

CC 18 page 385

into an agreement with the developer to either grant a density bonus or provide not less than two other bonus incentives for the project and other incentives.

As you are aware, the City adopted the housing element of the general plan which has as one of its goals, the adequate provision of housing. Another goal is to develop an incentive program which encourages new developments to designate a percentage of the units supply housing for particular need groups in the community. Page 71, paragraph 4 of the housing element states that "as an additional incentive to include low and moderate income housing, those projects containing units of this nature should be given priority. As an example, a particular staff person, knowledgeable of below market rate housing, should be designated to sheppard these development applications quickly through the permit process."

Therefore, we ask that the City act expeditiously on our request.

We understand that the City, as a precondition to annexation, must place our matter on the ballot to be voted on by the citizens. We are informed that the City, upon making the finding that the proposed annexation is contiguous to existing city boundries (which this property is) and the project demand from the proposed development in the area to be annexed will not exceed the service capacity of the existing municipal utilities and services, the school district, and existing roadways (a finding which can be made) that the City must then schedule an election.

Would you kindly advise me when this property can first be considered by the voters.

Thank you for your kind attention to this matter.

Very truly yours,

s/A. Fred Baker
s/Melvin E. Taves"

The requests from Robert R. Batch and Theodore T. Katzakian, which had been presented under "Communications", were then reintroduced.

A lengthy discussion followed with questions regarding the subject being directed to Staff.

On motion of Mayor Snider, Olson second, Council authorized that the following Measure A election measure be placed on the November 1985 ballot:

- a) Request of Kris Cronwell re Towne Estate Parcel located on Turner and Lower Sacramento Roads, Lodi.
- b) Request of A. Frederick Baker on behalf of Dr. Melvin Taves re parcel on the east side of Lower Sacramento Road, South of Kettleman Lane, Lodi.
- c) Request of Robert Batch re parcel located on the west side of Lower Sacramento Road between West Elm Street extension and Lodi Avenue.
- d) Request of Theodore T. Katzakian representing Mr. Roy Maggio re parcel located adjacent to Salas Park and fronting on South Stockton Street and Harney Lane.

VARIOUS MEASURE A
MEASURES PLACED
ON NOVEMBER 1985
BALLOT

Agenda item K-1 - "Request from Kris Cromwell and A. Frederick Baker for annexation of certain parcels to the City of Lodi and Measure "A" measures to be placed on November ballot" was introduced by Staff. The requests are hereinafter set forth and thereby made a part of the record.

"Dear City Council Members:

Being a part of Lodi for 23 years, it has been exciting for me to purchase the Towne Estate so it can be preserved as a Lodi landmark. With the dream of being able to retain the history, dignity, and traditions of the Towne family and the many friends who have enjoyed the estate for the past 82 years, it will still reflect all the wonderful and happy times as it is shared in the future. It will be a landmark for all of us to be proud of and enjoy.

My plan is to convert the property to a very romantic and nostalgic inn called the "Wine and Roses" Country Inn. The gracious atmosphere of the charming home and beautiful grounds will be refurbished for overnight guests, an intimate restaurant, small outdoor weddings, private gatherings, and fund raising activities. I believe the property will be a significant asset to our community.

The property sits on the edge of the city limits of Lodi, but is in the county. The approval of the County Use Permits states that I must conform to city standards in developing the off-site improvements on Turner Road, and the county is requiring me to comply with them on the on-site improvements such as sewer, water, and parking. To put in all the required on and off-site improvements is going to be very costly. To install all the necessary sewer requirements will tear up a good portion of the beautiful grounds we want to preserve. The water requirements require me to add a new pump, holding tank, and possible new well.

My ultimate goal is to become annexed to the city. Knowing that can only happen through an election, I intend to take the necessary steps to get on the November ballot, but the timing of the project needs to be completed by summer. Since the Towne Estate is very much a part of the past, present, and future of Lodi, I am requesting that you consider allowing the property to be served with water and sewer utilities.

Thanking you in advance for your consideration.

Sincerely,

s/Kris Cromwell"

"My office represents Dr. Mel Taves, the owner of land lying adjacent to the City of Lodi which is bounded on the West by Lower Sacramento Road and on the East by Kettleman Lane. It is approximately 24.25 acres in site.

We respectfully request that the City of Lodi assume the role of "lead agency" in the processing of our annexation.

Dr. Taves anticipates developing at least 25 percent of the total units of the development for persons and families of low or moderate incomes, as defined by section 50093 of the Health and Safety Code. Pursuant to California Government Code chapter 4.3, Section 65915, when a developer agrees to construct at least 25 percent of the total units for persons or families of lower moderate income the City shall inter

Rec'd 8:12
3/6/85
sl

March 6, 1985

Kris Cromwell

Turner and Lower Sacramento Rds.

Lodi, California 95240

City of Lodi
221 W. Pine Street
Lodi, California 95240

Attn: City Council

Dear City Council Members,

Being a part of Lodi for 23 years, it has been exciting for me to purchase the Towne Estate so it can be preserved as a Lodi landmark. With the dream of being able to retain the history, dignity, and traditions of the Towne family and the many friends who have enjoyed the estate for the past 82 years, it will still reflect all the wonderful and happy times, as it is shared in the future. It will be a landmark for all of us to be proud of and enjoy.

