

AMENDMENT TO
P-D (17) BY
INCREASING THE
DENSITY TO 30
UNITS PER ACRE
WITH A PARKING
RATIO OF 1 TO
1 TO PROVIDE
FOR A 96 UNIT
COMPLEX FOR
SENIOR CITIZENS
IN AREA OF 800
NORTH CHURCH
STREET, LODI

Ayes: Council Member - Reid, Snider, and Olson
Noes: Council Member - Pinkerton and Murphy
Absent: Council Member - None

Mayor Pro Tempore Snider then moved for introduction of Ordinance No. 1293 amending P-D (17), Planned Development District No. 17 by increasing the density to 30 units per acre with a parking ratio of 1 to 1 to provide for a 96 unit complex for senior citizens to be located on the westerly 484.55 feet of 800 North Church Street, Lodi. The motion was seconded by Council Member Reid and carried by the following vote:

ORD. NO. 1293

Ayes: Council Member - Reid, Snider, and Olson
Noes: Council Member - Murphy and Pinkerton
Absent: Council Member - None

PUBLIC HEARINGS
CONTINUED

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Olson called for the Public Hearing to consider:

The appeal of Mr. Tony Canton, c/o Bocan Construction, P. O. Box B-26, Lodi, California, of the Planning Commission's denial of his request for a zoning variance to permit the construction of a non-conforming 16 unit apartment house at the site formerly known as the Cosmopolitan Hotel at 100 East Oak Street, Lodi, in an area zoned M-1, Light Industrial.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions as were posed by Council.

The following persons addressed the Council regarding the matter:

- a) Mr. Tony Canton, c/o Bocan Construction, P. O. Box B-26, Lodi, California.
- b) Ellen Edwards, Flora Street, Lodi, California

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

APPEAL OF TONY
CANTON GRANTED
RE APARTMENT
HOUSE AT 100 EAST
OAK STREET, LODI

On motion of Mayor Pro Tempore Snider, Murphy second, Council granted the appeal of Mr. Tony Canton of the Planning Commission's denial of his request for a zoning variance to permit the construction of a non-conforming 16 unit apartment house at the site formerly known as the Cosmopolitan Hotel at 100 East Oak Street, Lodi, in an area zoned M-1, Light Industrial and established findings pursuant to Section 27-15-B-2-V of the City Code of the City of Lodi - i.e.

"to permit the reconstruction, alteration, or enlargement of a building in which a non-conforming use is conducted or the alteration or enlargement of a non-conforming use, when such changes will be of distinct benefit to the district in which such building or use is located".



RECEIVED

1983 AUG -1 PM 1:40

BOCAN CONSTRUCTION
P.O. Box 8-26
Lodi, California 95241

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

August 1, 1983

City Of Lodi
Lodi City Council
221 West Pine
Lodi, California 95240

Dear Ms. Alice Reimche:

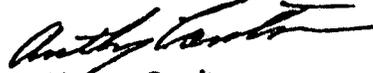
At it's meeting of Monday, July 25, 1983 the Lodi City Planning Commission, turned down my request for a Zoning variance to permit the construction of a 16 unit apartment house at the site formerly Cosmopolitan Hotel at 100 E. Oak.

In denying my request, the Planning Commission stated they were unable to see where the proposed change would be of any value to the area in which this building would be located.

