

CITY COUNCIL MEETING  
AUGUST 20, 1986

19

REQUEST FROM  
BENNETT AND COMPTON,  
INC. FOR AMENDMENTS  
TO PROPOSED PROJECT AT  
205-225 WEST LOCKEFORD  
STREET, LODI, EXEMPTED  
FROM THE CURRENT MULTI-  
FAMILY MORATORIUM DUE  
TO PROPOSED MULTI-  
FAMILY BOND  
FINANCING

CC-46

Council was reminded that on February 6, 1985 the City Council approved the issuance of Multiple-Family Development Bonds for a number of projects within the City of Lodi including a project proposed for 205-225 West Lockeford Street, Lodi. 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 at 218 South Hutchins and on Lockeford Street were granted exemptions.

The proposed 40 unit project at 205-225 West Lockeford Street (APN 041-161-15 and 16) has completed plan check and has been approved by SPARC. The application for the Building Permit expires on September 13, 1986. Bennett and Compton are now requesting that the City Council approve an amendment to this project which would permit 205 West Lockeford Street to be developed for commercial purposes and 225 West Lockeford Street being subdivided into four four-plex lots. Both parcels are presently zoned C-2, General Commercial which would permit the requested changes.

Diagrams of the subject area were presented for Council's perusal.

Mr. Dennis Bennett, Bennett and Compton, Inc., 1200 W. Tokay Street, Lodi, addressed the Council on behalf of this request and responded to questions as were posed by the Council.

On motion of Mayor Pro Tempore Olson, Snider second, Council granted the request heretofore set forth.

## COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	DATE	NO.
FROM: THE CITY MANAGER'S OFFICE	August 12, 1986	K 2
SUBJECT: BENNETT & COMPTON'S REQUEST TO AMEND MULTIPLE FAMILY PROJECT APPROVAL FOR 205 AND 225 WEST LOCKEFORD STREET.		

BACKGROUND On February 6, 1985 the City Council approved the issuance of Multiple-Family Development Bonds for the following projects (1) 102 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 at 218 South Hutchins and on Lockeford Street were granted exemptions. Center Court Apartments were under construction at the time and were outside of the Moratorium's boundaries.

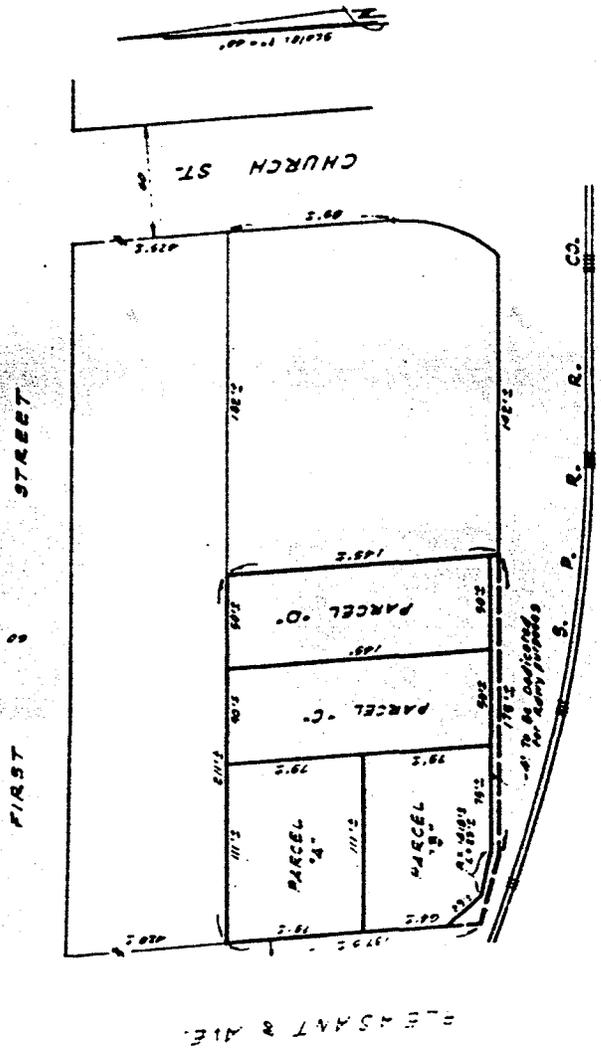
At its meeting of June 25, 1986 the City Council approved the request of Bennett and Compton, Inc. to divide the parcel at 218 South Hutchins Street into three fourplex lots and to substitute these units for the previously approved 18 unit project. The developer did not contemplate using bond proceeds for the fourplex construction.