My plan is to convert the property to a very romantic and nostalgic inn called the "Wine and Roses" Country Inn. The gracious atmosphere of the charming home and beautiful grounds will be re-furnished for overnight guests, an intimate restaurant, small outdoor weddings, private gatherings, and fund raising activities. I believe the property will be a significant asset to our community.

The property sits on the edge of the city limits of Lodi, but is in the county. The approval of the County Use Permit states that I must conform to city standards in developing the off-site improvements on Turner Road, and the county is requiring me to comply with them on the on-site improvements such as sewer, water, and parking. To put in all the required on and off-site improvements is going to be very costly. To install all the necessary sewer requirements will tear up a good portion of the beautiful grounds we want to preserve. The water requirements require me to add a new pump, holding tank, and possible new well.

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Thanking you in advance for your consideration.

Sincerely,
Kris Cromwell

CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. CLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

March 11, 1985

Ms. Kris Cromwell
517 West Lodi Avenue
Lodi, CA 95240

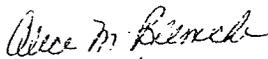
Subject: Annexation Request for Towne Estate

Dear Ms. Cromwell:

Council, at its March 6, 1985 regular meeting, directed that your request for annexation and further that your request that as a precondition to annexation the matter be placed on the November ballot, be placed on the March 20, 1985 Council meeting agenda.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR:jj

A. Frederic Baker
Attorney At Law
317 West Lodi Avenue
Lodi, California 95240
(209) 533-2881

February 28, 1985

Mr. Henry Graves
Lodi City Manager
221 W. Pine
Lodi, CA 95240

Re: ANNEXATION OF PROPERTY OWNED BY MELVIN TAVES
A.P.N. #058-140-03-9 & 058-140-02-1

Dear Mr. Graves:

My office represents Dr. Mel Taves, the owner of land lying adjacent to the City of Lodi which is bounded on the West by Lower Sacramento Road and on the East by Kettleman Lane. It is approximately 24.25 acres in site.

✓ We respectfully request that the City of Lodi assume the role of "lead agency" in the processing of our annexation.

Dr. Taves anticipates developing at least 25 percent of the total units of the development for persons and families of low or moderate incomes, as defined by section 50093 of the Health and Safety Code. Pursuant to California Government Code chapter 4.3, Section 65915, when a developer agrees to construct at least 25 percent of the total units for persons or families of lower moderate income the City shall enter into an agreement with the developer to either grant a density bonus or provide not less than two other bonus incentives for the project and other incentives.

As you are aware, the City adopted the housing element of the general plan which has as one of its goals, the adequate provision of housing. Another goal is to develop an incentive program which encourages new developments to designate a percentage of the units supply housing for particular need groups in the community. Page 71, paragraph 4 of the housing element states that "as an additional incentive to include low and moderate income housing, those projects containing units of this nature should be given priority. As an example, a particular staff person, knowledgeable of below market rate housing, should be designated to shepherd these development applications quickly through the permit process."

Therefore, we ask that the City act expeditiously on our request.

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Mr. Henry Graves
Page 2
February 28, 1985

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Would you kindly advise me when this property can first be considered by the voters.

Thank you for your kind attention to this matter.

Very truly yours



A. FRED BAKER

FB/kcm
cc Jim Schroeder



MELVIN E. TAVES

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
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ALICE M. REIMCHE
City Clerk
RONALD M. STEIN
City Attorney

March 11, 1985

A. Frederick Baker
Attorney at Law
317 West Lodi Avenue
Lodi, CA 95240

Re: Annexation of Property Owned by Melvin Taves
APN 058-140-03-9 and 058-140-02-01

Dear Mr. Baker:

Your February 28, 1985 letter requesting that the City of Lodi assume the role of "Lead Agency" in the processing of the annexation on the heretofore listed property and, further, requesting that as a precondition to annexation the matter be placed on the ballot to be voted on by the citizens was presented to the Council at its regular meeting of March 6, 1985.

Council, by motion action, directed that your request be placed on the agenda for the regular meeting of March 20, 1985.

Community Development Director Jim Schroeder will be contacting you shortly with a request for information he will need in order to process this request.

Should you have any questions, please do not hesitate to call this office.

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
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HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

March 7, 1985

Mr. A. Frederic Baker
Attorney at Law
317 West Lodi Avenue
Lodi, CA 95240

Dear Fred:

RE: Melvin Taves Property
APN 058-140-02 and 058-140-03

The Lodi City Council is in receipt of your request to annex the Melvin Taves property, a 24.36 acre area at the southeast corner of West Kettleman Lane (State Route 12) and Lower Sacramento Road.

In order to proceed with your request you or your client must provide the Community Development Department with the following:

1. a proposed development plan for the property;
2. a rezoning request;
3. a Tentative Subdivision Map;
4. background information necessary for the preparation of an Environmental Impact Report; and
5. the necessary fees covering the above items.

Upon the completion of the Draft EIR, we will conduct the necessary Public Hearings before the Planning Commission and City Council. As you are aware EIR preparations and review time take a minimum of 90 days, which means that we should receive the necessary applications and maps at an early date. This will enable us to complete the process 6 to 8 weeks before the November 5, 1985 election day, when the public will determine if

Mr. A. Frederic Baker
Attorney at Law
March 7, 1985
Page 2

the project is to be added to the Land Use Element of the
General Plan.

If you receive the electorate's approval we will process the
annexation which should be completed by February or March of
1986.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Associate Planner Morimoto