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CITY COUNCIL MEETING
FEBRUARY 5, 1986

BUILDING MORATORIUM -
SECOND DWELLING
409 WEST PINE
STREET, LODI

City Clerk Reimche presented a letter which had been received from Mr. Mas Sakata, 409 W. Pine Street, Lodi, requesting an exception to the present moratorium to replace an existing garage on his property with a new three-car garage with an approximately 1250 square foot dwelling unit on the second floor. The purpose of this living unit was to provide housing for his parents and is not intended, at this time, for rental purposes.

Following Council discussion, with questions being directed to Community Development Director Schroeder, Council, on motion of Council Member Pinkerton, Snider second, approved Mr. Sakata's request to be exempted from the Building Moratorium, which presently encompasses most of the older portions of the city that are zoned for multiple-family purposes.

In reviewing Mr. Sakata's request, the City Council determined that the purpose of the Building Moratorium was to have the opportunity to study the effect of converting much of the area from single-family to large apartment structure use. Since Mr. Sakata's project was not converting to apartment use, the Council approved his request to construct a three-car garage with a living unit above it at 409 West Pine Street, Lodi.

CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

February 12, 1986

Mr. Mas Sakata
409 West Pine Street
Lodi, CA 95240

Dear Mr. Sakata:

RE: Building Moratorium - Second Dwelling
409 West Pine Street

At its meeting of Wednesday, February 5, 1986 the Lodi City Council reviewed your request to be exempted from the Building Moratorium, which presently encompasses most of the older portions of the city that are zoned for multiple-family purposes.

Your request was to replace an existing garage with a new three-car garage with an approximately 1250 square foot dwelling unit on the second floor. The purpose of this living unit was to provide housing for your parents and was not intended, at this time, for rental purposes.

In reviewing your request the City Council determined that the purpose of the Building Moratorium was to have the opportunity to study the effect of converting much of the area from single-family to large apartment structure use. Since your project was not converting your project to apartment use, the Council approved your request to construct a three-car garage with a living unit above it at 409 West Pine Street.

Your contractor should proceed with completing the plans for the project and apply for the necessary permits.

If further assistance is required, please call upon us.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: Arbios Construction Company
Chief Building Inspector
City Clerk

January 27, 1986

Lodi City Council

RE: Building Moratorium

RECEIVED

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ALICE M. REMICHE
CITY CLERK
CITY OF LODI

It has recently come to my attention that the current building moratorium will affect our plans to build a single family dwelling in the back of our home. Our home is situated on the north side of Pine St. between Lee St. and Hutchins St. It is referred to lot #6 on the attached plot map. This lot size is 170 ft. by 50 ft., and is zoned residential, commercial, and professional. The physical address of the home is 409 W. Pine. St.

To begin with, we were planning to tear down our existing garage and rebuild another three car garage, with a home built on top of it. This home will be approximately 1250 square feet, and will contain two bedrooms and two bathrooms. The home will be built by Arbios Construction Company of Lodi, and will follow the same design as our existing home.

The newly constructed home will be solely occupied by my parents, Itsuo and Aiko Sakata. The purpose to construct rather than to purchase an existing home elsewhere, was to keep my parents close to us and Gina and Bill Manley, my sister and brother-in-law, who live next door at 415 W. Pine St. The reason for all this came about as a result of my mother's health. To begin with, my mother has had a heart condition for several years. However, in the past year the condition worsened, and due to her health, she was put on permanent disability in June of 1985 by her cardiologist, Dr. Kamigaki.

Approximately a year before she was put on disability, my wife, Gail, suggested that we look into building a residence for my parents in the back of our home. We did some preliminary talking to other members of my family, and decided that we could all come to terms on how this was going to work out. Sometime later, we discussed the idea

in length with my parents, and the idea seemed to make them very happy, as it would solve many problems which could surface in the future.

In April of 1985, we enlisted the help of our dear friend and realtor, Barbara Ray, for some her expertise. She thought the idea was just "fantastic" and decided that we needed to talk to a contractor to see if Gail's idea could become a reality. We spoke to a couple of different contractors that we were acquainted with, and also to Phil Arbios, the contractor who Barbara Ray referred us to. We spent some time one evening talking to Phil and decided that we would like Phil to take on this project.

Between Phil and Barbara, it was decided that we needed to go and talk to Alma Bell with Stockton Savings and Loan Association. We met with Alma, and things appeared to be in order with the exception of paying off a \$13,000 second deed of trust that we had on our property.

Due to her condition worsening, we needed to expedite the entire project, and so we paid off our second deed of trust as soon as we could, which turned out to be in the latter part of November. Approximately two weeks later, Barbara and I met again with Stockton Savings & Loan Association, however, with Richard Shook, as he was assuming the consumer loan department from Alma Bell. While negotiating this loan with Rich Shook, we explained that we wanted to start building in the early spring of 1986. In order to do this, Stockton Savings required house plans and a budget to go along with the loan application.

We met in early January, 1986, with our contractor, Phil Arbios, and architect, Bob Bird, to go over our rough plans so that Bob could draw up the final plans by the required specifications. Bob was checking out some details when he found out that the building moratorium also affected our project. This came as a total surprise to all of us, as Phil Arbios had all along been in contact with the building department since the early stages of this project, and nothing was mentioned

in regards to this moratorium affecting our project.

I am writing this letter in hopes that you will consider the building of a single family house on the back of our property even though at this time a moratorium exists. I realize the reason for the moratorium and want to again stress the intentions of our building this residence. This is NOT being built with the intentions of using it as rental property and leasing it to others. The purpose of building this home is to provide a place where my parents can live and be assured that if they needed assistance, they would be only a short distance away from us.

Respectfully,



Mas Sakata
409 W. Pine St.
Lodi, CA. 95240