

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p><u>REGULAR SESSION</u> MONDAY, JULY 21, 2008 @ 5:15 PM</p>
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1. ROLL CALL
2. MINUTES – “June 23, 2008”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to renovate an existing commercial building at 1110 West Kettleman Lane. (Applicant, Shaoul J. Levy; File #08-SP-04).
4. COMMENTS BY THE PUBLIC
5. ADJOURNMENT

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, JUNE 23, 2008
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of June 23, 2008, was called to order by Acting Chair Stafford at 5:15 p.m.

Present: Committee Members – Kiser, Slater and Stafford.

Absent: Committee Members – Reyes and Selleseth.

Also Present: Planning Manager Peter Pirnejad, Senior Planner David Morimoto and Junior Planner Immanuel Bereket.

2. MINUTES

a) April 21, 2008 minutes approved, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) **Request for Site Plan and Architectural Review Committee approval to renovate an existing building and to construct an addition for Speedee Oil Change & Tune Up at 305 West Lodi Avenue.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout of the project. Mr. Bereket explained that the scope of the project encompasses renovation of existing structure, addition of a new building, providing landscaping, construction of a parking lot, and construction of an 8' masonry wall to the north to separate the commercial property from adjacent residential zoned property. Mr. Bereket also pointed out a lot merger will be required to combine two parcels into one. Staff also mentioned that one existing driveway on Lodi Avenue will be removed. Mr. Bereket also pointed out that staff recommends removal of a parking stall due to safety concerns and the stall be replaced with a bike rack and landscaping.

After staff's presentation, the Committee asked a few questions about the project. Member Slater asked about the residential parcel to the north and how it will form part of the project. Mr. Bereket pointed out the residential parcel is zoned commercial but it is currently being used as a residence. However, for the purposes of this project, Mr. Bereket pointed out, the two parcels will need to be merged into one. Member Kiser asked about the 8' CMU wall to the north and how the wall would work with the new wooden fence. Mr. Morimoto answered that the 8' CMU wall is a requirement but the applicant and the resident to the north would need to work this out amongst themselves. Mr. Kier further asked if creeping vines would be required. Mr. Bereket answered that creeping vines weren't required for this project since the CMU wall will be between the project and the residence to the north, reducing any chance of graffiti and vandalism taking place.

Member Slater asked if the project ensures that light do not reflect into the residential zones. The applicant answered that the height of the lights is such that it would not spill over into the residential parcels. Member Slater further asked if a bike rack is really needed. Mr. Bereket pointed out that the parking stall was being removed for safety reasons and that the stall would be replaced

by a small bike rack and landscape, and that the bike rack could be used by employees

The project architect, Mr. Dave Keith, spoke, further described the project for the Committee. Mr. Keith answered questions regarding the design features of the project including the colors and materials used for the building and as well as the location of the compressors. Member Slater asked how used oil would be removed from the site. The project manager, Mr. Don Williams, stated that all oil traps are within the building and underground, and the servicing company will remove them from the site. Member Slater asked the hours of operation to ensure that there will be no noise to the neighbors. Mr. Williams answered that Speedee Oil change hours vary from location to a location.

MOTION / VOTE:

SPARC, on motion of Acting Chair Stafford, second by Member Kiser, approved the request of Dave Keith to renovate an existing building and to construct an addition for Speedee Oil Change & Tune Up at 305 West Lodi Avenue subject to the conditions recommended by staff with the following addition:

- 1. A parking space labeled No. 1 on the site plan shall be removed and replaced with landscaping and bike rack.

The vote was as follows:

Ayes: Kiser, Slater and Stafford
Noes:
Absent:

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:00 p.m.

ATTEST:

Immanuel Bereket
Junior Planner



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Junior Planner, Community Development Department
Date: July 21, 2008
Subject: Request for Site Plan and Architectural Review Committee approval to renovate an existing commercial building at 1110 West Kettleman Lane. (Applicant, Shaoul J. Levy; File #08-SP-04).

RECOMMENDATION

Staff recommends approval of the request of Mr. Shaoul Levy to renovate an existing commercial building at 1110 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The project proponent, Mr. Shaoul Levy, on behalf of Lodi Ranch Center LLC, is requesting a site plan and architecture review of a proposed exterior renovation of an existing commercial building located at 1110 West Kettleman Lane. The scope of the project encompasses: Repainting the entire building, completely overhauling the main entryway from Kettleman Lane, relocating a few existing parking lot trees to the rear of the property, eliminating a total of 8 parking stalls, adding trellises on the second floor plaza, and improving the landscape that does not meet City specifications. The subject building, also known as Beckman Ranch, is currently utilized by variety of uses such as dental offices, restaurants, realtor offices, and etc. The project area is zoned PD-15 Planned Development and features a General Plan designation of NCC-Neighborhood Community Commercial.

ANALYSIS

The proposed project consists of renovating an existing commercial shopping complex located at 1110 West Kettleman Lane. The site measures 4.78 acres in area and is zoned PD(17)-Planned Development, which allows the current use. The subject property covers the area south of Kettleman Lane, west of Fairmont Avenue, and east of Ham Lane. The area immediately south of the project site is residential. The site contains a total of 202 parking spaces. Ingress and egress is provided from all the surrounding streets. The main entrance, however, is from Kettleman Lane. The subject commercial center has not maximized its economic potential. The applicants hope that this renovation will trigger economic revitalization of the commercial center.

The body of the building will remain a two-story structure composed of varying materials. The applicant is proposing to repaint the exterior of the building with beige and dark brown colors. The applicant also would like to repair and recoat the roof with leaf green color. The main stair-way leading to the upper plaza will be painted in dark brown to provide a subtle contrast to the body of the building. The cement plaster trim accent near the roof line will be in cliff brown color to provide a clear visible separation between the building body and the leaf green roof. All light poles on the upper plaza will be painted in leaf green to match the roof. The applicant has also proposed to install patio furnishings and planters with plants on the upper plaza where rock clad columns and trellises for shade are proposed to be constructed.

The applicant proposes to extend the existing center island on the main entryway off Kettleman Lane. To do this, the applicant is proposing to remove 8 parking stalls and existing trees and replace this area with a center-island made up of palms trees and flowers. The applicant is also proposing to perform various aesthetic upgrades such as resealing the existing deteriorated asphalt and restriping the parking lot. The parking requirement for this building is unusual. Given the size of the building (51,050 sq. ft) as a general commercial use, 102 parking spaces are required and 202 are provided (1 space per 500 square feet). However, given the various uses such as restaurants, offices, and beauty salons, which require 1 parking stall for every 250 sq. ft. area, the total available parking spaces (202) more than adequately meet the parking needs of the building. A total of seven (7) handicap accessible parking stalls are required and there are a total of six (6) are provided. An additional parking stall shall be provided and the said handicap accessible parking shall be placed close to the main entrance of the building. Given the project is intended to upgrade a commercially troubled shopping center, staff would not oppose the elimination of 8 parking stalls.

