



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Granting Use Permit to Convert Hotel Lodi to Affordable Senior Housing

MEETING DATE: February 16, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider granting the request of Naimat Kahn, the new owner of the Hotel Lodi, for a use permit which would enable him to convert the hotel into approximately 53 senior residential apartment units.

BACKGROUND INFORMATION: The City previously approved a use permit for a senior apartment rehabilitation project at the hotel in October of 1990. The developer on that project was McKenzie-Smith of San Diego. Unfortunately, bond funding for the project was not available and the hotel remains unimproved.

Mr. Kahn is proposing a project similar to what was attempted in 1990. However, this time, private funding sources, along with the City's contribution, will be utilized.

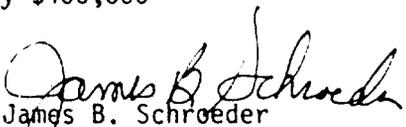
Proposed for the hotel are approximately 53 senior one-bedroom and studio units. First floor commercial spaces will not be affected.

In the ordinance which down-zoned the east side and a portion of the central core of Lodi, the following section appears:

"(b) Any property zoned R-C-P, C-1, C-2 or C-M in the area bounded by Lockeford Street on the north; the north-south alley between Stockton Street and Main Street on the east; Lodi Avenue on the south; and Church Street on the west not containing any multiple family units may build or convert to multiple family purposes after approval of a Conditional Use Permit by the City Council.

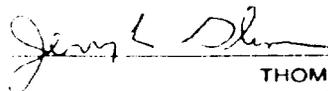
Mr. Kahn has applied for the required Conditional Use Permit and is asking the Council to approve the conversion of the hotel to senior housing.

FUNDING: Community Development Block Grant (CDBG) funds - approximately \$150,000
Federal HOME funds - approximately \$465,000


James B. Schroeder
Community Development Director

JBS/EV/ck
Attachments

APPROVED

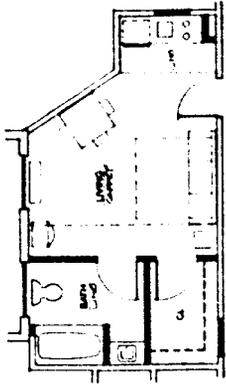


THOMAS A. PETERSON
City Manager

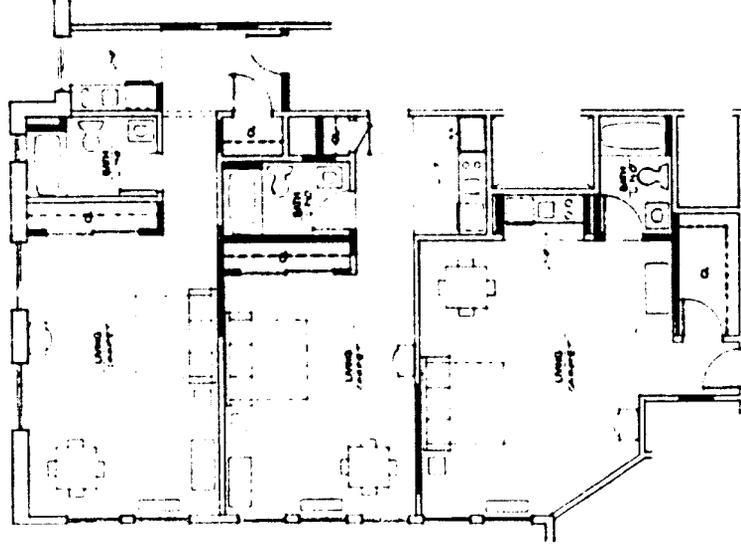


RECYCLED PAPER

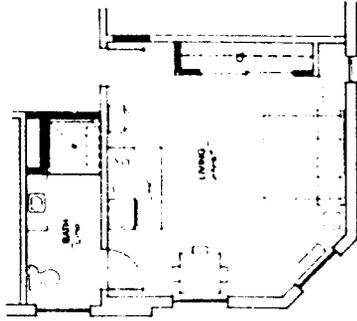
CC-1



UNIT D
 SCALE 1/8"=1'-0"
 STUDIO
 314 S.F.



