

CITY COUNCIL MEETING
JUNE 25, 1986

6

BENNETT AND COMPTON
REQUEST TO AMEND
MULTI-FAMILY PROJECT
AT 218 SOUTH HUTCHINS
STREET

CC-35
CC-53(a)
CC-46

Council was apprised that on February 6, 1985, the City Council approved the issuance of Multiple-Family Development Bonds for the following projects (1) 120 units at 1830 South Hutchins Street (i.e. Center Court Apartments (2) 40 units at 205-225 West Lockeford Street and (3) 18 units at 218 South Hutchins Street. In November 1985 when the Council declared the Moratorium on apartment construction in the central and eastern portions of the community, the Multiple-Family Bond projects on Hutchins Street and Lockeford Street were granted exemptions. Center Court Apartments were under construction at the time and were outside of the Moratorium's boundaries.

At the present time plans for the 40 unit project on Lockeford Street are in plan check. No submittal has ever been made for 218 South Hutchins Street.

Bennett and Compton, Inc. is requesting that the City Council permit the contractor to divide the property at 218 South Hutchins Street into three fourplex parcels and to substitute those units for the previously approved project. However, the developer does not contemplate using bond proceeds for the fourplex construction.

Mr. Dennis Bennett, President, Bennett and Compton, Inc., 1200 W. Tokay Street, Lodi, addressed the Council regarding the matter and responded to questions as were directed by the Council.

Following discussion, on motion of Council Member Snider, Pinkerton second, Council determined that the history of the subject project is such that it should continue to be exempted from the moratorium.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	DATE	NO.
FROM: THE CITY MANAGER'S OFFICE	June 17, 1986	
SUBJECT: BENNETT & COMPTON'S REQUEST TO AMEND MULTIPLE-FAMILY PROJECT AT 218 S. HUTCHINS STREET.		

BACKGROUND. On February 6, 1985 the City Council approved the issuance of Multiple-Family Development Bonds for the following projects (1) 120 units at 1830 South Hutchins Street (i.e. Center Court Apartments) (2) 40 units at 205-225 West Lockeford Street and (3) 18 units at 218 South Hutchins Street. In November 1985 when the Council declared the Moratorium on apartment construction in the central and eastern portions of the community, the Multiple-Family Bond projects on Hutchins Street and Lockeford Street were granted exemptions. Center Court Apartments were under construction at the time and were outside of the Moratorium's boundaries.

At the present time plans for the 40 unit project on Lockeford Street are in plan check. No submittal has ever been made for 218 South Hutchins Street.

Bennett and Compton, Inc. is requesting that the City Council permit the contractor to divide the property at 218 South Hutchins Street into three fourplex parcels and to substitute those units for the previously approved project. However, the developer does not contemplate using Bond proceeds for the fourplex construction.

INDICATED ACTION. The City Council must determine if the history of this project is such that it should continue to be exempted from the Moratorium.



JAMES B. SCHROEDER
Community Development Director

CITY COUNCIL

FRED M REID, Mayor
EVELYN M OLSON
Mayor Pro Tempore
DAVID M HINCHMAN
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

June 10, 1986

Mr. Dennis G. Bennett
President
Bennett and Compton, Inc.
1200 W. Tokay Street
Lodi, California 95240

Re: 218 South Hutchins Street

Dear Mr. Bennett:

Your April 15, 1986 letter regarding proposed changes to an 18 unit apartment project at 218 South Hutchins Street, Lodi, to be financed by a multi-family residential bond program which had earlier been approved by the Council, was presented to the Council at its Regular Meeting of June 4, 1986.

Council referred the matter to Staff asking that it be placed on the Regular Agenda for the next Regular Meeting of the Council which will be held June 25, 1986.

Please do not hesitate to call this office, should you have any questions regarding this matter.

Very truly yours,

Alice M Reimche
ALICE M. REIMCHE
City Clerk

Bennett & Compton, Inc.

April 15, 1986

City of Lodi
Community Development Department
221 West Pine Street
Lodi, CA 95240

ATTN: Mr. James B. Schroeder
Director Community Development

RE: 218 South Hutchins Street

Gentlemen:

The above referenced property was proposed and approved by the Lodi City Council as an 18 unit apartment project to be financed by a multi-family residential bond program. The bond program was a major financing tool for developers and builders throughout our state. However, a ceiling was placed on the amount of funds available for those projects. That limit was reached and many projects were not able to be financed by that program due to an excessive demand for those funds. We proposed this project as a bond project but were not successful in getting our project funded prior to the available funds being committed.

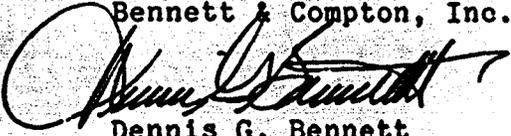
Since we started planning this project you have placed a moratorium on the building of multi-family units in this area. However, you exempted this project at the time since it was previously approved as a bond financed project. Due to the lack of available bond funds, we now would like to continue with the development of this project but without the bond program. Additionally, we would like to reduce the number of units to twelve (12) and split the property into three parcels to facilitate financing. Our new concept would be three four plex buildings on three individual lots that would enable us to obtain much more desirable financing and to complete a project that has been in our inventory for sometime.

The proposed new plans would allow for a reduction of six units and an upscale unit that would offer more amenities and will be more attractive to the neighborhood. This site is a premier location and we feel we can justify a high end project by offering more appeal architecturally and aesthetically. At this time we are requesting your approval to continue with this

project by granting approval of a parcel map dividing the property into three lots and the issuance of building permits when all proper applications and plans have been filed with the building department.

We feel we have made a commitment to this project and would like to complete our efforts by building a project that will be complimentary to the surrounding area and financially feasible. If any further information is needed for your consideration, I would be happy to supply any information needed.

Sincerely,
Bennett & Compton, Inc.



Dennis G. Bennett
President

DGB/dlc

CITY COUNCIL

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THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

July 1, 1986

Mr. Dennis G. Bennett
President
Bennett and Compton, Inc.
1200 West Tokay Street
Lodi, CA 95240

Re: 218 South Hutchins Street

Dear Mr. Bennett:

This letter will confirm action taken by the Lodi City Council at its Adjourned Regular Meeting of June 25, 1986, whereby, following your presentation regarding the above listed project, Council approved your request to divide the subject property into three fourplex parcels and to substitute those units for the previously approved project. It is the Council's understanding that you do not contemplate using bond proceeds for the fourplex construction.

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

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj

cc: James B. Schroeder
Community Development Director