The 40 unit project at 205-225 West Lockeford Street (APN 041-161-15 and 16) has completed plan check and has been approved by SPARC. The application for the Building Permit expires on September 13, 1986. Bennett and Compton are now requesting that the City Council approve an amendment to this project which would permit 205 West Lockeford Street to be developed for commercial purposes and 225 West Lockeford Street being subdivided into four fourplex lots. Both parcels are presently zoned C-2, General Commercial which would permit the requested changes.

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

  
JAMES B. SCHROEDER  
Community Development Director

Attachment



**TENTATIVE PARCEL MAP**  
 Being a portion of the Northwest Quarter  
 of Section 1, T34N R3E M28 S 4M  
 City of Lodi, San Joaquin County, Calif.  
 July 1986  
 Scale: 1" = 40'  
 Prepared For:  
 Bennett & Compton  
 225 W. Lockeford St.  
 Lodi, CA 95240  
 Tel: 924-6989

Zoning: C-2

**BENNETT & COMPTON**  
**225 W. LOCKEFORD ST.**  
 86 P 014      8-25-86

# Bennett & Compton, Inc.

REC'D  
1986 AUG 4 PM 1:34

ALICE M. REMICHE  
CITY CLERK  
CITY OF LODI

July 28, 1986

City of Lodi  
Community Development Department  
221 W. Pine St.  
Lodi, CA 95240

ATTN: Mr. James Schroeder

RE: 205 W. Lockeford Street

Gentlemen:

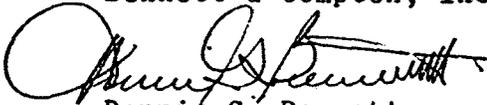
The above referenced property has been proposed and approved for a Forty Unit apartment complex. This property was exempted from the current multi-family moratorium due to proposed multi-family bond financing. At present bond financing is not available and in retrospect I feel the proposed project is not the best use of this property. A building permit has been applied for and could be issued by paying the proper fees. In addition, SPARC approval has also been obtained for the project.

The purpose of my letter is to request approval for a change in this project to allow four four plex lots on the west half of this property and a small commercial use on the east half of this property. The present commercial zoning will allow my intended commercial usage and would not be affected by the current moratorium. Therefore, my request is for approval of a reduction in density from forty units to a total of sixteen. This plan would retain the corner for commercial usage and require no action on that area.

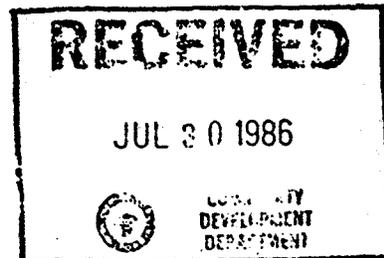
Having reviewed the original plan for this property and in view of the current over-built condition of the apartment market, I believe an approval of this proposal would be beneficial for the surrounding properties as well as a more economically feasible project to complete. The available commercial properties in the downtown area is minimal, and I believe this is a more practical approach to utilize this property.

A proposed parcel map will be supplied to you by Baumbach & Piazza with the necessary documentation and fees requesting this change. If further information is needed please contact me at your convenience.

Sincerely,  
Bennett & Compton, Inc.

  
Dennis G. Bennett  
President

DGB/dlc



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

September 2, 1986

Mr. Dennis Bennett  
Bennett an Compton, Inc.  
1200 West Tokay Street  
Lodi, CA 95240

re: 205 West Lockeford Street

Dear Mr. Bennett:

Please be advised that your July 28, 1986 letter requesting amendments to the proposed 40 unit project at 205 West Lockeford Street, Lodi, which is exempted from the current multi-family moratorium due to proposed multi-family bond financing was presented to the Lodi City Council at its regular meeting of August 20, 1986. Following discussion the Council, by motion action, voted to approve your request thereby amending this project to allow for 205 West Lockeford Street to be developed for commercial purposes and 225 West Lockeford Street to be subdivided into 4 four-plex lots.

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

Very truly yours,

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

AMR:jj