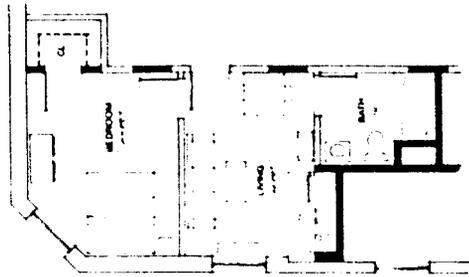
UNIT F 408 S.F.
 UNIT G 408 S.F.
 UNIT I 408 S.F.
 SCALE 1/8"=1'-0"



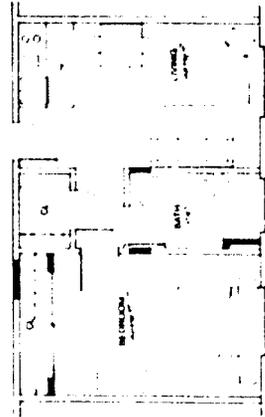
UNIT C
 SCALE 1/8"=1'-0"
 MGR UNIT
 400 S.F.

UNIT TABULATION

STUDIO	30 UNITS
ONE BEDROOM	18 UNITS
MANAGER'S UNIT	1 UNIT
MGR UNIT	3 UNITS



UNIT A
 SCALE 1/8"=1'-0"
 ONE BEDROOM
 386 S.F.



UNIT E
 SCALE 1/8"=1'-0"
 ONE BEDROOM
 477 S.F.

ARCHITECTURE

PLANNING

INTERIORS

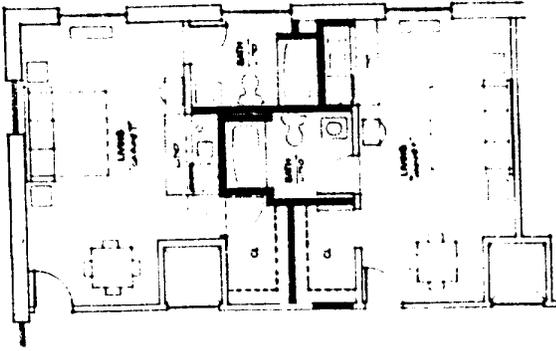
222
 W. Lombard St.
 Suite 200
 Los Angeles, California
 90012
 213/461-1111
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SPACE HOUSING - CLARITA

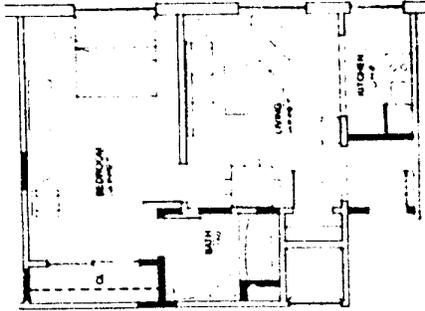
11, VONDER STRAIT
 LOS ANGELES

PROPOSED UNIT R. 401

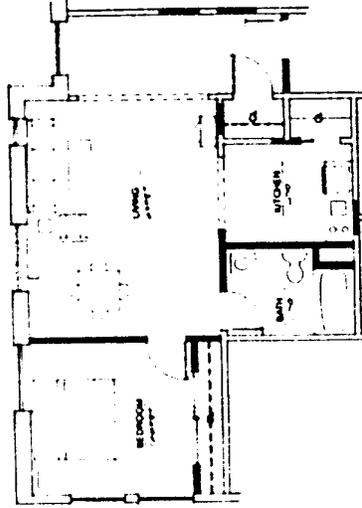
9-17-93
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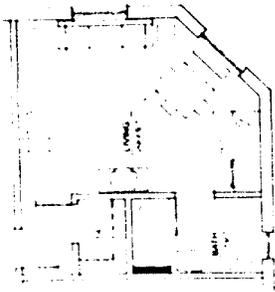
UNIT P
 UNIT P(SIM)
 SCALE 1/8" = 1'-0"



