

CITY COUNCIL MEETING

SEPTEMBER 1, 1982

Impact Report No. 82-2 for the Ham Lane Professional Complex, a proposed 9.96 acre, 11 building, 60,000 square foot complex to be located at the southwest corner of West Lodi Avenue and South Ham Lane.

6. Recommended approval of the request of Charles Wentland on behalf of Consolidated Investors to rezone the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from R-GA, Garden Apartment Residential, to R-C-P, Residential-Commercial-Professional.

PLANNING
COMMISSION
RECOMMENDATIONS
SET FOR
HEARING

On motion of Mayor Pro Tempore Murphy, Reid second, items 2 through 6 heretofore set forth were set for Public Hearing on Wednesday, September 15, 1982 at 8:00 p.m.

ITEMS OF
INTEREST

The Planning Commission also -

1. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Thomas Development Company for the approval of a Tentative Parcel Map to join Lots 10-13, Sanguinetti Park, Unit #2, at the northwest corner of Louie Avenue and Sacramento Street in an area zoned P-D(17), Planned Development District No. 17.

MEMORANDUM, City of Lodi, Community Development Department



TO: Henry A. Glaves, City Manager
FROM: James B. Schroeder, Community Development Director
DATE: August 25, 1982
SUBJECT: Planning Commission Actions - August 23, 1982

For Action By The City Council

1. Determined that no public need existed for the 20-foot by 89.81-foot street right-of-way north of Lot 37, Walnut Orchard Tract, and recommended its abandonment with the condition that necessary public utility easements be retained.
2. Recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-82-2 which consists of two sections:

Section 1. The request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to designate portions of Lobaugh Meadows, a proposed 91.17-acre development on the south side of West Kettleman Lane easterly of Lower Sacramento Road, as Medium Density Residential and Office-Institutional.

Section 2. The request of Charles Wentland on behalf of Consolidated Investors to redesignate the 9.96-acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from Medium Density Residential to Office-Institutional.
3. Recommended the certification of the Final Environmental Impact Report No. 82-1 for Lobaugh Meadows, a 91.17-acre mixed use development on the south side of West Kettleman Lane easterly of Lower Sacramento Road.
4. Recommended approval of the request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to rezone the area encompassed by Lobaugh Meadows, a proposed 91.17-acre development on the south side of Kettleman Lane, easterly of Lower Sacramento Road, from U-H, Unclassified Holding, to P-D(24), Planned Development District No. 24, with the proviso that the 72 acres presently lacking terminal storm drainage not be permitted to develop until such time as a City Council approved drainage system is constructed.
5. Recommended the certification of the Final Environmental Impact Report No. 82-2 for the Ham Lane Professional Complex, a proposed 9.96-acre, 11-building, 60,000 square foot complex to be located at the southwest corner of West Lodi Avenue and South Ham Lane.

MEMORANDUM
August 25, 1982
Page 2.



6. Recommended approval of the request of Charles Wentland on behalf of Consolidated Investors to rezone the 9.96-acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from R-GA, Garden Apartment Residential, to R-C-P, Residential-Commercial-Professional.

Of Interest To The City Council

1. Conditionally approved the request of Glen I. Baumbach, Baumbach and Piazza, Consulting Engineers, on behalf of Thomas Development Company for the approval of a Tentative Parcel Map to join Lots 10-13, Sanguinetti Park, Unit #2, at the northwest corner of Louie Avenue and Sacramento Street in an area zoned P-D(17), Planned Development District No. 17.

JBS:dsg

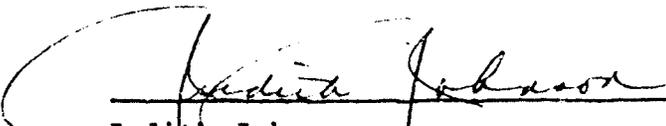
DECLARATION OF MAILING

On September 2, 1982, in the City
of Lodi, San Joaquin County, California,
I deposited in the United States Mail,
envelopes with first-class postage prepaid
thereon, containing a copy of the Notice
attached hereto, marked Exhibit "A"; said
envelopes were addressed as is more
particularly shown on Exhibit "B" attached
hereto.

There is a regular daily communication by
mail between the City of Lodi, California,
and the places to which said envelopes were
addressed.

I declare under penalty of perjury that the
foregoing is true and correct.

Executed on September 2, 1982,
at Lodi, California.



Judith Johnson
Deputy City Clerk

EXHIBIT "A"

EXHIBIT A

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED
APPROVAL OF GENERAL PLAN - LAND USE ELEMENT
AMENDMENT NO. GPA-LU-82-2 WHICH CONSISTS OF TWO
SECTIONS

NOTICE IS HEREBY GIVEN that on Wednesday, September 15, 1982 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-82-2 which consists of two sections:

Section 1. The request of Kenneth Glantz, Consulting Engineer, on behalf of J. W. Properties to designate portions of Lobaugh Meadows, a proposed 91.17 acre development on the south side of West Kettleman Lane easterly of Lower Sacramento Road, as Medium Density Residential and Office-Institutional.

Section 2. The request of Charles Wentland on behalf of Consolidated Investors to redesignate the 9.96 acre parcel at the southwest corner of West Lodi Avenue and South Ham Lane from Medium Density Residential to Office-Institutional.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. 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.

Dated: September 1, 1982

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

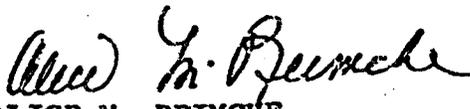
NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED
CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT
REPORT NO. 82-1 FOR LOBAUGH MEADOWS, A 91.17
ACRE MIXED USE DEVELOPMENT ON THE SOUTH SIDE
OF WEST KETTLEMAN LANE EASTERLY OF LOWER
SACRAMENTO ROAD

NOTICE IS HEREBY GIVEN that on Wednesday, September 15, 1982 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the recommended certification of Final Environmental Impact Report No. 82-1 for Lobaugh Meadows, a 91.17 acre mixed use development on the south side of West Kettleman Lane easterly of Lower Sacramento Road.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. 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.