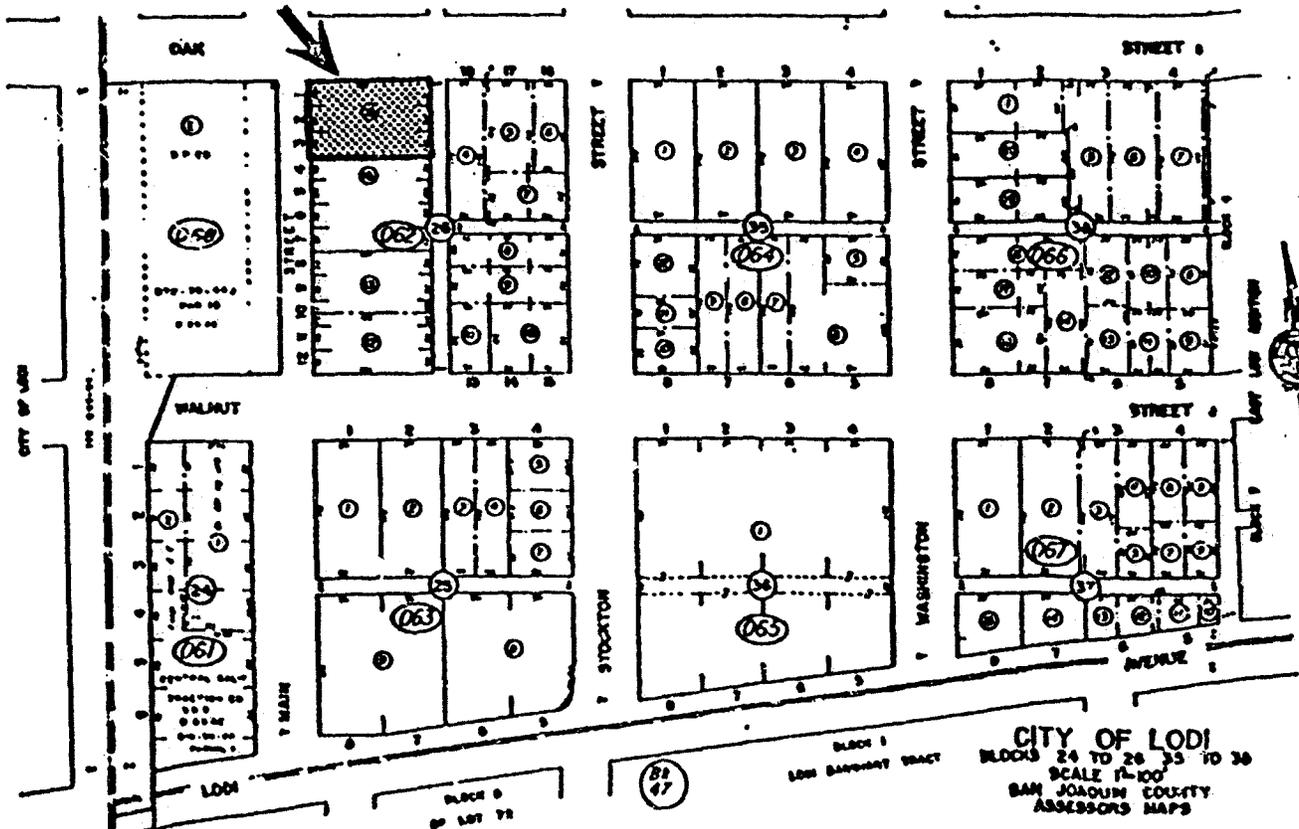
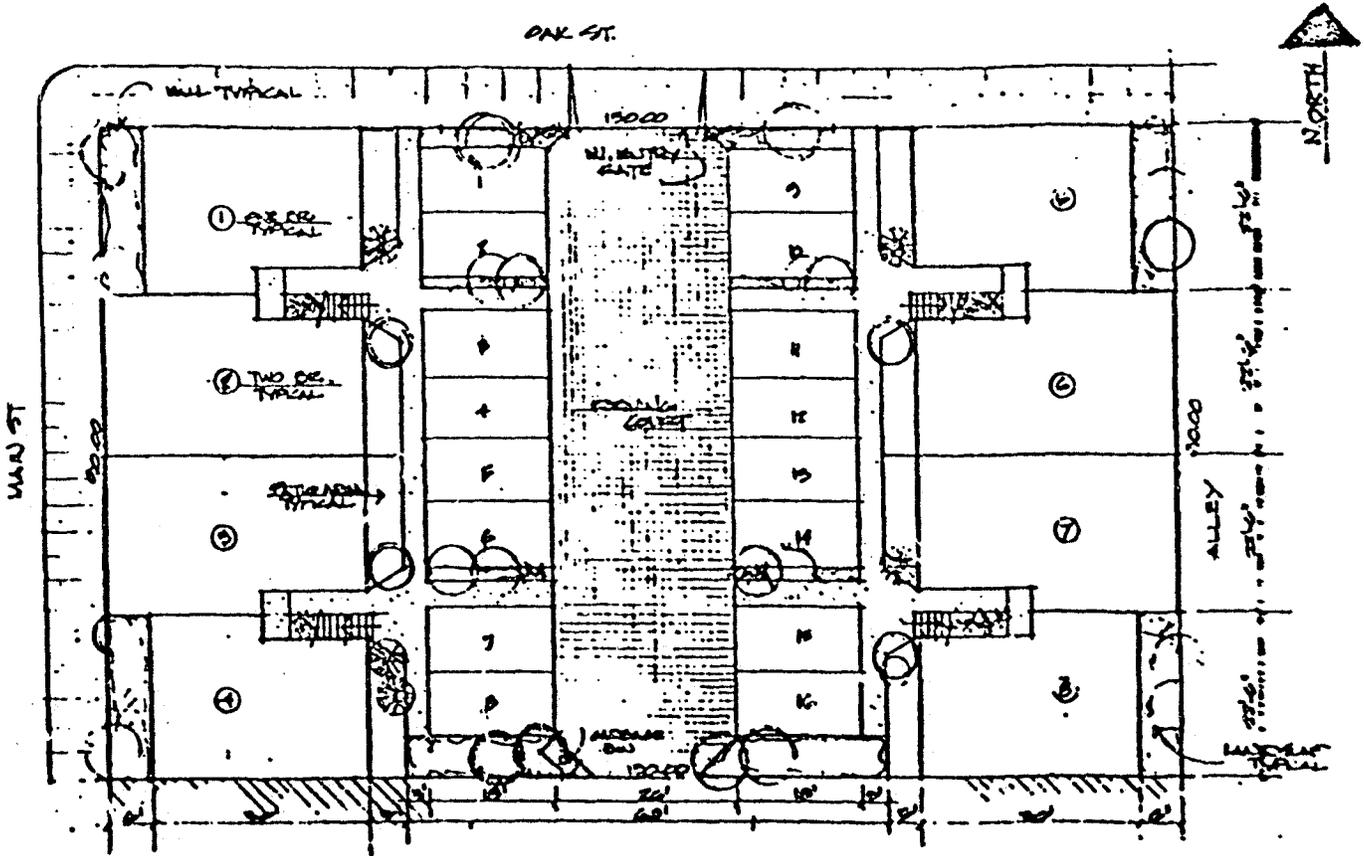
I think that there is a great need for this type of housing in Lodi. We are near the Loel Center, near shopping, and these people have lived on the east-side most of their lives and do not have the means to live on the west-side at \$500.00 or \$600.00 a month. The east side needs clean, affordable housing, not the decrepit alley houses that are really an eye sore for the community.