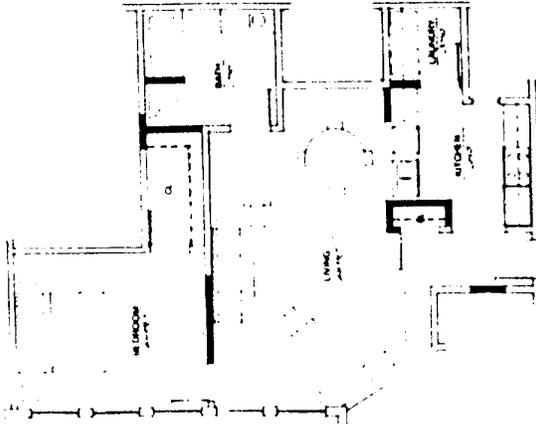
UNIT L
 SCALE 1/8" = 1'-0"



UNIT S
 SCALE 1/8" = 1'-0"



UNIT K
 SCALE 1/8" = 1'-0"



UNIT R
 SCALE 1/8" = 1'-0"

**CITY COUNCIL MEETING
FEBRUARY 2, 1994**

**AMENDED CAPITAL IMPROVEMENT PROGRAM (CIP) TO TRANSFER FUNDS FOR POLICE
RADIO REPEATER SYSTEM FROM ASSET SEIZURE FUNDS TO POLICE DEVELOPMENT
IMPACT MITIGATION FEE FUNDS**

Adopted Resolution No. 94-15 amending the Capital Improvement Program (CIP) to transfer the already approved funding for the Police radio repeater system from Asset Seizure funds to Police Development Impact Mitigation Fee funds.

FILE NO. CC-6, CC-15 AND CC-300



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Capital Improvement Program Amendment Regarding Transferring Funding for Police Radio Repeater System to Police Development Impact Mitigation Fees

MEETING DATE: February 2, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution amending the Capital Improvement Program (CIP) to transfer the already approved funding for the Police radio repeater system from Asset Seizure funds to Police Development Impact Mitigation Fee funds.

BACKGROUND INFORMATION: In early 1993, the City Council approved an expenditure of \$30,133.11 for the purchase of a radio repeater system for the Police Department. The repeaters eliminated a problem with weak radio communication in the outlying areas of the City between field officers and the dispatchers.

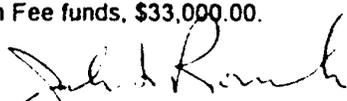
The system was funded with Asset Seizure funds which are limited in use to law enforcement equipment and facilities.

In reviewing the 1993/94 CIP with the Police Chief, Public Works staff felt that this expenditure was clearly growth related and eligible for funding with Police Development Impact Mitigation Fee funds. Although the need for this system was not identified in the original fee study, it is acceptable for the Council to make this determination. The Impact Fee project list includes vehicles and equipment for any new officers added after the adoption of the Fee Program and the expansion of the Public Safety Building. The total estimated cost of the Impact Fee portion of Police projects is \$2,502,000.00. The addition of this project amounts to one percent of the program. Rather than adjust the fees, it is recommended this cost be considered part of the expansion of the Public Safety Building.

The Asset Seizure funds have fewer restrictions on their use than Impact Fees. This transfer will allow the Council to determine another appropriate use for the funds within the Police Department.

Installation of the system is nearly complete. The final cost will be below the original estimate but all the telephone connection charges are not known yet. Upon completion, any excess funds will be returned to the fund balance.

FUNDING: Police Development Impact Mitigation Fee funds, \$33,000.00.


Jack L. Ronsko
Public Works Director

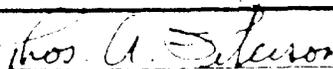
Prepared by Richard C. Prima Jr., Assistant City Engineer

JLR/RCP/lm

attachment

cc: City Attorney
Police Chief
Finance Director

APPROVED



THOMAS A. PETERSON
City Manager



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RESOLUTION NO. 94-15

A RESOLUTION OF THE LODI CITY COUNCIL
AMENDING THE CAPITAL IMPROVEMENT PROGRAM (CIP),
AND TRANSFERRING FUNDING FOR POLICE RADIO REPEATER SYSTEM
TO POLICE DEVELOPMENT IMPACT MITIGATION FEES

RESOLVED, that the Lodi City Council hereby approves the amendment to the Capital Improvement Program, transferring the already approved funding for the Police radio repeater system from Asset Seizure funds to Police Development Impact Mitigation Fee funds.