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ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED
APPROVAL OF THE REQUEST OF KENNETH GLANTZ,
CONSULTING ENGINEER, ON BEHALF OF J. W. PROPERTIES
TO REZONE THE AREA ENCOMPASSED BY LOBAUGH MEADOWS,
A PROPOSED 91.17 ACRE DEVELOPMENT ON THE SOUTH
SIDE OF KETTLEMAN LANE, EASTERLY OF LOWER SACRAMENTO
ROAD, FROM U-H, UNCLASSIFIED HOLDING, TO P-D(24),
PLANNED DEVELOPMENT DISTRICT NO. 24, WITH THE
PREVISO THAT THE 72 ACRES PRESENTLY LACKING TERMINAL
STORM DRAINAGE NOT BE PERMITTED TO DEVELOP UNTIL
SUCH TIME AS A CITY COUNCIL APPROVED DRAINAGE SYSTEM
IS CONSTRUCTED

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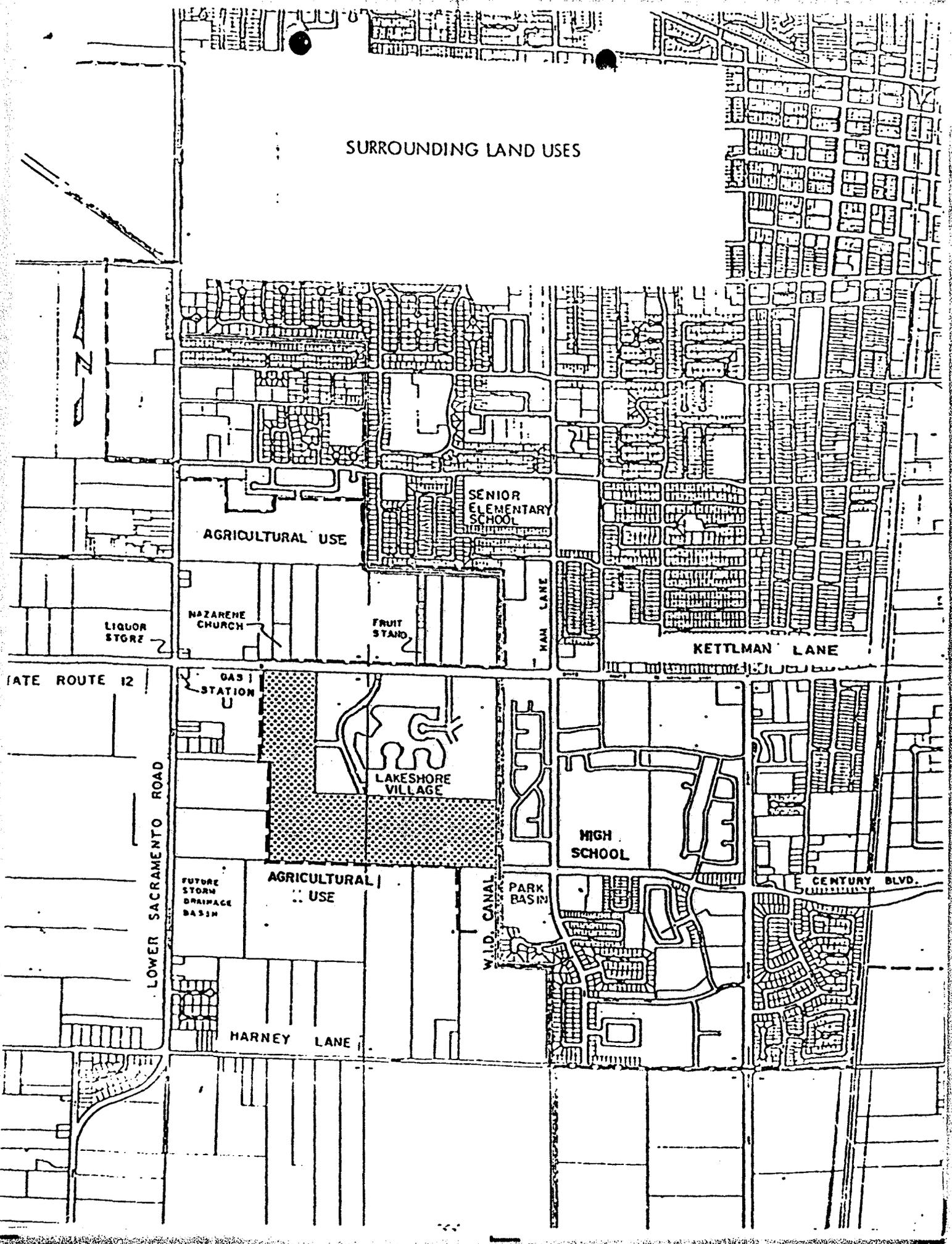
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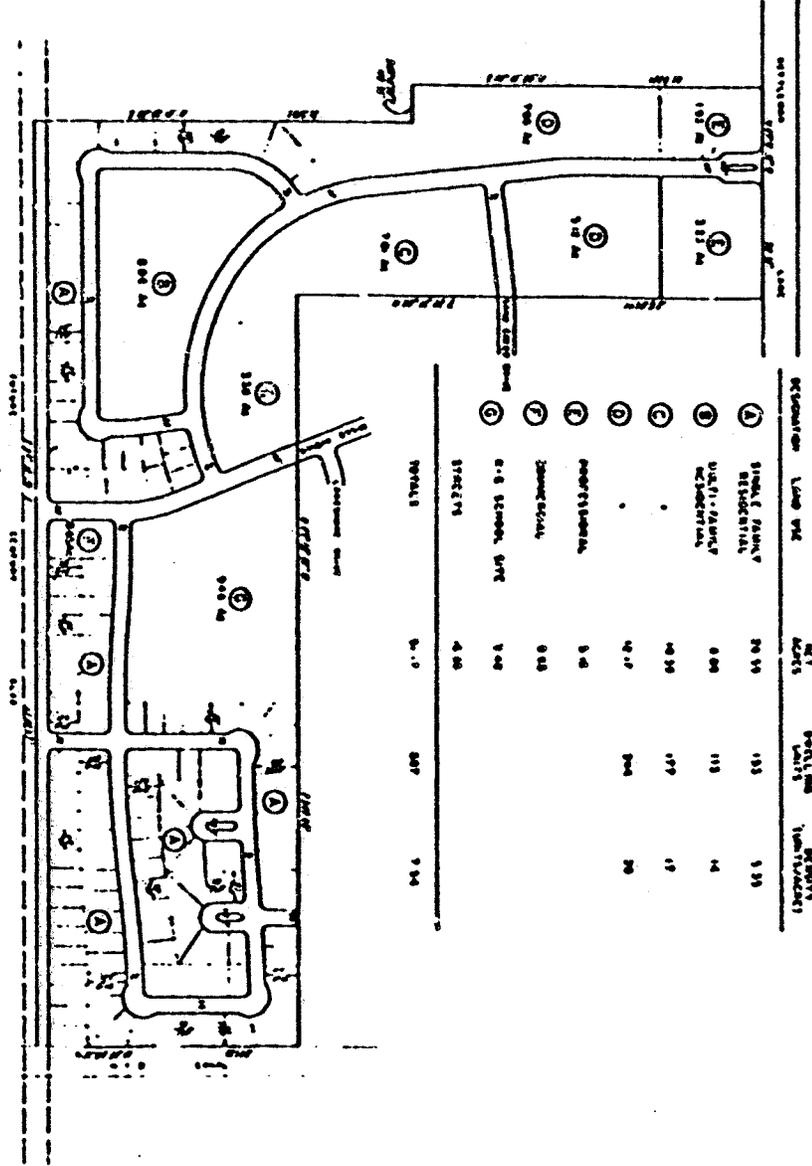
Dated: September 1, 1982