The applicant has proposed a landscape plan showing relocation of some plantings from the existing entryway into the back of the building, along the southern edges of the property. The proposed landscape plan calls for eighteen (18) Palm trees in place of some of the existing shade (parking lot) trees. Although the applicant proposes to remove 18 parking lot (shading) trees, only 12 are proposed to be replanted along the southern edges of the property. Staff is concerned about the proposed reduction in the required landscape. First, palm trees are not parking (shade) trees and are not approved by the City for such use. Second, Beckman Ranch features less than the minimum required landscape treatment. City of Lodi Parking Standard 134 calls for at least one large tree per every 4 parking stalls and one tree per each 500 square feet of open space. And these trees are required to be provided within the parking lot spaced every four stalls, on ends stall island, tree wells and spaced as needed in order to maximize shading on the paved areas. The proposed landscape plan doesn't meet these requirements and palm tree do not qualify as parking lot trees. Further, staff notes that some of the trees in the planter area along Ham Lane have been illegally removed over the years. Staff is of the opinion that the landscape plan should extend to provide adequate landscaping coverage to the said planter area.

Staff is not opposed to planting palm trees for accent purposes, which will give the shopping area a distinctive look. In fact, palm trees will add to the area's aesthetic value. However, staff is of the opinion that the proposed palm trees should be used as accent trees above and beyond the shading tree requirements. As long as the applicant meets the minimum City required shading trees, additional palm trees would be a welcome addition to the site. As mentioned earlier, the Beckman Ranch falls short of the required landscape requirements.

Overall, staff is pleased with the applicant's proposal for renovation and recommends approval subject to the conditions as included herein. The project seeks to revitalize an economically troubled shopping center. Staff believes that the proposed request for a SPARC review and approval of the site plan, subject to the conditions in the attached SPARC and Supplemental Conditions, meets the requirements of the Zoning Ordinance and is consistent with the General Plan.

SPARC COMMON CONDITIONS

1. Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. All exterior lightening shall be shielded or reduced to low-level to avoid glare on adjacent properties.
3. The parking and driveway design shall conform to City of Lodi parking lot design standards.
4. Directional signs or arrows shall be provided where necessary.
5. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
6. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials as attached in the Exhibits.

7. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.

The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Staff's recommendations unique to the proposed commercial building are listed below in the Supplemental Conditions.

SUPPLEMENTAL CONDITIONS

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural request of Mr. Shaoul Levy located at 1110 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions:

Community Development Department, Planning Division:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
4. The applicant shall provide an additional handicap accessible parking space and the said parking space shall be located near the main entrance of the building.
5. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
6. Landscape shall not obscure visual identification or building address.
7. The proposed palm trees shall be reduced by 50% and replaced with City approved parking lot (shading) trees. The said Palm trees shall not take the place of the required shading tree requirements. The applicant shall provide additional tree wells to plant parking lot trees. The applicant shall plant large trees and shrubs along Ham Lane. Specifically, the applicant shall landscape the planter island located on the southwest end of the property.
8. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development Director or designee prior to issuance of a building permit as approved in the Exhibits.
9. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director or designee. All signage shall be individual channel letters or the equivalent. All identification signs shall require a building permit.
10. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with all the conditions. This affidavit shall be returned to the City of Lodi Planning Department prior to issuance of a building permit.

Community Development Department, Building Division:

11. A Building permit shall be required and the appropriate submittal documents prepared by a registered engineer or licensed architect for complete review and approval. Plans with specifications shall be complete and fully comply with the most current editions of the California Building, Plumbing, Mechanical, Electrical, Fire and Energy Codes, and other State and local codes and/or ordinances.
12. All new work, where applicable, shall be made accessible to persons with disabilities as per 2007 CBC chapter 11B. In addition, a number of existing buildings may also require disabled access upgrades, as per 2007 CBC sections 1134B.

Public Works Department:

13. The applicant shall protect storm drainage facilities during the course of the project so that non-storm water flows, construction debris, soil and other deleterious materials do not enter the storm drain system.
14. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Fire Department:

15. No parking shall be permitted on Fire Lanes. Fire Lanes shall be identified and marked per Lodi Municipal Code Sec 15.40.100 in locations determined by the Fire Marshall. Plans with marked fire lanes shall be returned to planning and a copy kept at the Fire Prevention office.

Electrical Utility Department:

16. The applicant shall pay the Electric Utility Department charges in accordance with the Electric Department's rules and regulations.
17. The applicant shall maintain a minimum of 8' of clear working space in front, and 3' on the sides and back of the primary electrical equipment.
18. Sprinklers in the vicinity of electrical equipment shall consist of bubble type only, i.e. no water spray on electrical equipment.
19. Additional comments and conditions from the Electric Utility Department will be provided when more complete plans are submitted for building permit application review for the project

Respectfully Submitted,

Concur,

Immanuel Bereket
Junior Planner

Peter Pirnejad
Planning Manager

EXHIBITS

- A. Scope Work
- B. Color Rendering and Material Pallet
- C. Site Plan
- D. Development Plan

WRIGHT DESIGN AND BUILD
835 NORTH VENDOME STREET
LOS ANGELES CA 90026
LICENSE # 879732

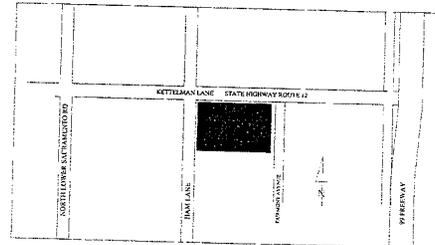
PROJECT INFORMATION

OWNER: LODI RANCH CENTER LLC
TEL No: (310) 395-5200 EXT 189
LOCATION: 1110 W. KETTELMAN
LANE
LODI CALIFORNIA 95240
PARCEL MAP 12 PG 139 LOT B

SHEET INDEX

COVER SHEET	SHEET 1
PLOT PLAN AND PARKING	SHEET 2
EAST WING 1ST FLOOR PLAN	SHEET 3
EAST WING 2ND FLOOR PLAN	SHEET 4
WEST WING 1ST FLOOR PLAN	SHEET 5
WEST WING 2ND FLOOR PLAN	SHEET 6
ELEVATIONS AND DETAILS	SHEET 7
LANDSCAPE LAYOUT	SHEET 8

VICINITY PLAN N.T.S.