We would at this time ask for an appeal for a hearing before the Lodi City Council.

Most Sincerely,


Anthony Canton
Bocan Construction

BOCAN CONSTRUCTION
 100 East Oak Street
 AP# 043-062-15 A-80-30
 Request variance in M-1 zone
 to permit construction of a 16 unit apartment



JC

Planning Commission
City of Lodi

July 11, 1983

Bocan Construction
P.O. Box B-26
Lodi, California 95241

Gentleman:

As you know at the time of the fire at the Old Cosmopolitan Hotel, we were in the process of converting the 2nd & 3rd floors into 16 units. We had a permit with the City # 12,705A.

Our Insurance company has made a minimal offer that if we accepted would not cover the expense that we had into the building.

We have a clause in our policy that is called "Replacement". This means that we could replace the building. Our attorney and Hanover's attorney have concurred that to replace we would have to have the same amount of square footage and use of building in order to qualify for the Replacement Cost. This is the only way open to us where we might re-coup our losses.

We ask you to please give serious consideration to our proposed 16-Unit Building.

~~Bob Bocan~~

Bocan Construction
Anthony Canton

NOTICE OF PUBLIC HEARING REGARDING
THE CERTIFICATION OF THE FILING
OF A NEGATIVE DECLARATION



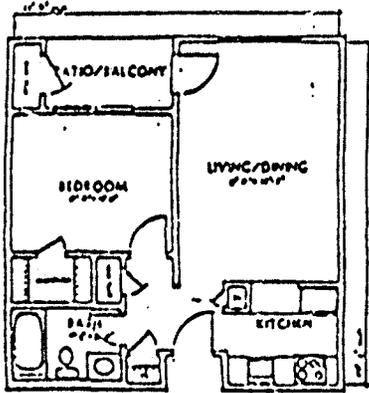
NOTICE IS HEREBY GIVEN that on Wednesday, August 17, 1983 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing regarding the Lodi Planning Commission's recommendation that the Lodi City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation for the proposed 96 unit complex for senior citizens to be located on the westerly 484.55 feet of 800 North Church, Lodi.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on the Negative Declaration. Written statements may be filed with the City Clerk at any time prior to August 17, 1983.