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Alice M. Reimche
ALICE M. REIMCHE
City Clerk

SURROUNDING LAND USES





LAND USE INFORMATION

| Lot No. | Proposed Land Use | Acres | Permitted Units | Density (Units/Acre) |
|---------|---------------------------|--------|-----------------|----------------------|
| 1 | Single Family Residential | 20.55 | 100 | 5.39 |
| 2 | Multi-Family Residential | 0.00 | 110 | 14 |
| 3 | . | 42.50 | 177 | 4.17 |
| 4 | . | 42.17 | 204 | 4.85 |
| 5 | Professional | 5.00 | | |
| 6 | Commercial | 0.00 | | |
| 7 | Office/Storage | 1.00 | | |
| 8 | Office/Storage | 1.00 | | |
| 9 | Office/Storage | 4.00 | | |
| 10 | Office/Storage | 4.00 | | |
| TOTALS | | 111.22 | 385 | 3.46 |

GLANTZ · DEWILER · DORMAN
 CONSULTING CIVIL ENGINEERS
 1001 CALIFORNIA STREET, SUITE 100
 LOS ANGELES, CALIFORNIA 90012

DEVELOPMENT PLAN
LOBAUGH MEADOWS
 1001 CALIFORNIA

EXHIBIT B

Melvin E. Taves
806 W. Lodi Avenue
Lodi, CA 95240

Roman Catholic Bishop Stockton
Box 4237
Stockton, CA 95204

K. Lobaugh Life Estate
1080 E. Peltler
Acampo, CA 95220

Jack M & El Weil
1081 E. Highway 12
Lodi, CA 95240

L J & M Peterson
533 E. Pine Street
Lodi, CA 95240

Colby W & P Dunscombe, TR
1105 E. Highway 12
Lodi, CA 95240

Delmar D & D Batch
1767 E. Harney Lane
Lodi, CA 95240

Lodi First Nazarene Church
1207 E. Highway 12
Lodi, CA 95240

Hawaii & S F Invest Co
P. O. Box 3336
Hayward, CA 94544

Otto Helmle, et al
906 S. Central Avenue
Lodi, CA 95240

Delwin H Woock et al
3784 W. Ben Holt
Stockton, CA 95209

Church of Jesus Christ
of Latter Day Saints
50 E. North Temple
Salt Lake City, UT 84150

Woodbridge Irrigation Dist.
18777 W. Lower Sac Road
Woodbridge, CA 95258

Guarantee Savings & Loan Assoc.
4191 N. Blackstone
Fresno, CA 93726

First Nationwide Savings
9800 S. Sepulveda Blvd.
Los Angeles, CA 90045

GPA-LU-82-2
EIR-82-1
Lobaugh Meadows
PUBLIC HEARING NOTICES
MAILED
HEARING 8/23/86
No. Mailed

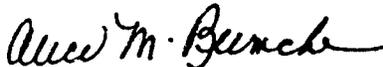
NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
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CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT
REPORT NO. 82-2 FOR THE HAM LANE PROFESSIONAL
COMPLEX, A PROPOSED 9.96 ACRE, 11 BUILDING,
60,000 SQUARE FOOT COMPLEX TO BE LOCATED AT THE
SOUTHWEST CORNER OF WEST LODI AVENUE AND SOUTH
HAM LANE, LODI

NOTICE IS HEREBY GIVEN that on Wednesday, September
15, 1982 at the hour of 8:00 p.m. or as soon thereafter as
the matter may be heard, the Lodi City Council will conduct a
public hearing in the Council Chambers, City Hall, 221 West
Pine Street, Lodi, California, to consider the recommended
certification of Final Environmental Impact Report No. 82-2
for the Ham Lane Professional Complex, a proposed 9.96 acre,
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southwest corner of West Lodi Avenue and South Ham Lane, Lodi.