BECKMAN RANCH CENTER

1101 WEST KETTELMAN LANE, LODI, CA 95240

COVER SHEET

DRAWN BY:

DATE:

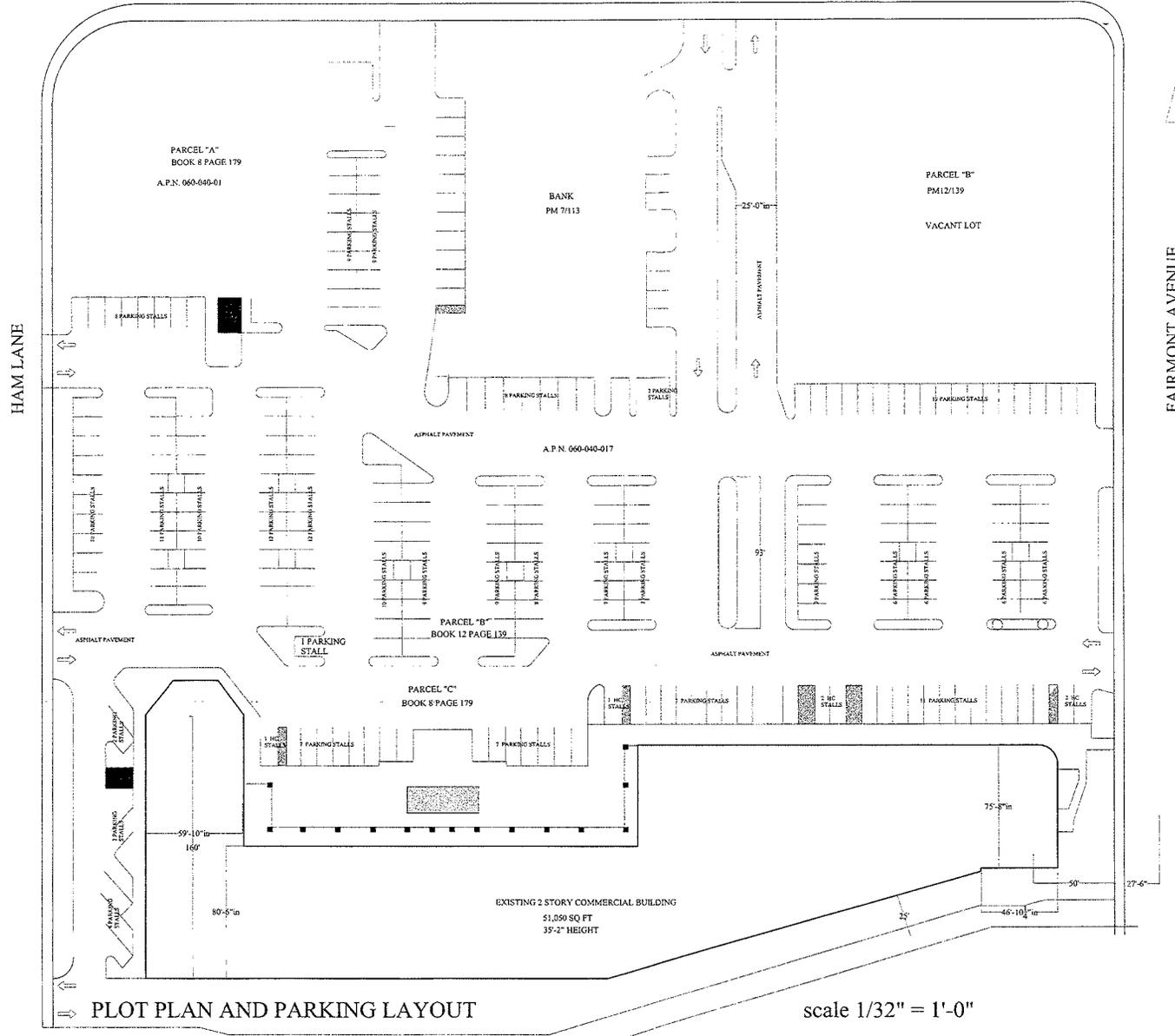
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SHEET NO:

OF: 8

1

KETTELMAN LANE STATE HIGHWAY ROUTE 12



PLOT PLAN AND PARKING LAYOUT

scale 1/32" = 1'-0"

WRIGHT DESIGN AND BUILD
835 NORTH VENDOME STREET
LOS ANGELES CA 90026
LICENSE # 879732

BECKMAN RANCH CENTER

1110 WEST KETTELMAN LANE, LODI, CA 95240

PLOT PLAN AND PARKING LAYOUT

DRAWN BY:

DATE:

SCALE : AS SHOWN

SHEET NO: OF: 8

2

WRIGHT DESIGN AND BUILD
835 NORTH VENDOME STREET
LOS ANGELES CA 90026
LICENSE # 879732

BECKMAN RANCH CENTER

1110 WEST KETTELMAN LANE, LODI, CA 95240

EAST WING FIRST FLOOR PLAN

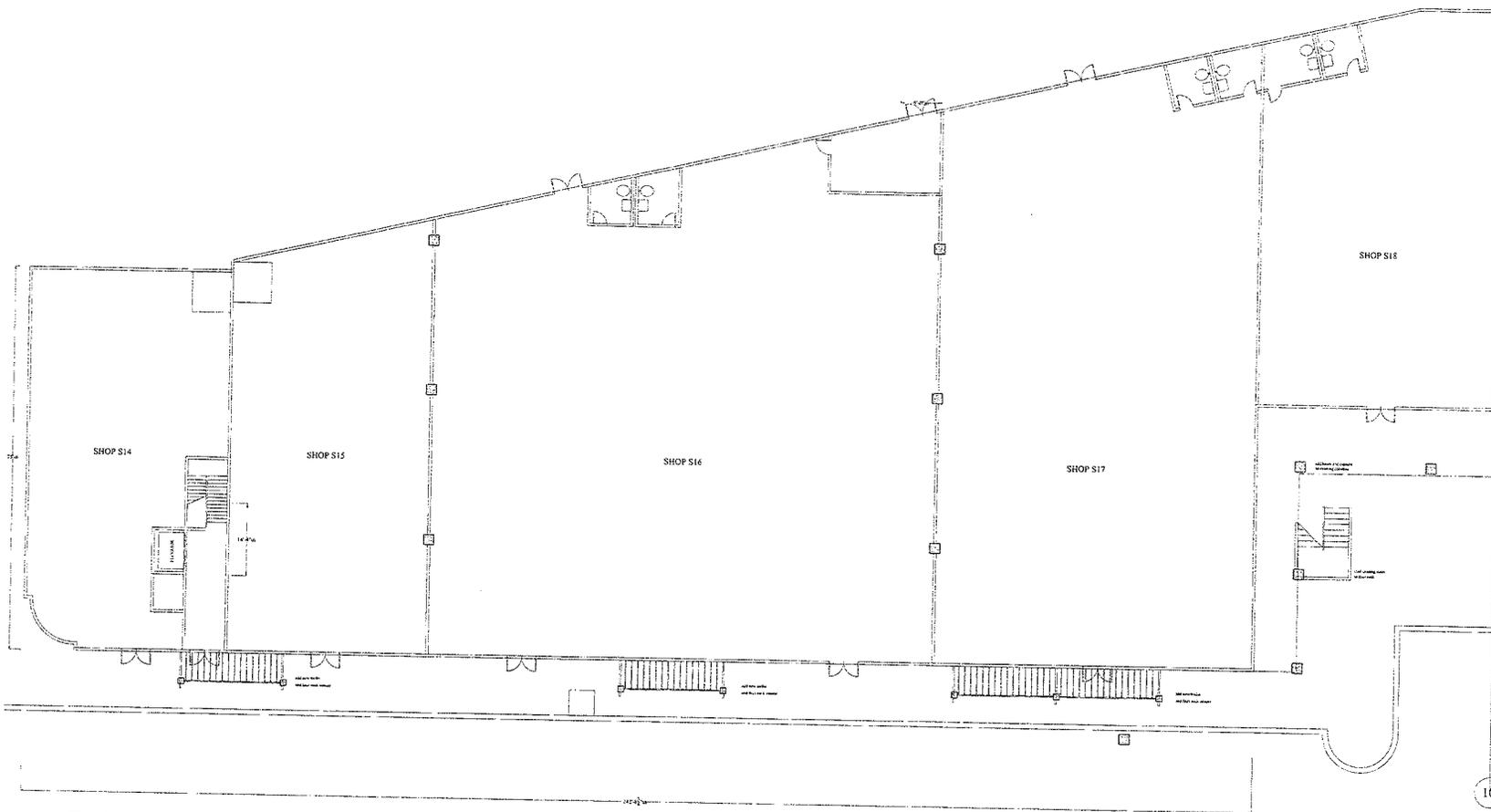
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DATE:

SCALE : AS SHOWN

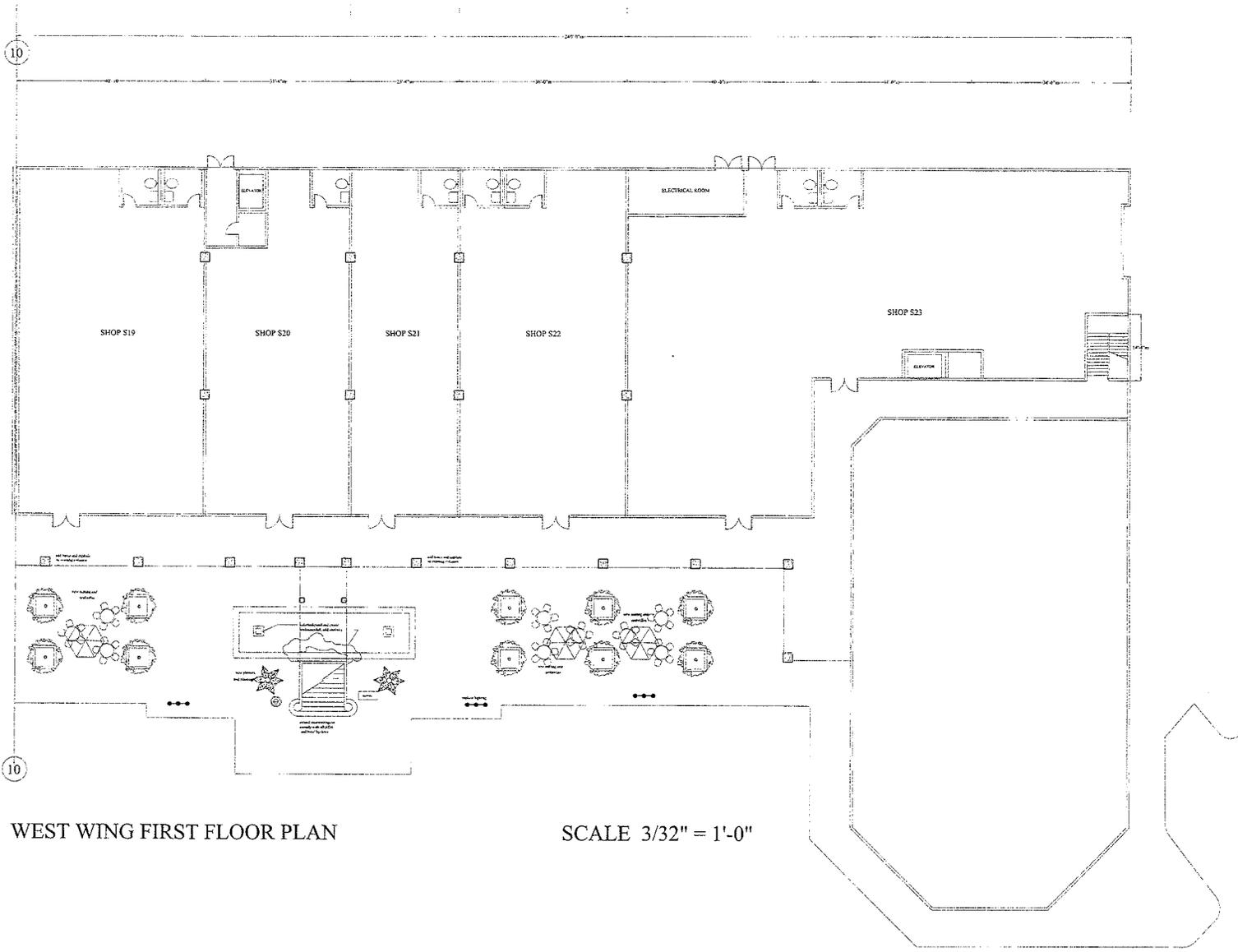
SHEET NO: OF: 8

3



EAST WING FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"



WEST WING FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

WRIGHT DESIGN AND BUILD
 835 NORTH VENDOME STREET
 LOS ANGELES CA 90026
 LICENSE # 879732

BECKMAN RANCH CENTER
 1110 WEST KETTELMAN LANE, LODI, CA 95240

WEST WING FIRST FLOOR PLAN

DRAWN BY: _____
 DATE: _____
 SCALE : AS SHOWN
 SHEET NO: _____ OF: 8

5

WRIGHT DESIGN AND BUILD
 835 NORTH VENDOME STREET
 LOS ANGELES CA 90026
 LICENSE # 879732

BECKMAN RANCH CENTER

1110 WEST KETTELMAN LANE, LODI, CA 95240

ELEVATIONS AND DETAILS

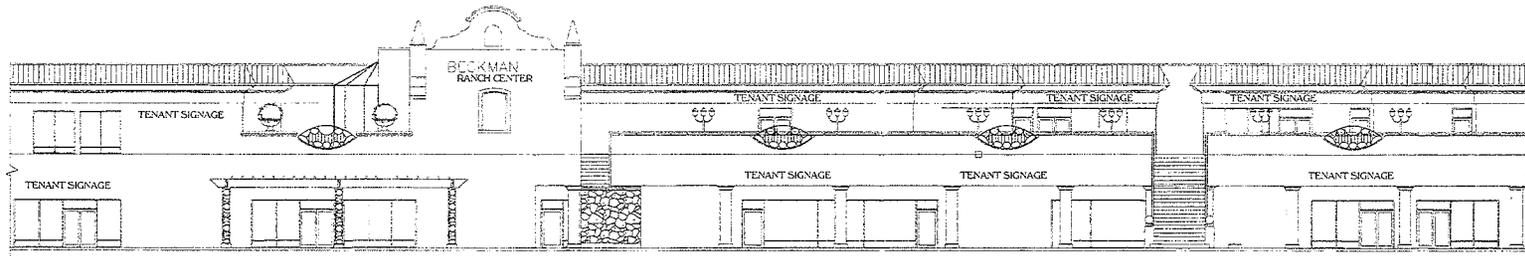
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7