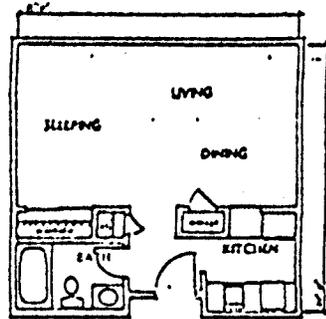
Dated: August 3, 1983

By Order of the Lodi City Council

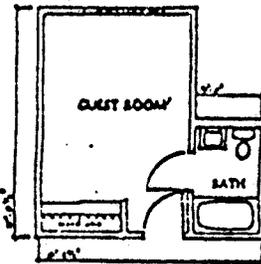
Alice M. Reimche
Alice M. Reimche
City Clerk



TYPICAL UNIT A
TYPICAL UNIT FLOOR PLANS



TYPICAL UNIT B



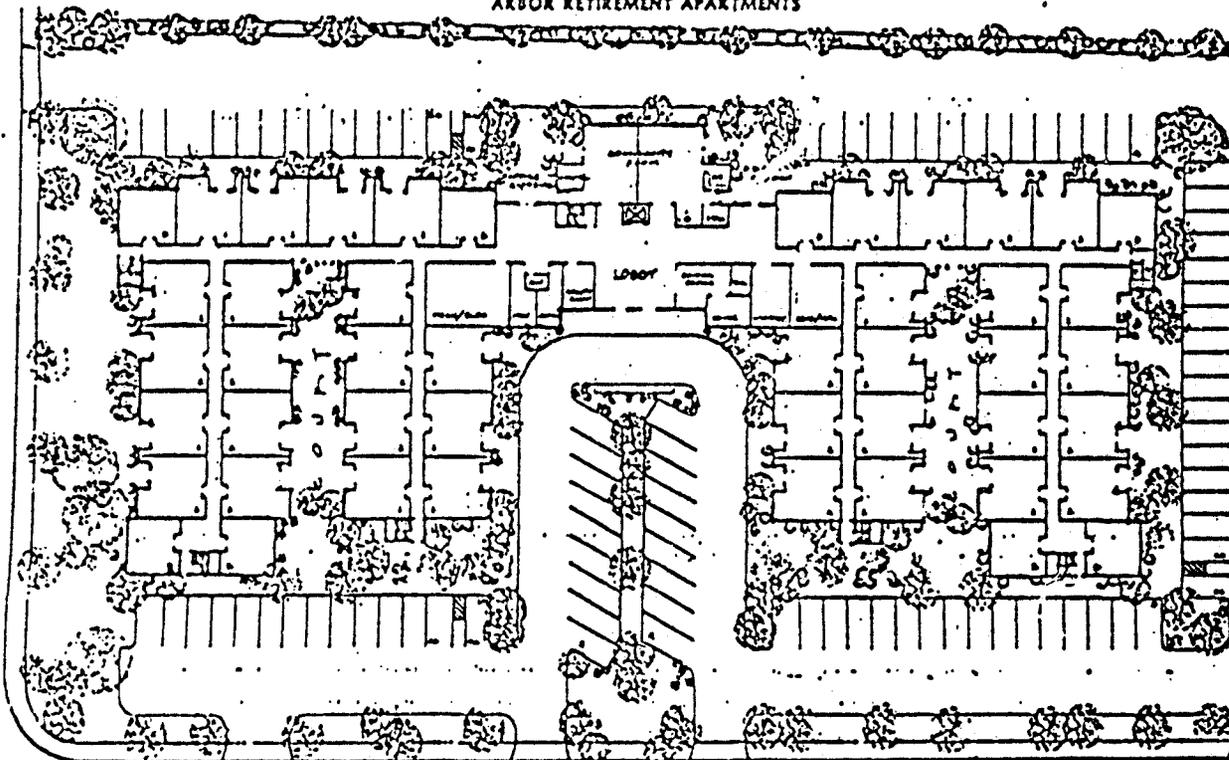
TYPICAL UNIT C

PARKING REQUIREMENTS:

TOTAL REQUIRED STALLS 94
TOTAL STALLS PROVIDED 94

ground floor plan = 38,829
second floor plan = 34,311
total gross sq. ft. = 73,140

ARBOR RETIREMENT APARTMENTS



FLOWER AND VEGETABLE GARDEN AREA

ARBOR RESIDENTIAL CARE FACILITY

total gross sq. ft. = 11,122
PARKING REQUIREMENTS:
TOTAL REQUIRED STALLS: 14
TOTAL STALLS PROVIDED: 24

ARBOR RETIREMENT CENTER


SITE PLAN / FIRST FLOOR PLAN.

andie preszler architect
P.A.