Information regarding this item may be obtained in
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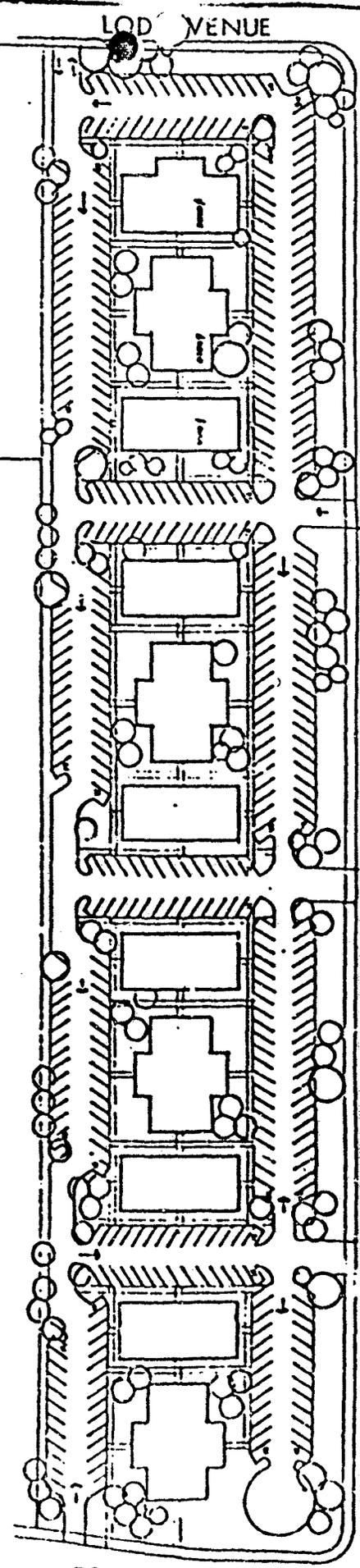
Dated: September 1, 1982

By Order of the City Council


ALICE M. REIMCHE
City Clerk

(FUTURE DEVELOPEMENT)

