

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

DATE: June 3, 1987

NO.

SUBJECT: LETTER FROM MR. JOSEPH K. HANDEL REGARDING MULTI-FAMILY ZONING
WEST LOCUST STREET & HUTCHINS STREET

PREPARED BY: City Manager

RECOMMENDED ACTION: None required. Information only.

BACKGROUND INFORMATION: At its regular meeting of May 6, 1987 the City Council was advised of a letter (addressed to all City Councilmembers) which was received too late to be placed on the agenda. The letter, written by Mr. Joseph K. Handel, cited the proliferation of apartment buildings within the last few years. The Council was advised that staff would be responding to Mr. Handel's letter, and that both his letter (Exhibit A) and the City's response (Exhibit B) would be placed on this agenda. Mr. Handel has been so advised.

Respectfully submitted,



Thomas A. Peterson
City Manager

TAP:br

attachments (2)

EXHIBIT A

A Diversified Ventures Company
FOUNTAINHEAD

1826 W. Kettleman Lane
Lodi, California 95240
(209) 333-1991

April 30, 1987

City Council
City of Lodi

Re: Multi-Family Zoning West Locust and Hutchins Street

Dear Council Members:

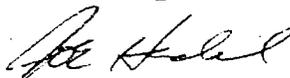
I currently reside at 416 West Locust Street in a home that has been in my family for over 50 years. I have seen quite a few changes in this neighborhood but none quite as destructive as high density multi-family construction.

The on set of apartment construction has allowed 2-story apartments to be built next to single family homes which affords no privacy to the adjacent homeowners yard (photos enclosed). It also has increased traffic in the neighborhood which is compounded by the lack of parking required for apartments under current regulations. Cars are coming and going at all hours of the day and night and end up parking on the street because of lack of parking. (Enclosed photos taken 6:45 a.m. on a weekday).

I wholeheartedly encourage you to correct the zoning in this area to single-family or duplex at the maximum. The homes in this area will be improved not torn down if you encourage it by zoning for single family. IT also would provide entry level housing for young couples to purchase and improve the existing housing inventory. Currently there is no motivation to do so if 20 apartment units are allowed to be built next door.

Please preserve our existing neighborhoods before it is to late. Your comments and discussion are most welcome.

Sincerely,



Joseph K. Handel

JKH: gs

JKH43

cc: All Council Members

EXHIBIT B

CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager

RECEIVED ALICE M. REIMCHE
City Clerk

1987 MAY 11 10:47 AM
RONALD W. STRIN
City Attorney

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

May 8, 1987

Mr. Joseph K. Handel
c/o Fountainhead
1826 West Kettleman Lane
Lodi, CA 95242

Dear Mr. Handel:

RE: APARTMENT MORATORIUM

Your correspondence of April 10, 1987 expressing your concern about the conversion of single-family homes to apartments has been directed to our office.

In November, 1985 the Lodi City Council became concerned with the same problems expressed in your letter. At that time the Council declared a moratorium on such conversions in a large area of the central and eastern portions of the community. A map showing that area is enclosed for your information.

Subsequent to the declaration of the moratorium, the City engaged the services of Jones and Stokes Associates, a Planning and Environmental Consulting firm to conduct a study of the moratorium area and to make recommendations concerning future land use and zoning. The City also hired other consultants to study traffic and the adequacy of the existing sewer and water systems in the study area.

The determinations and recommendations of these various research projects will be presented to the Planning Commission and City Council later this year. Although the consultants' various alternatives are not presently available the data which we have reviewed indicates that much of the area will be down-zoned to preserve our present housing stock and that off-street parking requirements will be increased. We would be glad to provide you with this material when it is in our office.

Your letter and this reply will be placed on a future City Council Agenda. Mrs. Alice M. Reimche, City Clerk, will inform you of the time and date of that meeting.

If we can be of further assistance, please call upon us.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

Enclosure

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
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THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

June 16, 1987

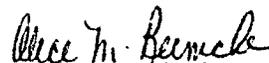
Mr. Joseph K. Handel
c/o Fountainhead
1826 West Kettleman Lane
Lodi, CA 95242

Dear Mr. Handel:

Your April 30, 1987 letter regarding Multi-Family Zoning - West Locust and Hutchins Street and the May 8, 1987 response you received from Community Development Director Schroeder were presented to the Lodi City Council at its regular meeting of June 3, 1987.

We assume the points brought out in Mr. Schroeder's letter address your concerns; however, if we can assist you further in this matter, please do not hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AMR:jj

I wholeheartedly encourage you to correct the zoning in this area to single-family or duplex at the maximum. The homes in this area will be improved not torn down if you encourage it by zoning for single family. It also would provide entry level housing for young couples to purchase and improve the existing housing inventory. Currently there is no motivation to do so if 20 apartment units are allowed to be built next door.

Please preserve our existing neighborhoods before it is too late. Your comments and discussion are most welcome."

Signed/ Joseph K. Handel

At an earlier meeting this letter was referred to Staff by the Mayor. The following is the response to Mr. Handel by Community Development Director James B. Schroeder.

"Dear Mr. Handel:

RE: APARTMENT MORATORIUM

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If we can be of further assistance, please call upon us."

Signed/ James B. Schroeder, Community Development Director

Additional comments regarding the matter were provided by City Manager Peterson who then responded to questions as were posed by the Council. No formal actions was taken by the Council on the matter.