SOUTH FRONT ELEVATIONS - TYPICAL

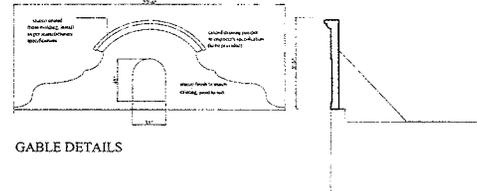
SCALE 3/32" = 1'-0"



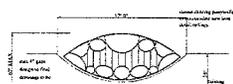
TRELLIS DETAIL



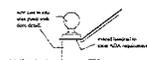
COLUMN DETAIL



GABLE DETAILS



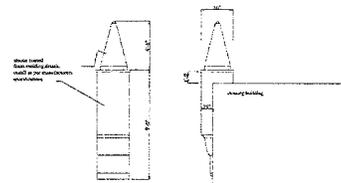
IRONWORK DETAIL



STAIR POSTS



MANSARD MOULDING



PARAPET DECORATIVE FINIALS

DETAILS

SCALE 3/16" = 1'-0"

KETTELMAN LANE STATE HIGHWAY ROUTE 12

HAM LANE

FAIRMONT AVENUE



WRIGHT DESIGN AND BUILD
835 NORTH VENDOME STREET
LOS ANGELES CA 90026
(213) 369-0876 Fax (323) 953-6961
LICENSE # 879732

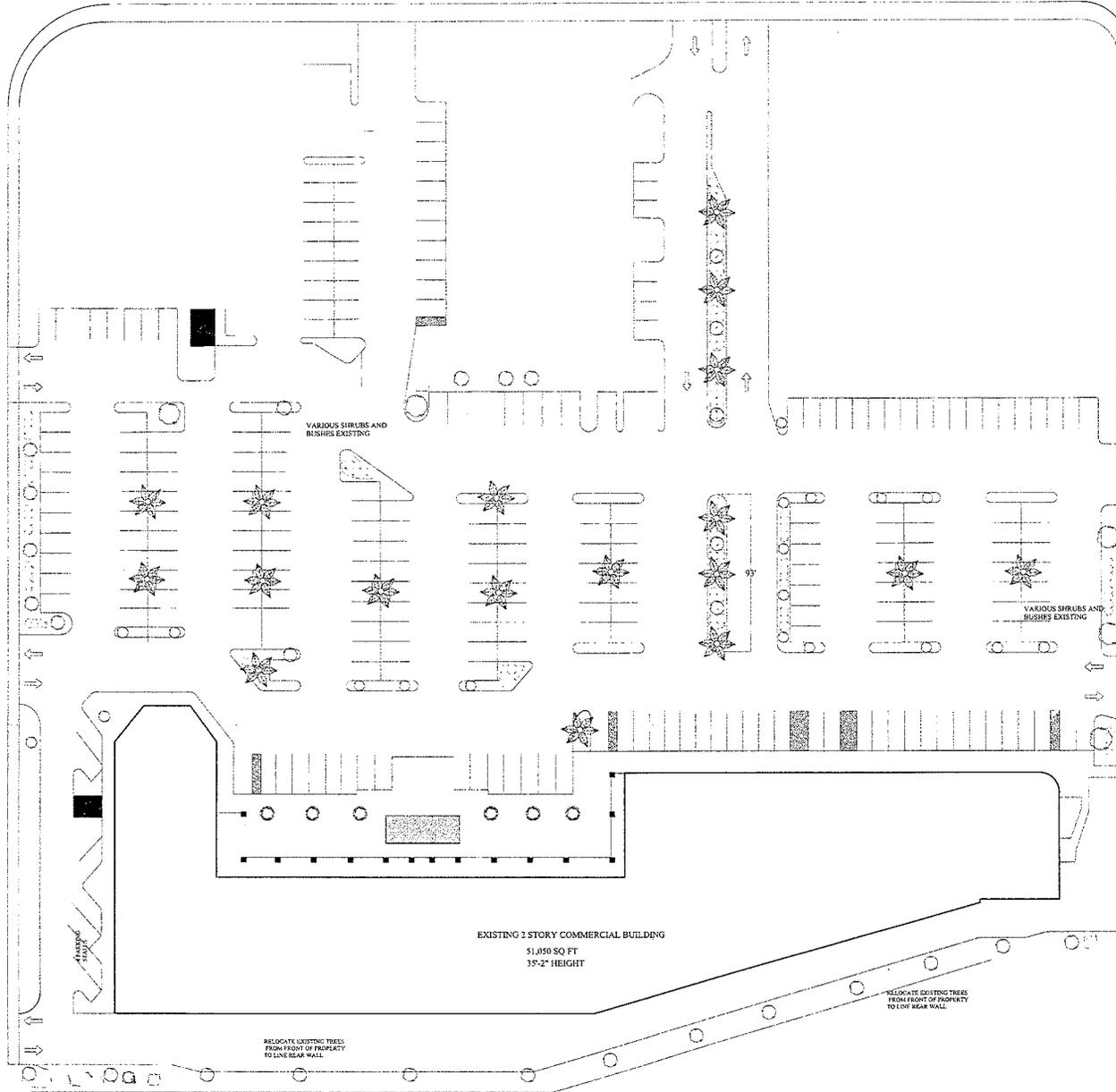
BECKMAN RANCH CENTER

1110 WEST KETTELMAN LANE, LODI, CA 95240

LANDSCAPING LAYOUT

LEGEND

-  VARIOUS SHRUBS AND BUSHES EXISTING
-  NEW PALM TREES - VARIOUS SPECIES AND SIZES
-  COLORSPOT PLANTING SEASONAL



DRAWN BY: _____

DATE: _____

SCALE : AS SHOWN

1/32"=1'-0"

SHEET NO: _____ OF: 8



WRIGHT DESIGN & BUILD Co.

835 North Vendome street Los Angeles CA 90026
TEL (213) 360-0876 FAX (323)953-6961

CITY OF LODI

Community Development Department,
Attention: Immanuel Bereket, Junior Planner.