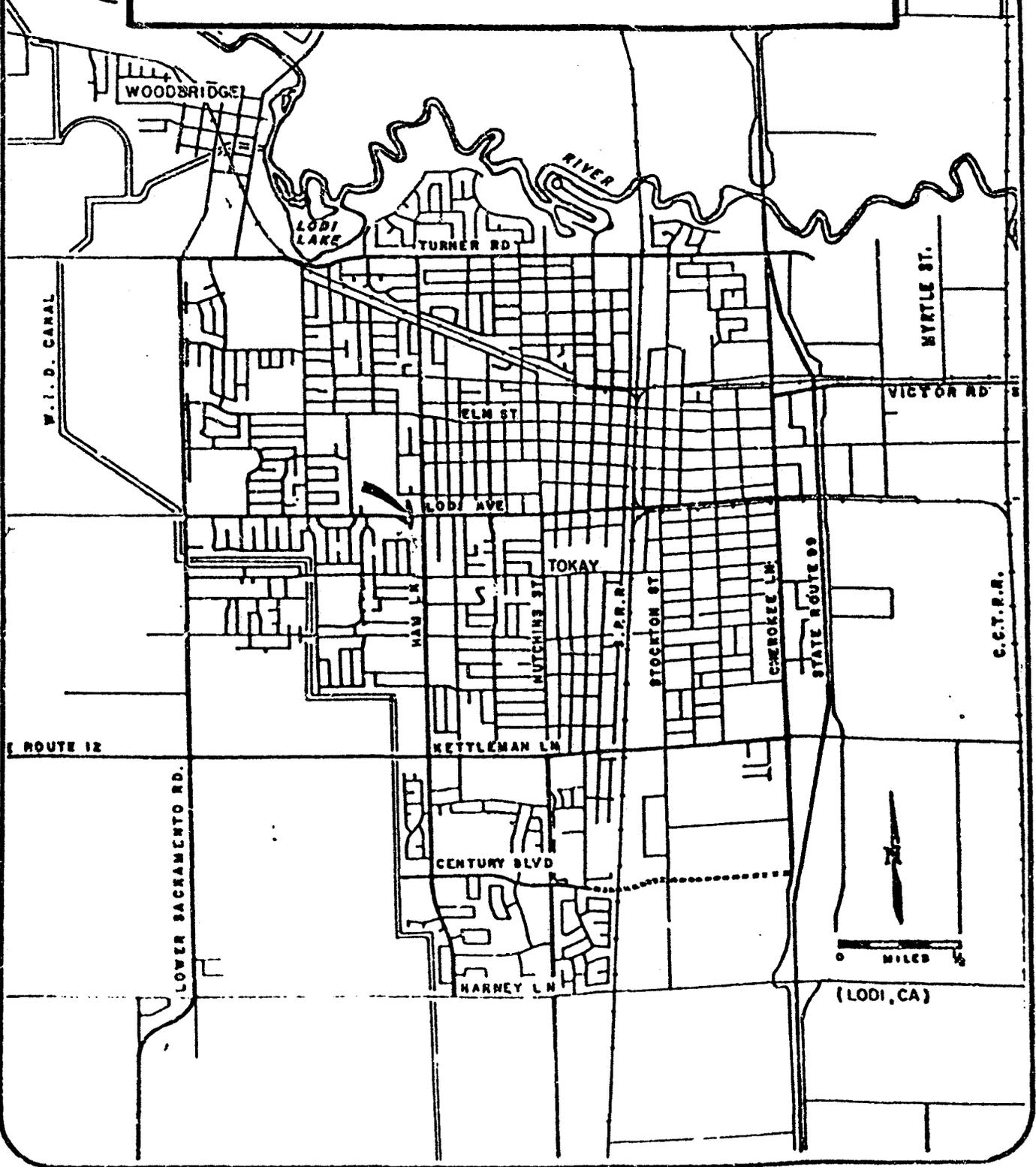
PROJECT MAP



TOKAY STREET

VICINITY MAP

HAM LANE PROFESSIONAL COMPLEX



NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
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APPROVAL OF THE REQUEST OF CHARLES WENTLAND ON
BEHALF OF CONSOLIDATED INVESTORS TO REZONE THE
9.96 ACRE PARCEL AT THE SOUTHWEST CORNER OF WEST
LODI AVENUE AND SOUTH HAM LANE FROM R-GA, GARDEN
APARTMENT RESIDENTIAL, TO R-C-P, RESIDENTIAL-
COMMERCIAL-PROFESSIONAL.

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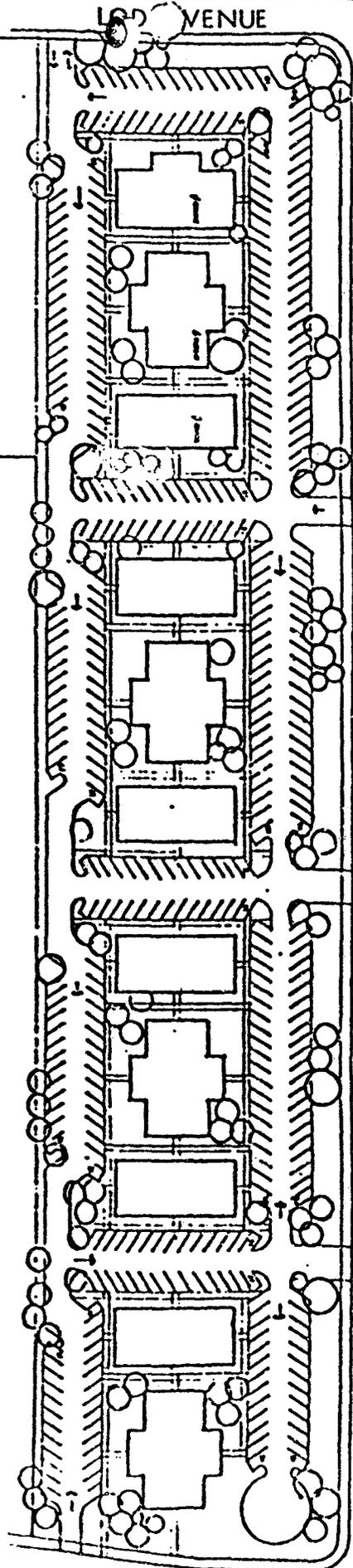
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PROJECT MAP

(FUTURE DEVELOPEMENT)



