

Continued November 16, 1987

14

CITY COUNCIL MEETING  
NOVEMBER 18, 1987

APPEAL REGARDING  
TENTATIVE PARCEL  
MAP RELATING TO  
610 WEST LODI  
AVENUE AND 708  
WEST LODI AVENUE

CC-46  
CC-53(b)

On motion of Council Member Hinchman, Reid second, Council set a public hearing for the Regular Council Meeting of December 2, 1987 to consider the appeal of Tim Vallem, T. J. and the Duck, 698 West Lodi Avenue, Lodi, of the Planning Commission's approval of the Tentative Parcel Map 87 P 014 concerning 610 West Lodi Avenue.

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	COUNCIL MEETING DATE November 18, 1987	NO.
FROM: THE CITY MANAGER'S OFFICE		
SUBJECT: SET PUBLIC HEARING TO CONSIDER THE APPEAL OF TIM VALLEM, T.J. & THE DUCK, 698 WEST LODI AVENUE, LODI, CALIFORNIA OF THE PLANNING COMMISSION APPROVAL OF THE TENTATIVE PARCEL MAP 87 P 014 CONCERNING 610 WEST LODI AVENUE, LODI		

**RECOMMENDED ACTION:** That the City Council, by motion action, set the appeal of Tim Vallem, DBA T.J. and the Duck, 698 West Lodi Avenue, Lodi, of the Planning Commission approval of the tentative map (87 P 014) concerning 610 West Lodi Avenue, Lodi, for public hearing at the regular Council meeting of Wednesday, December 2, 1987.

At its meeting of October 26, 1987 the Lodi City Planning Commission approved the Tentative Parcel Map to divide 610 West Lodi Avenue (i.e. APN 033-190-31) into Parcel "A" and "B" and to join 708 West Lodi Avenue (APN 033-290-28) to a new parcel "B" in an area zoned C-1, Neighborhood Commercial, as requested by Mr. Cecil Dillon on behalf of Harry S. Bader subject to the following conditions:

1. That the developer install all off-site utilities and street improvements;
2. That engineering improvement plans be prepared for all public improvements prior to Final Map filing;
3. That public utility easements as required by the various utility companies and the City of Lodi be dedicated;
4. That the developer pay all appropriate fees in effect at time of Final Map filing or issuance of Building Permit and enter into all applicable agreements related to the following:
  - a. Engineering
  - b. Fire Service
  - c. Water Main relocation and abandonment, and
  - d. Sewer Connection
5. That on-site fire protection be provided per Fire Department requirements;
6. That the Map contain the standard note re: "Requirements to be met at time of development or Building Permit";

7. That the developer provide landscape and sprinkler plans in conformance with City policy;
8. That the Tentative Map be modified so that all proposed property lines are a minimum of 10 feet from any existing structure;
9. That additional public utility easements be dedicated on the map, if possible, rather than by separate instrument;
10. That the driveway be of special commercial design conforming to Standard Plan III;
11. That driveway installation and water main relocation be done at time of Building Permit issuance and that the water main be looped from Lodi Avenue to the 6" main in the easement near the southwest corner of the parcel;
12. That the Final Map show all existing easements to be retained; and
13. That crossover agreements between Parcels "A" and "B" be recorded; and
14. That temporary off-street parking stalls be painted to serve 664 through 698 as shown on the drawing dated October 26, 1987 and on file in the office of the Community Development Director.

Mr. Tim Vallem, DBA T.J. and the Duck, 698 West Lodi Avenue, Lodi, has filed a written appeal regarding this matter as provided for in Section 17.72.110 of the Lodi Municipal Code.

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

AMR:jj

COUNC012  
TXTA.02D

Alice M. Reimiche  
City Clerk  
City of Lodi, California

RECEIVED

October 28, 1987

1987 OCT 29 AM 3 11

ALICE M. REIMICHE  
CITY CLERK  
CITY OF LODI

This letter will serve as my appeal of the actions of the Lodi Planning Commission at their meeting of October 26, 1987 at which time the commission approved Tentative Parcel map 87 P 014 concerning 610 W. Lodi Ave, Lodi, California.