SCOPE OF WORK

PARKING LOT / LANDSCAPING and HARDSCAPING

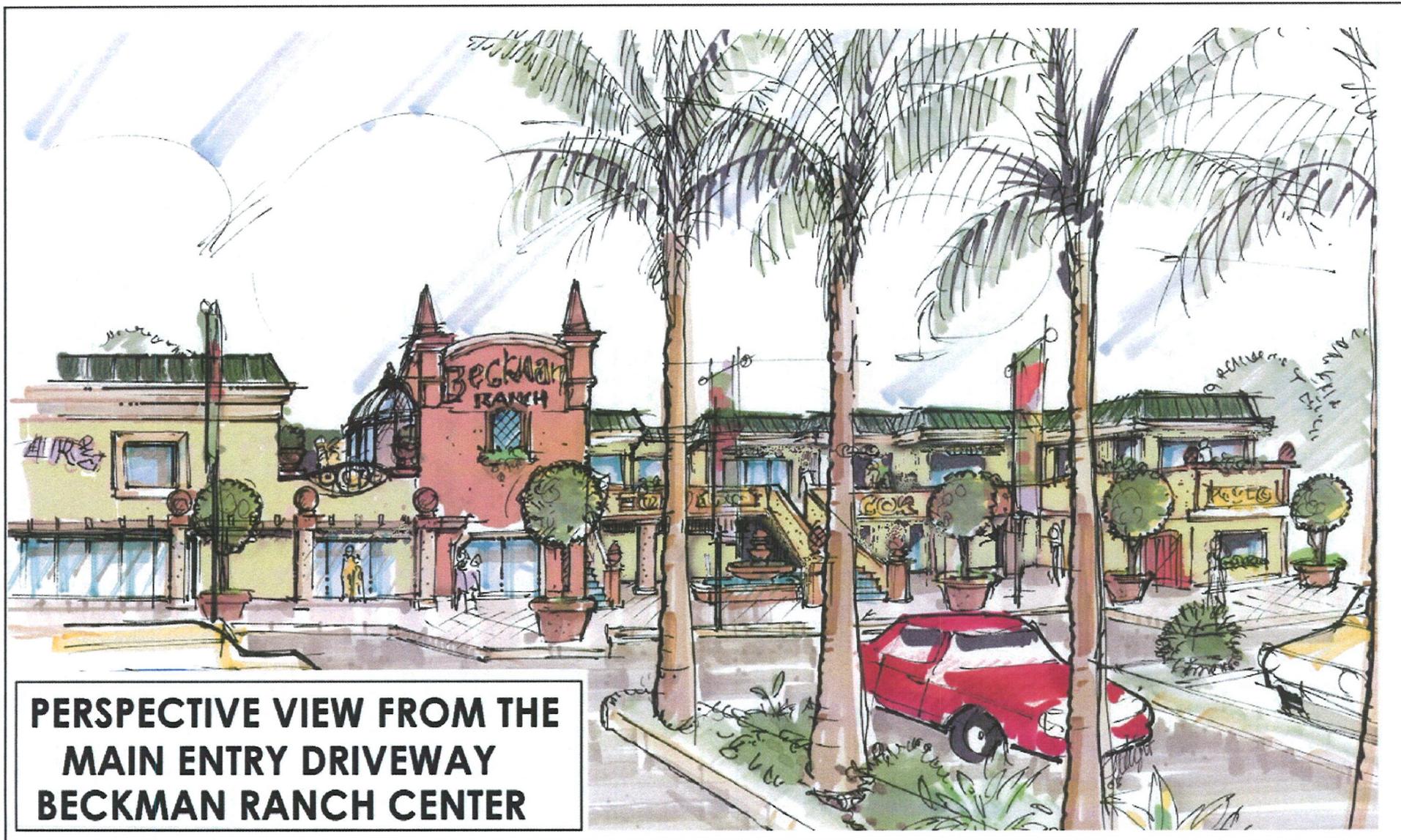
- Refurbish existing monument sign
- Extend entry island
- Remove central parking island and repave
- Transplant bulk of trees in parking lot to rear of building along perimeter
- Plant approximately twenty each 15 foot (plus) tall King palms or Washingtonia
- Plant flowering hardy shrubs in parking islands

EXTERIOR OF BUILDING

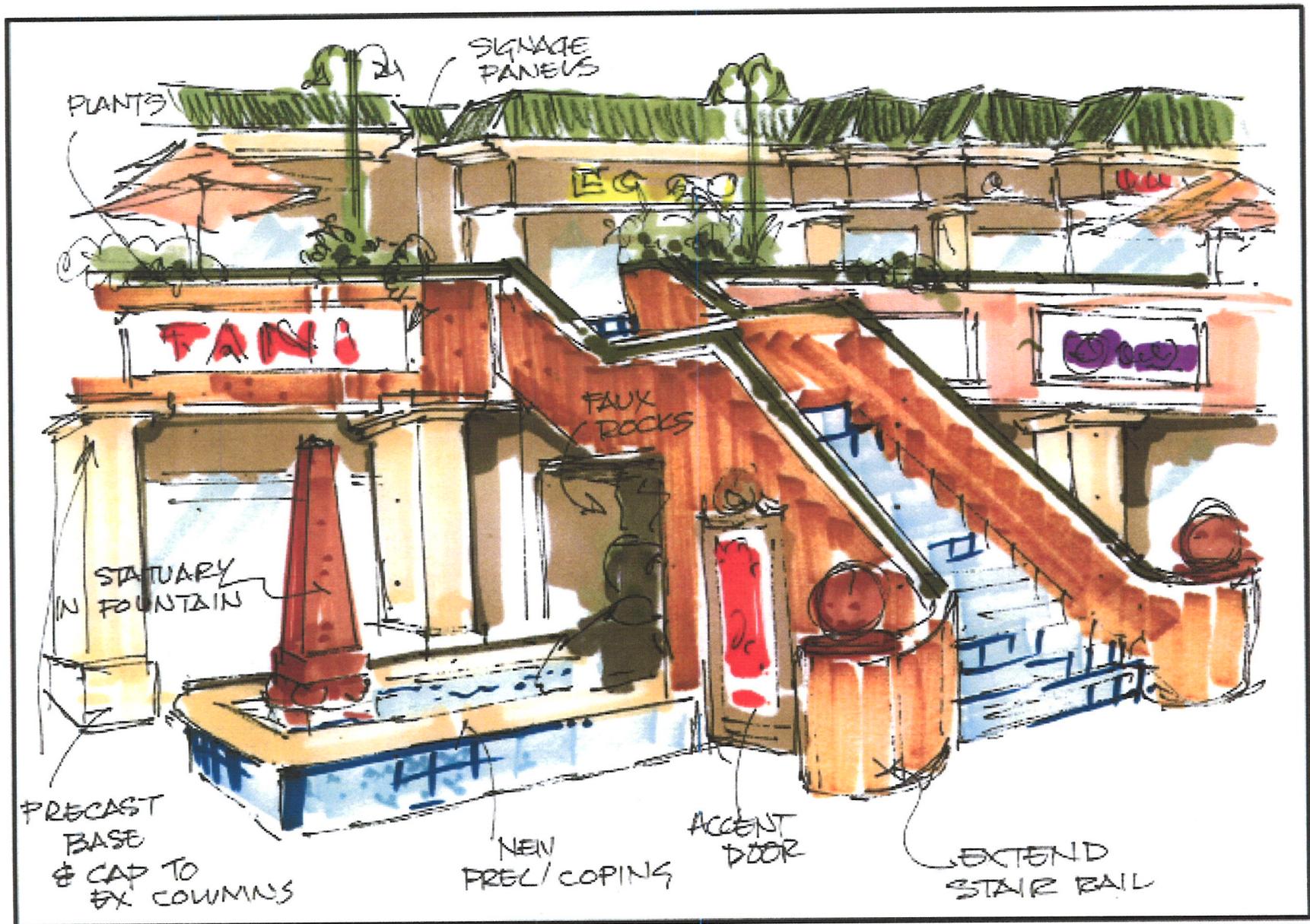
- Repair roof and recoat with urethane to code
- Repaint "Mansard" faux verdigris
- Install lightweight moldings to mansard and window trims
- Break openings in balcony ponywalls and install railings
- Build rock clad columns and trellises for shade pergolas
- Clad side stairs with faux rock
- Build up "Tower" and install new Signage
- Extend exist stairs and add bollards and retile risers with decorative tiles
- Refurbish exist fountain , add rock waterfall and decorative obelisks
- Repaint entire building in approved colors
- Install patio furnishings and planters with plants