LANE

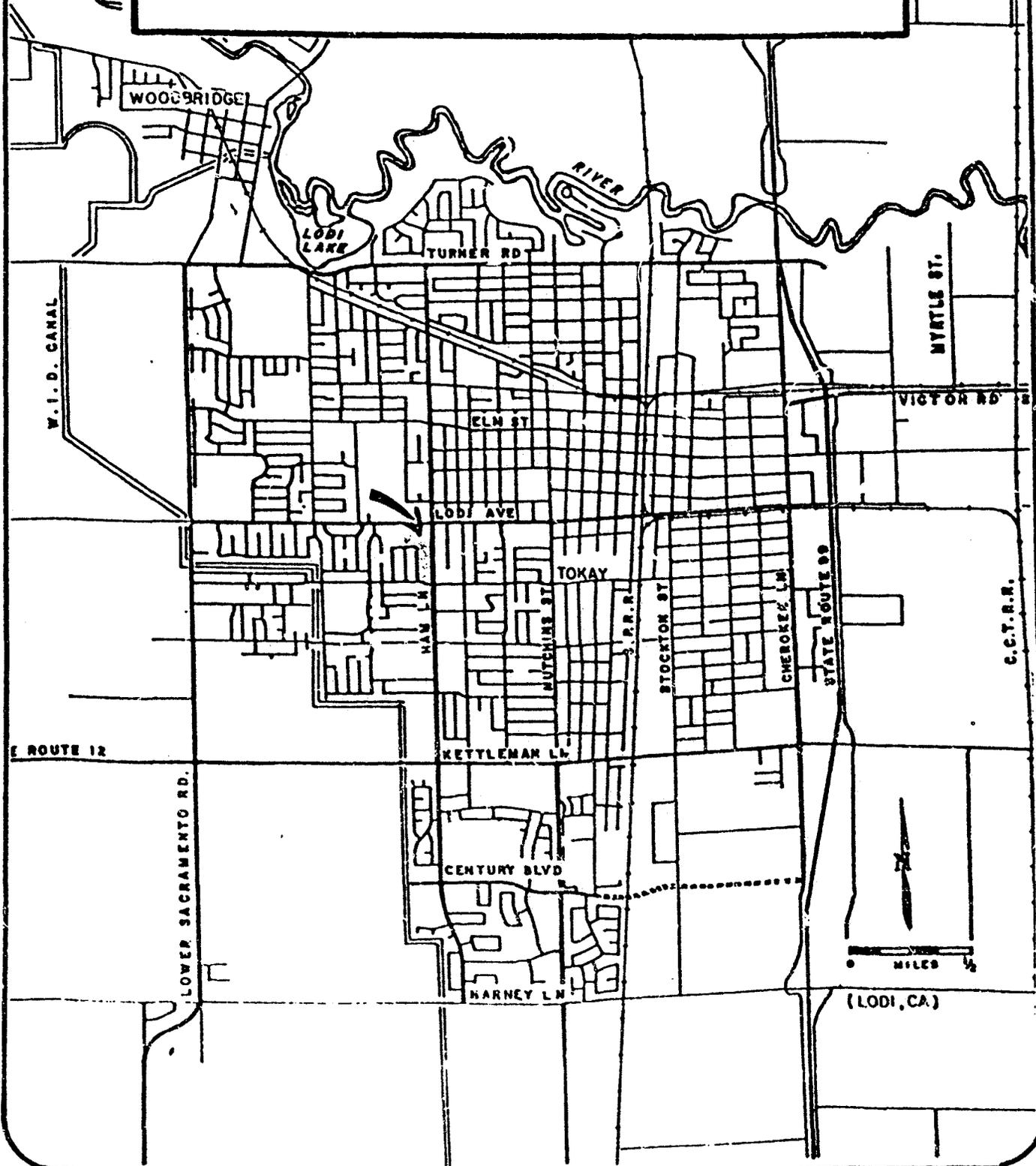
HAM



TOKAY STREET

VICINITY MAP

HAM LANE PROFESSIONAL COMPLEX



(LODI, CA)

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
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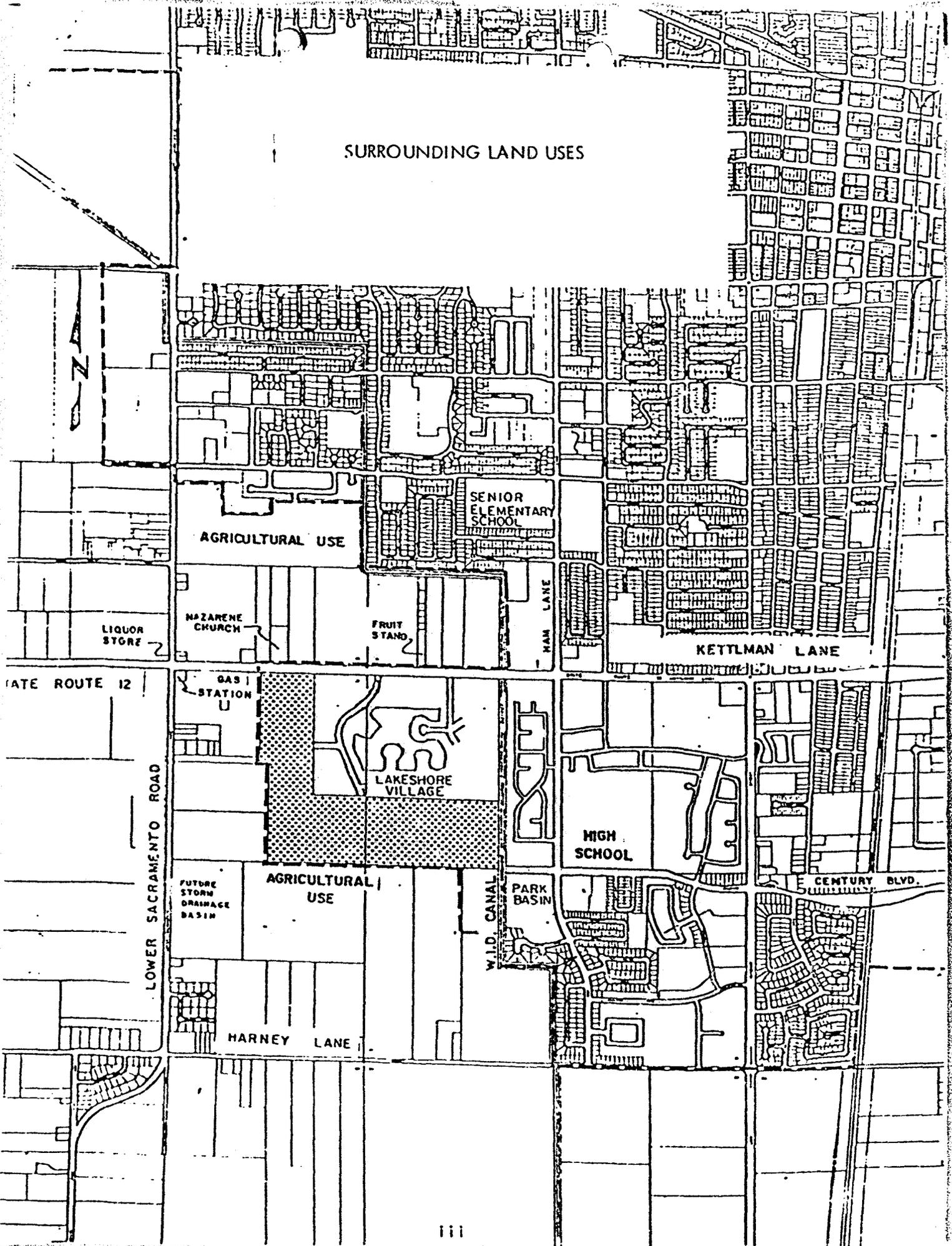
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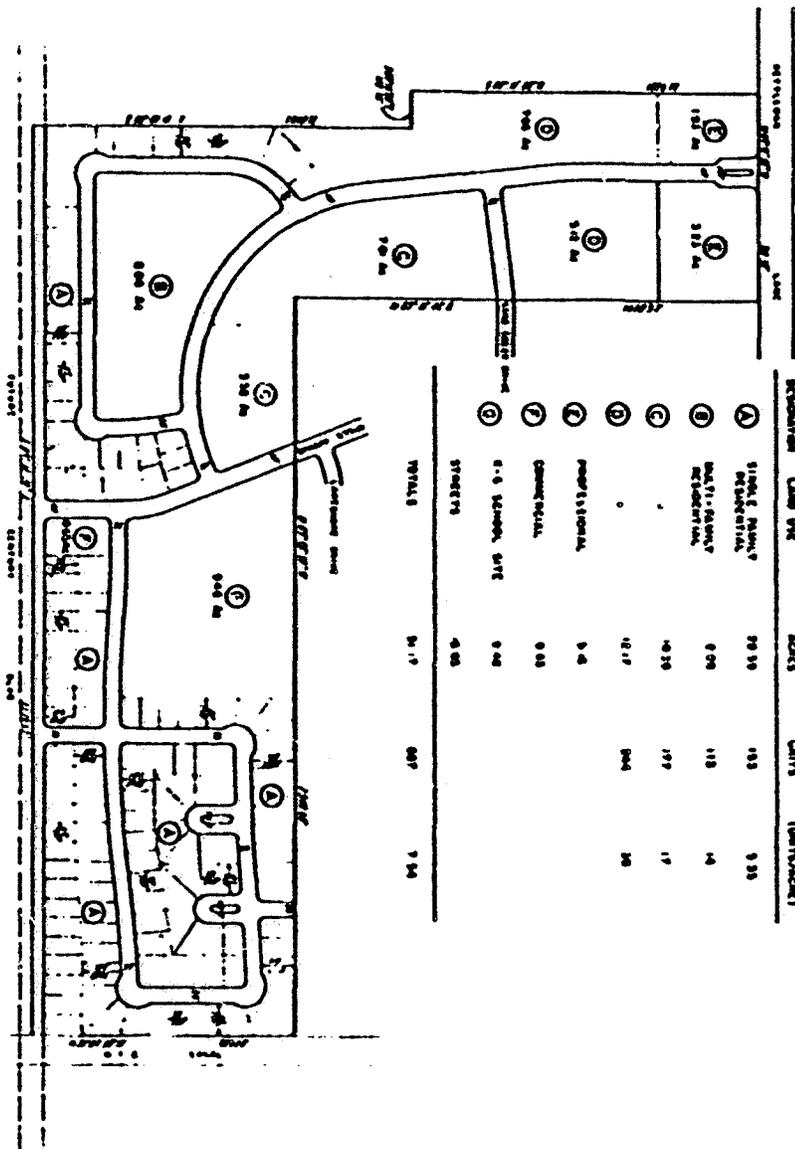
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SURROUNDING LAND USES