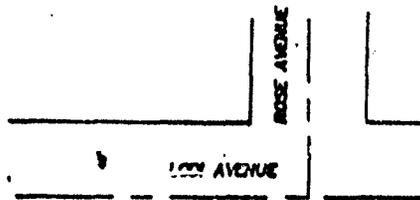
Please notify me when this matter will be set for hearing.

Very truly yours,

Tim Vallem

Tim Vallem

DBA T-5<sup>1/2</sup> The Duck  
698 W. Lodi Av.  
Lodi, Calif. 95240



**TENTATIVE MAP**  
SEPTEMBER, 1987

**OWNER**  
HARRY BADER  
318 S. CALIFORNIA AVENUE  
LODI, CA 93240  
(209) 269-3871

**SUBVIDER & ENGINEER**  
WELTON ENGINEERING  
8 SOUTH HATHAWAY STREET  
SUITE 8  
LODI, CA 93240  
(209) 331-6673

**PROPERTY ADDRESS**  
PARCEL A 610 W. LODI AVENUE (APPROX.)  
PARCEL B 608 W. LODI AVENUE (APPROX.)

**PRESENT ZONING**  
OF COMMERCIAL MDD-800-000

**LEGAL DESCRIPTION**

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

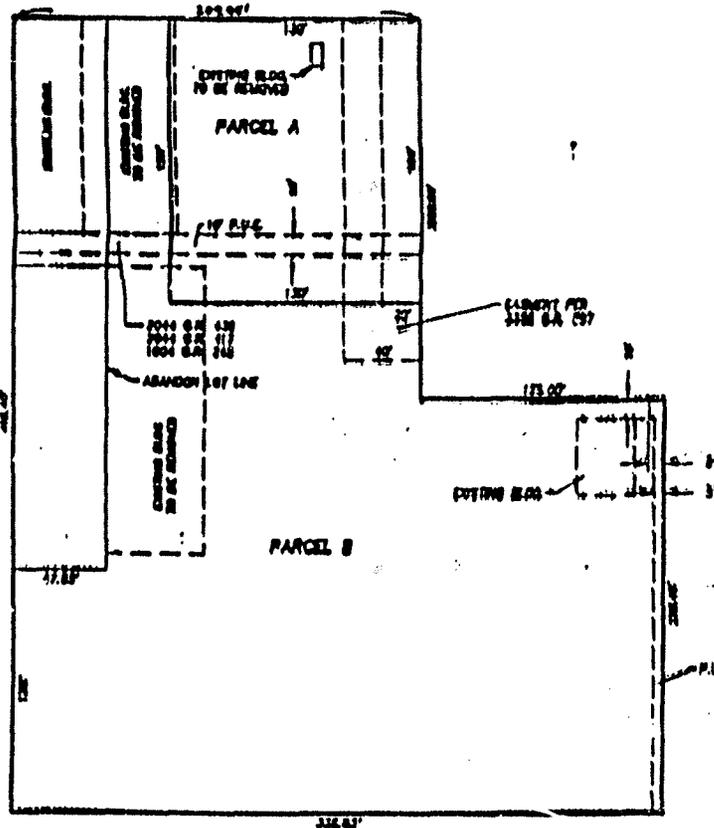
**PARCEL A**

A PORTION OF THE NE 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 8 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL CONTAINING 2.3048 AC. AS SHOWN UPON THAT CERTAIN PARCEL MAP FILED FOR RECORD APRIL 24, 1986 IN BOOK 28 OF PARCEL MAPS, PAGE 156, SAN JOAQUIN COUNTY RECORDS.

**PARCEL B**

BEGINNING AT THE NE CORNER OF PREVIOUSLY MENTIONED PARCEL NORTH 86° 24' 30" WEST 37.857' THENCE SOUTH 0° 57' 10" EAST 126.61 FEET THENCE SOUTH 80° 30' 30" EAST 37.857' THENCE NORTH 0° 57' 10" WEST 296.61 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.319 ACRES MORE OR LESS.