(Handwritten initials in a circle)

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE PLANNING COMMISSIONS RECOMMENDATION THAT THE CITY COUNCIL AMEND P-D (17), PLANNED DEVELOPMENT DISTRICT NO. 17 BY INCREASING THE DENSITY TO 30 UNITS PER ACRE WITH A PARKING RATIO OF 1 TO 1 TO PROVIDE FOR A 96 UNIT COMPLEX FOR SENIOR CITIZENS TO BE LOCATED ON THE WESTERLY 484.55 FEET OF 800 NORTH CHURCH STREET

NOTICE IS HEREBY GIVEN that on Wednesday, August 17, 1983 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the Planning Commissions recommendation that the City Council amend P-D (17), Planned Development District No. 17 by increasing the density to 30 units per acre with a parking ratio of 1 to 1 to provide for a 96 unit complex for senior citizens to be located on the westerly 484.55 feet of North Church Street.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

Dated: August 3, 1983

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL
TO CONSIDER THE APPEAL OF MR. TONY CANTON,
c/o BOCAN CONSTRUCTION, P. O. BOX B-26, LODI,
CALIFORNIA, OF THE PLANNING COMMISSIONS
DENIAL OF HIS REQUEST FOR A ZONING VARIANCE TO
PERMIT THE CONSTRUCTION OF A NON-CONFORMING
16 UNIT APARTMENT HOUSE AT THE SITE FORMERLY KNOWN
AS THE COSMOPOLITAN HOTEL AT 100 EAST OAK STREET,
LODI, IN AN AREA ZONED M-1, LIGHT INDUSTRIAL



NOTICE IS HEREBY GIVEN that on Wednesday, August 17,
1983 at the hour of 8:00 p.m. or as soon thereafter as the
matter may be heard, the Lodi City Council will conduct a
public hearing in the Council Chambers, City Hall, 221 West
Pine Street, Lodi, California to consider the appeal of Mr.
Tony Canton, c/o Bocan Construction, P. O. Box B-26. Lodi,
California, of the Planning Commissions denial of his
request for a zoning variance to permit the construction of
a non-conforming 16 unit apartment house at the site
formerly known as the Cosmopolitan Hotel at 100 East Oak
Street, Lodi, in an area zoned M-1, Light Industrial.

Information regarding this item may be obtained in the
office of the Community Development Director at 221 West
Pine Street, Lodi, California. All interested persons are
invited to present their views either for or against the
above proposal. Written statements may be filed with the
City Clerk at any time prior to the hearing scheduled herein
and oral statements may be made at said hearing.

Dated: August 3, 1983

By Order of the City Council

Alice M. Reimche
Alice M. Reimche
City Clerk

ORDINANCE NO. 1293

ORDINANCE AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY AMENDING PLANNED DEVELOPEMENT DISTRICT NO. 17 (PD 17) BY INCREASING THE DENSITY TO 30 UNITS PER ACRE WITH A PARKING RATIO OF 1 TO 1 TO PROVIDE FOR A 96 UNIT COMPLEX FOR SENIOR CITIZENS TO BE LOCATED ON THE WESTERLY 484.55 FEET OF 800 NORTH CHURCH STREET, LODI, CALIFORNIA

The City Council of the City of Lodi does ordain as follows:

Section 1. - The Official District Map of the City of Lodi adopted by Section 27-2 of the City Code of the City of Lodi is hereby amended by amending Planned Development District No. 17 (PD 17) by increasing the density to 30 units per acre with a parking ratio of 1 to 1 to provide for a 96 unit complex for senior citizens to be located on the westerly 484.55 feet of 800 North Church Street, Lodi, California.

The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Chapter 27 of the Code of the City of Lodi and the laws of the State of California applicable thereto.

Section 2. - All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 3. - This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 7th day of September, 1983

MAYOR

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1293 was introduced at a regular meeting of the City Council of the City of Lodi held August 17, 1983 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held September 7, 1983 by the following vote:

Ayes: Council Member - Reid, Snider, Pinkerton,
Murphy, and Olson (Mayor)

Noes: Council Member - None

Absent: Council Member - None

Abstain: Council Member - None

I further certify that Ordinance No. 1293 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to form

RONALD M. STEIN
City Attorney