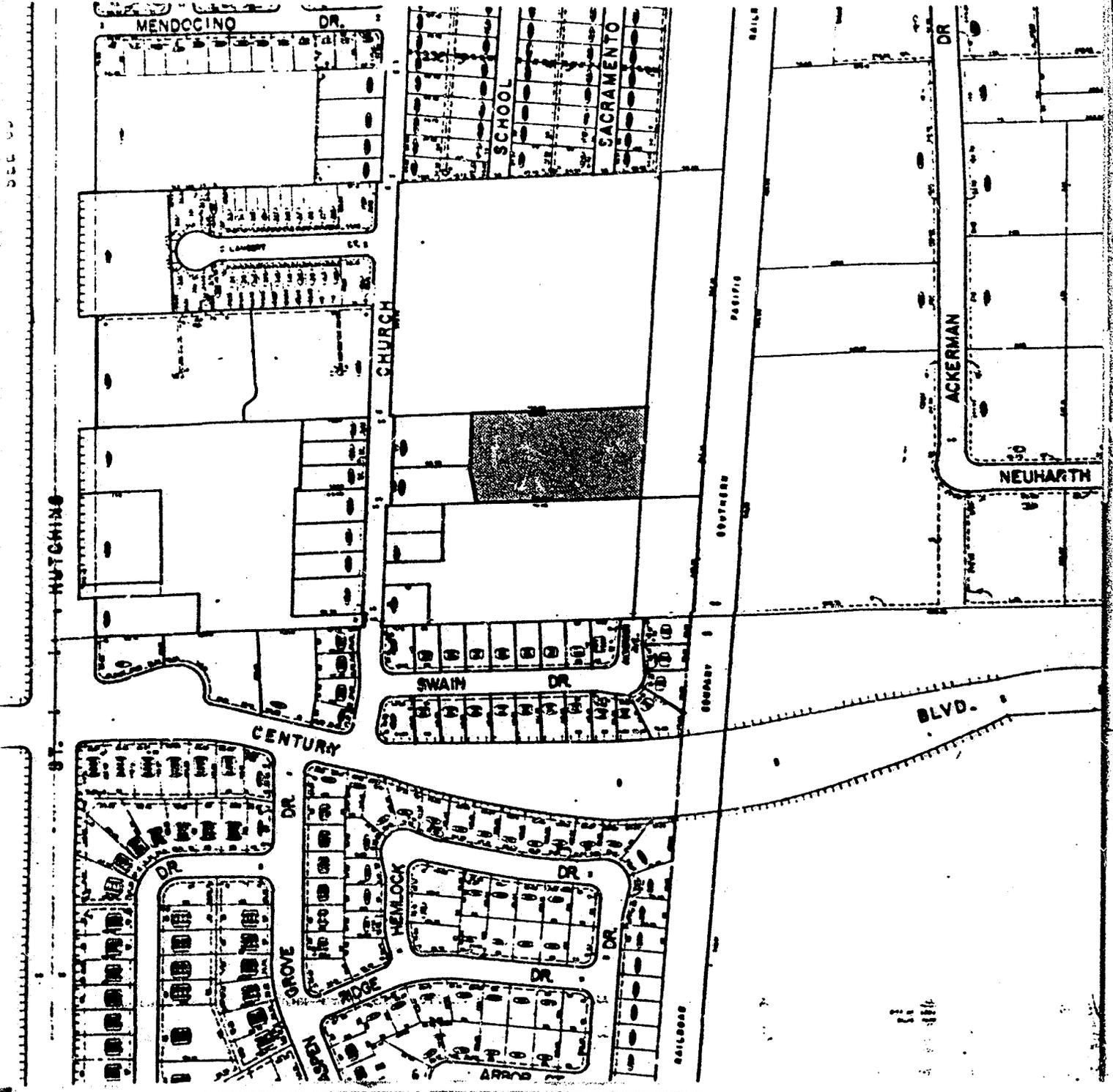


Request to Amend PD-(15) R-CP to C-S





BENNETT  
1902 South Church Street  
PD-( 22 ) to R-MD  
AP# 057-370-67      Z-83-06  
ND-83-06



SEE UP