**HARRY S. BADER**  
610 W. LODI AVENUE  
87 P 014      10-12-87

CONTINUED 10-26-87

CITY COUNCIL

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

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1110  
(209) 333-5634  
TELECOPIER (209) 333-6795

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

October 27, 1987

Mr. Cecil Dillon  
c/o Dillon Engineering  
P. O. Box 2180  
Lodi, CA 95241

Dear Cecil:

RE: Tentative Parcel Map 87 P 014  
610 West Lodi Avenue  
Harry Bader

At its meeting of Monday, October 26, 1987, the Lodi City Planning Commission approved the Tentative Parcel Map to divide 610 West Lodi Avenue (i.e. APN 033-190-31) into Parcel "A" and "B" and to join 708 West Lodi Avenue (APN 033-190-28) to new Parcel "B" in an area zoned C-1, Neighborhood Commercial as requested by you on behalf of Harry S. Bader.

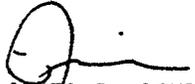
The Planning Commission's approval is subject to the following conditions:

1. That the developer install all off-site utilities and street improvements;
2. That engineering improvement plans be prepared for all public improvements prior to Final Map filing;
3. That public utility easements as required by the various utility companies and the City of Lodi be dedicated;
4. That the developer pay all appropriate fees in effect at time of Final Map filing or issuance of Building Permit and enter into all applicable agreements related to the following:
  - a. Engineering
  - b. Fire Service
  - c. Water Main relocation and abandonment, and
  - d. Sewer Connection

Mr. Cecil Dillon  
c/o Dillon Engineering  
October 27, 1987  
Page 2

5. That on-site fire protection be provided per Fire Department requirements;
6. That the Map contain the standard note re: "Requirements to be met at time of development or Building Permit";
7. That the developer provide landscape and sprinkler plans in conformance with City policy;
8. That the Tentative Map be modified so that all proposed property lines are a minimum of 10 feet from any existing structure;
9. That additional public utility easements be dedicated on the map, if possible, rather than by separate instrument;
10. That the driveway be of special commercial design conforming to Standard Plan 111;
11. That driveway installation and water main relocation be done at time of Building Permit issuance and that the water main be looped from Lodi Avenue to the 6" main in the easement near the southwest corner of the parcel;
12. That the Final Map show all existing easements to be retained; and
13. That crossover agreements between Parcels "A" and "B" be recorded; and
14. That temporary off-street parking stalls be painted to serve 664 through 698 as shown on the drawing dated October 26, 1987, and on file in the office of the Community Development Director.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

cc: Harry S. Bader

NOTICE OF PUBLIC HEARING

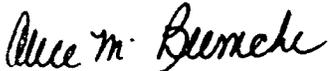
TO CONSIDER THE APPEAL OF TIM VALLEM, T. J. AND THE DUCK,  
698 WEST LODI AVENUE, LODI, OF THE PLANNING COMMISSION'S APPROVAL  
OF THE TENTATIVE PARCEL MAP 87 P 014 CONCERNING  
610 WEST LODI AVENUE AND 708 WEST LODI AVENUE, LODI

NOTICE IS HEREBY GIVEN that on Wednesday, December 2, 1987 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct public hearings to consider the appeal of Tim Vallem, T. J. and the Duck, 698 West Lodi Avenue, Lodi, of the Planning Commission's approval of the tentative parcel map 87 P 014 concerning 610 West Lodi Avenue, (APN 033-190-31) and 708 West Lodi Avenue (APN 033-190-28), Lodi.

Information regarding these items 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 and comments on these matters. 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 subject 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, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

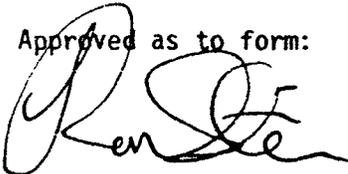
By Order Of the Lodi City Council:



Alice M. Reimche  
City Clerk

Dated: November 18, 1987

Approved as to form:



Ronald M. Stein  
City Attorney