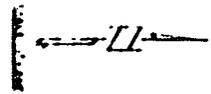


LAND USE INFORMATION

ACRES SQUARE FEET UNITS

GLANTZ · DEWILER · DORMAN
 CONSULTING CIVIL ENGINEERS
 1000 ...
 ...

DEVELOPMENT PLAN
LOBAUGH MEADOWS
 LOOM CALIFORNIA



NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED APPROVAL OF THE REQUEST OF KENNETH GLANTZ, CONSULTING ENGINEER, ON BEHALF OF J. W. PROPERTIES TO REZONE THE AREA ENCOMPASSED BY LOBAUGH MEADOWS, A PROPOSED 91.17 ACRE DEVELOPMENT ON THE SOUTH SIDE OF KETTLEMAN LANE, EASTERLY OF LOWER SACRAMENTO ROAD, FROM U-H, UNCLASSIFIED HOLDING, TO P-D(24), PLANNED DEVELOPMENT DISTRICT NO. 24, WITH THE PREVISIO THAT THE 72 ACRES PRESENTLY LACKING TERMINAL STORM DRAINAGE NOT BE PERMITTED TO DEVELOP UNTIL SUCH TIME AS A CITY COUNCIL APPROVED DRAINAGE SYSTEM IS CONSTRUCTED