Ronald A Wright

General Contractor/ Designer

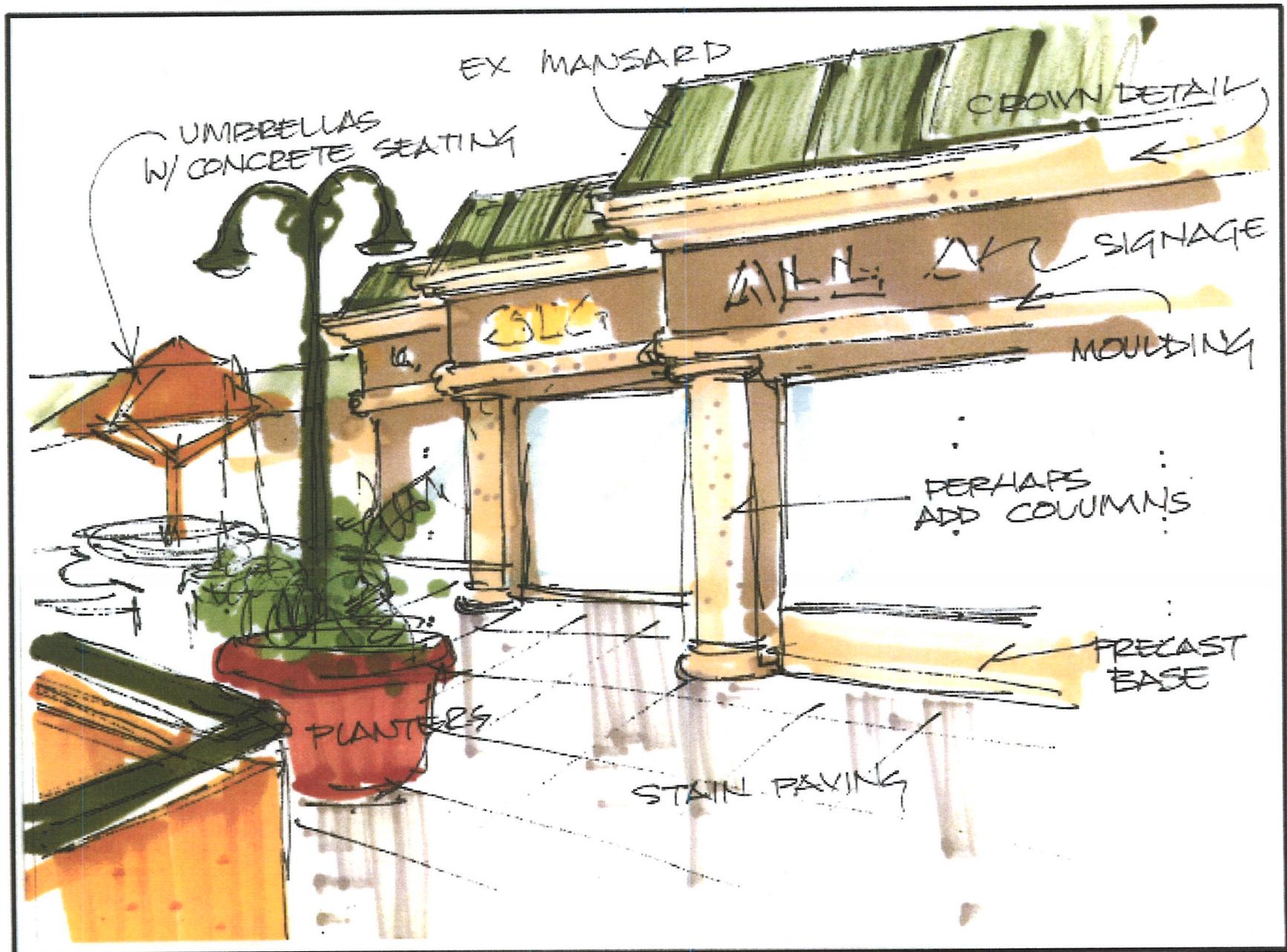


**PERSPECTIVE VIEW FROM THE
MAIN ENTRY DRIVEWAY
BECKMAN RANCH CENTER**



VIEW OF MAIN STAIRS

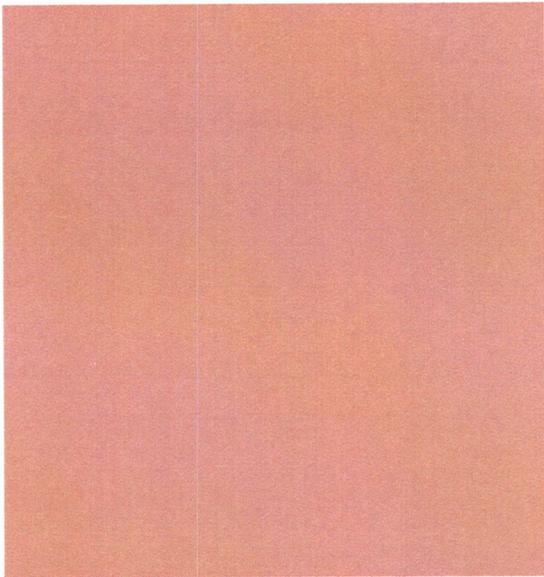
BECKMAN RANCH CENTER



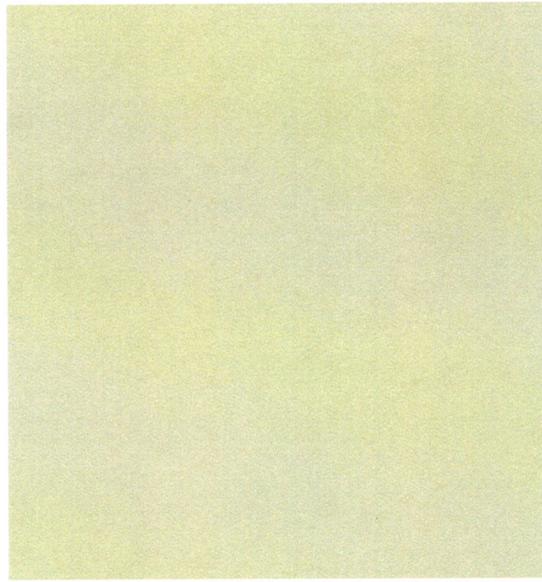
UPPER PLAZA DETAILS

BECKMAN RANCH CENTER

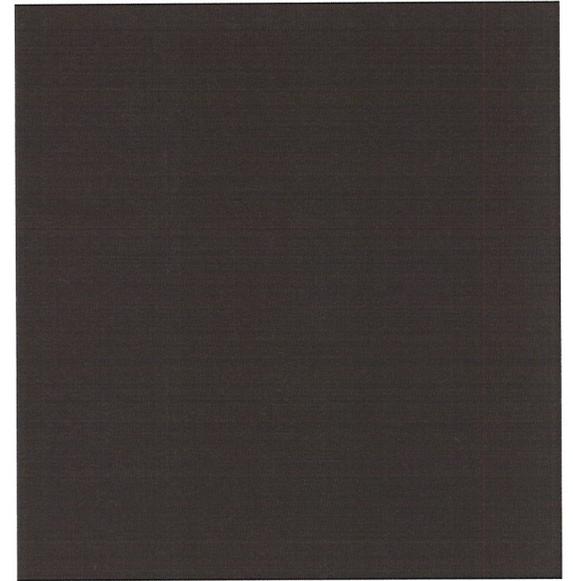
COLOR BOARD



Copperleaf 210D-5 BEHR PREMIUM PLUS



Quiet Verandah 350F-4 BEHR PREMIUM PLUS



Fedora S-H-740 BEHR PREMIUM PLUS

E-76-11

May 25, 1977

Mr. Ronald B. Thomas
c/o Aladdin Real Estate, Inc.
330 South Fairmont Avenue, Suite #1
Lodi, CA 95240

Dear Mr. Thomas:

RE: BECKMAN PARK

At its meeting of Monday, May 23, 1977 the Lodi City Planning Commission took the following actions concerning Beckman Park, a 140.34 acre planned development bounded by West Kettleman Lane on the north; south Hutchins Street on the east; West Century Boulevard on the south; and the Woodbridge Irrigation District Canal on the west:

1. Certified as adequate and recommend to the City Council the Final Environmental Impact Report (i.e. City of Lodi EIR 77-1);
2. Denied General Plan Amendment #77-2 which proposed amendments to the Land Use Element of the General Plan by establishing 28.12 acres of commercial at the southwest corner of West Kettleman Lane and South Hutchins Street, and 12 acres of commercial professional usage on the south side of West Kettleman Lane east and west of South Ham Lane;
3. Recommended the establishment of Planned Development District No. 15 (P-D(15)) to accommodate 67.9 acres single-family; 8.9 acres condominium; and 5.9 acres multiple-family with the following conditions:
 - a). that the single-family areas west of South Ham Lane conform to the requirements of the City's R-1, Single-Family Residential District;
 - b). that the single-family areas east of South Ham Lane conform to the requirements of the City's R-2, Single-Family Residential District;
 - c). that the condominiums be limited to 10 units per acre and that these areas conform to the requirements of the City's R-GA, Garden Apartment, Residential District; and

Z-76-11

Mr. Ronald B. Thomas
May 25, 1977
Page 2

d). that the multiple-family be limited to 20 units per acre and that these areas conform to the requirements of the City's R-GA, Garden Apartment Residential District.

4. Continued until 7:30 p.m., Monday, June 13, 1977, consideration of the Tentative Subdivision Map.

Section 27-19 of the Zoning Ordinance provides the following procedure if you wish to appeal part or all of the Planning Commission's action:

"(d). Appeal. If the report of the Planning Commission recommends disapproval of the proposed changes, or amendments or reclassification, the applicant, upon notification of such action may, within twenty days (i.e. calendar days) appeal to the City Council."