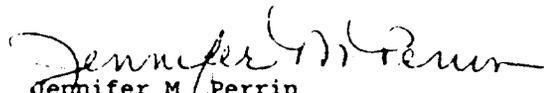
Dated: February 2, 1994

I hereby certify that Resolution No. 94-15 was passed and adopted by the Lodi City Council in a regular meeting held February 2, 1994 by the following vote:

Ayes: Council Members - Davenport, Mann, Pennino, Snider
and Sieglock (Mayor)

Noes: Council Members - None

Absent: Council Members - None


Jennifer M. Perrin
City Clerk

CITY OF LODI
SPECIAL ALLOCATION REQUEST

TO: FINANCE DIRECTOR
CITY MANAGER

DATE: February 3, 1994

FROM: CITY CLERK

ACCOUNT NUMBER: 121.0-370.01

Request is made for funds to accomplish the following project which was not included in the current budget.

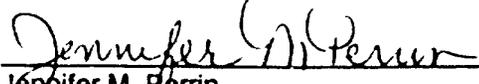
Description of Project	Estimated Cost
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Police Department Radio Repeater System

Appropriate funds for the above project out of the Police Development Impact Mitigation Fees.	\$30,200
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All funds appropriated from the Asset Seizure Funds (23.0) for this equipment should be returned to that fund balance.

This action was approved by the City Council at its meeting of February 2, 1994.


Jennifer M. Ferrin
City Clerk

(If you need more space, use additional sheet and attach to this form.)

Date of Approval February 2, 1994 Amount Approved _____

Council _____ City Manager _____

FUND OR ACCOUNT TO BE CHARGED

Current Budget	\$ _____	Prior Year Reserve	\$ _____
Contingent Fund	\$ _____	General Fund Surplus	\$ _____
Capital Outlay Reserve	\$ _____	Reimbursable Account	\$ _____
Utility Outlay Reserve	\$ _____	Other: (Specify)	
		<u>60.5 IMF-Police</u>	\$30,200

Dixon Flynn, Finance Director

Thomas A. Peterson, City Manager

Submit this form in duplicate to the Finance Director. Distribution after approval will be as follows:

1) Originating Department 2) Finance Department

F/4
- 212.

#79

CITY OF LODI
SPECIAL ALLOCATION REQUEST

TO: FINANCE DIRECTOR
CITY MANAGER

DATE: February 3, 1994

FROM: CITY CLERK

ACCOUNT NUMBER: 121.0-370.01 - 500

Request is made for funds to accomplish the following project which was not included in the current budget.

Description of Project	Estimated Cost
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Police Department Radio Repeater System

Appropriate funds for the above project out of the Police Development Impact Mitigation Fees.	\$30,200
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 Jennifer M. Perrin
 City Clerk

(If you need more space, use additional sheet and attach to this form.)

Date of Approval February 2, 1994 Amount Approved \$ 30,200

Council _____ City Manager X

FUND OR ACCOUNT TO BE CHARGED

Current Budget \$ _____ Pnor Year Reserve \$ _____

Contingent Fund \$ _____ General Fund Surplus \$ _____

Capital Outlay Reserve \$ _____ Reimbursable Account \$ _____

Utility Outlay Reserve \$ _____ Other: (Specify)

60.5 IMF-Police \$30,200



 Dixon Flynn, Finance Director



 Thomas A. Peterson, City Manager

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CITY OF LODI

COUNCIL COMMUNICATION

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PREPARED BY: Public Works Director

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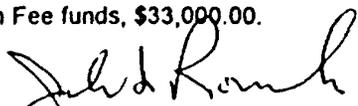
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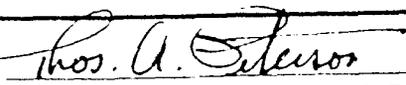
Prepared by Richard C. Prima Jr., Assistant City Engineer

JLR/RCP/m

attachment

cc: City Attorney
Police Chief
Finance Director

APPROVED



THOMAS A. PETERSON
City Manager



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