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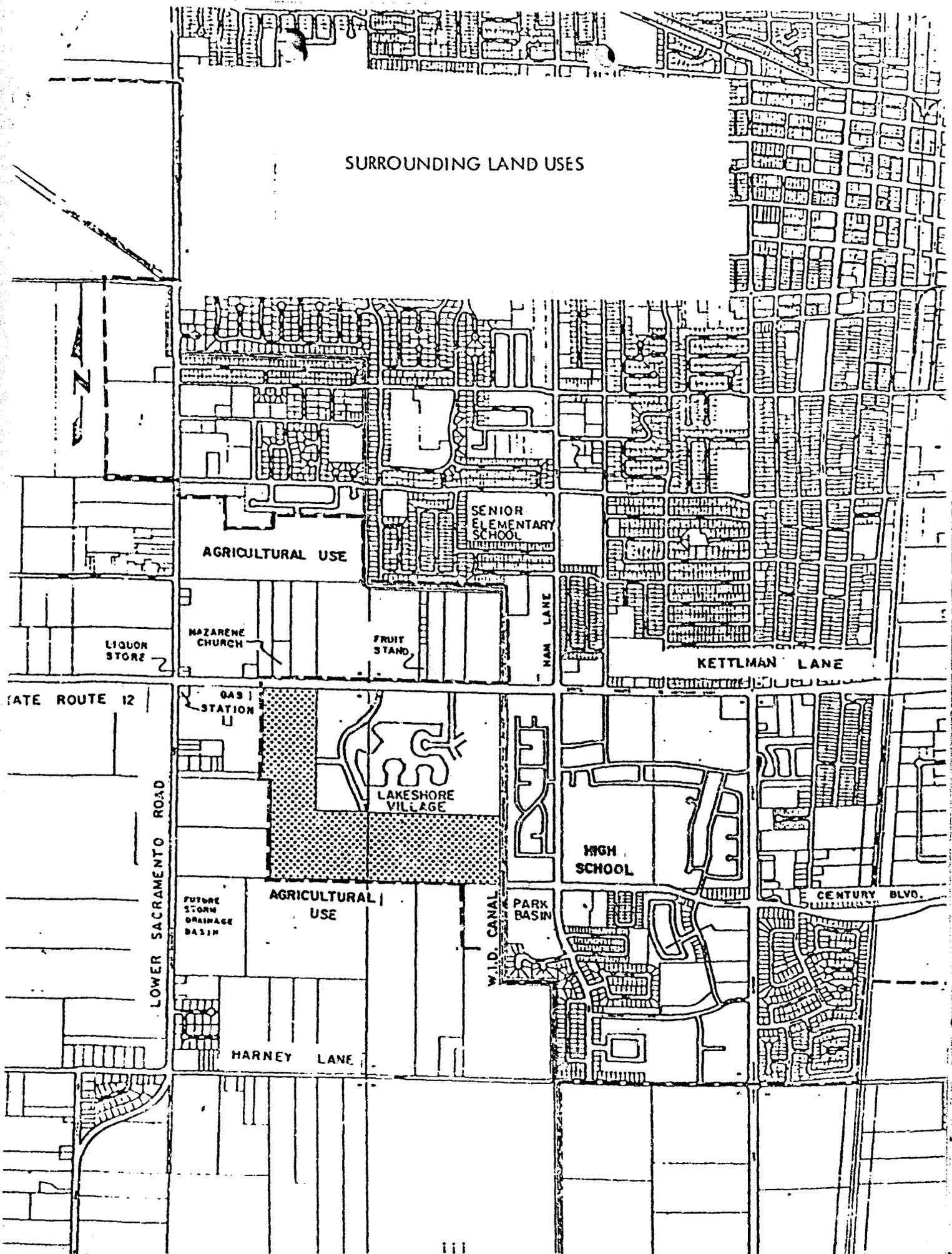
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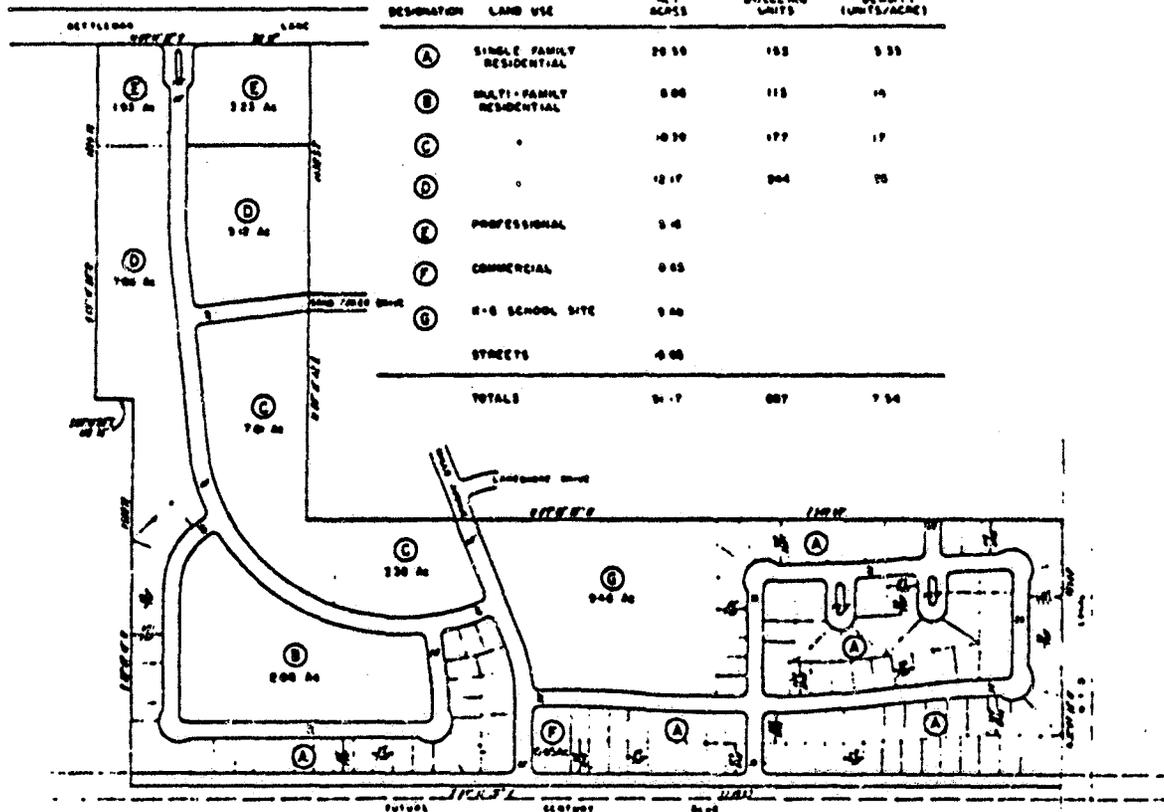
Alice M. Reimche
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City Clerk

SURROUNDING LAND USES



LAND USE INFORMATION

| DESIGNATION | LAND USE | NET ACRES | DWELLING UNITS | DENSITY (UNITS/ACRE) |
|-------------|---------------------------|-----------|----------------|----------------------|
| (A) | SINGLE FAMILY RESIDENTIAL | 20.50 | 100 | 5.00 |
| (B) | MULTI-FAMILY RESIDENTIAL | 0.00 | 110 | 10 |
| (C) | " | 10.00 | 177 | 17 |
| (D) | " | 12.17 | 204 | 17 |
| (E) | PROFESSIONAL | 0.4 | | |
| (F) | COMMERCIAL | 0.05 | | |
| (G) | K-8 SCHOOL SITE | 0.00 | | |
| | STREETS | 0.00 | | |
| TOTALS | | 34.17 | 487 | 14.25 |



GLANTZ · DEMLER · DORMAN
CONSULTING CIVIL ENGINEERS

PROFESSIONAL LAND SURVEYORS
NO. 7007-004

John H. Glantz
REGISTERED PROFESSIONAL ENGINEER

DEVELOPMENT PLAN
LOBAUGH MEADOWS
LODI CALIFORNIA

1
1
1.137