Your appeal, if any, must be in writing and should be directed to Mrs. Alice Reimche, City Clerk,. It must be received by her before 5:00 p.m., Monday, June 13, 1977.

If further information is desired, please call upon us.

Sincerely,

JAMES B. SCHROEDER
Community Development Director

JBS:bjb

cc: Mr. Stanlee Beckman
Mr. Ben Schaffer
Mr. Jerald Kirsten
Mr. Howard Palmer
Public Works Director

CITY COUNCIL

WALTER KATNICH, Mayor
JAMES A. McCARTY, Mayor Pro Tem
RICHARD L. HUGHES
ROBERT G. MURPHY
JAMES W. PINKERTON, Jr.

Z-80-10

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
LODI, CALIFORNIA 95240

(209) 334-5634

August 27, 1980

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMICHE
City Clerk

RONALD M. STEIN
City Attorney

Mr. Wayne Craig
c/o Genie Development Inc.
1209 West Tokay Street
Lodi, California 95240

Dear Wayne,

RE: AMEND P-D (15) -- USE LIST

At its meeting of Monday, August 25, 1980 the Lodi City Planning Commission recommended the approval of the request of Genie Development Company to amend Planned Development District No. 15 (P-D (15)) to permit the construction of restaurants in the office/professional area at the southwest corner of West Kettleman Lane and South Fairmont Avenue and the southeast corner of West Kettleman Lane and South Ham Lane with the following conditions:

1. that the design of the proposed restaurants not be in conflict with the Stockton Savings and Loan Building (i.e. the former Stanlee Beckman home); and
2. that the restaurants be dinner houses rather than fast food outlets.

The Planning Commission recommendation is being forwarded to the City Council for final consideration and action. Mrs. Alice M. Reimche, City Clerk, will inform you of the time and place of the Council's public hearing.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

JBS/cd

Z-77-12

ORDINANCE NO. 1114

ORDINANCE AMENDING PLANNED DEVELOPMENT
DISTRICT NO. 15 (P-D (15)) BY ADDING CERTAIN AREAS
FOR COMMERCIAL, COMMERCIAL-PROFESSIONAL
AND MULTIPLE-FAMILY

The City Council of the City of Lodi does ordain as follows:

Section 1. The General Plan of the City of Lodi is hereby amended, which amendment is designated, "General Plan Amendment 77-2", thereby adding 21.5 acres designated "Commercial"; 12.4 acres designated "Commercial - Professional"; and 3.5 acres designated "Multiple-family" with the following conditions:

- a) that the Commercial area conform to the requirements of the City's C-S, Commercial-Shopping District;
- b) that the Professional and Business Office area conform to the City's C-P, Commercial-Professional District; and
- c) that the Multiple-family be limited to 20 units per acre and that these areas conform to the requirements of the City's R-GA, Garden Apartment Residential District.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.