

CITY COUNCIL MEETING
AUGUST 20, 1986

23

PUBLIC HEARING TO
CONSIDER REQUEST OF
LOREN PERRY TO AMEND
THE SPECIFIC PLAN OF
HOWARD STREET BY RE-
ALIGNING THE BULB
TURN-AROUND BETWEEN
350 NORTH LOMA DRIVE
AND 360 NORTH LOMA
DRIVE

CC-45(a)
CC-53(b)

Notice thereof having been published and posted according to law, an affidavit of publication being on file in the office of the City Clerk, Mayor Reid called for the Public Hearing to consider the Planning Commission's recommendation for the denial of the request of Loren Perry to amend the Specific Plan of Howard Street by re-aligning the bulb turn-around between 350 North Loma Drive and 360 North Loma Drive in an area zoned R-2, Single-Family Residential.

The matter was introduced by City Manager Peterson. Further background information and diagrams of the subject area were provided by Community Development Director Schroeder.

There were no persons in the audience wishing to address the Council regarding the matter.

City Clerk Reimche read into the record a letter that had been received from Duane M. Lindstrom, 360 North Loma Drive, Lodi, regarding the matter.

Mayor Reid closed the public portion of the hearing.

Following discussion, on motion of Council Member Hinchman, Olson second, Council denied the request to amend the Specific Plan of Howard Street, Lodi, as heretofore set forth



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
 FROM: City Manager
 DATE: August 12, 1986
 SUBJECT: Requested Amendment to Howard Street Specific Plan

RECOMMENDED ACTION: That the City Council hold the scheduled public hearing on the proposed amendment to the Howard Street Specific Plan and take the appropriate action.

BACKGROUND INFORMATION: In 1969, the City of Lodi Planning Commission and City Council approved the presently adopted Specific Plan.

The requested amendment is located at the south end of Howard Street. Attached is a letter from Loren Perry dated June 11, 1986, requesting an amendment to the south end of Howard Street.

The existing Specific Plan and the proposed amendment are shown on the attached Exhibit A. The attached Exhibit B shows the parcel and street layout in the area of Howard Street. On Exhibit B, the shaded two parcels, which the amendment would affect, currently take access off of Loma Drive by means of a 20' access easement.

The proposed amendment would reduce the amount of right-of-way dedication from Parcel A and increase the amount of right-of-way dedication and street improvements to Parcel B. Shown below are the approximate changes in right-of-way square footage and lineal feet of right-of-way, which approximates the amount of curb, gutter, and sidewalk installation required:

| | <u>RIGHT-OF-WAY AREA</u> | | <u>RIGHT-OF-WAY LINEAL FOOTAGE</u> | |
|----------|-------------------------------|---------------------------|------------------------------------|---------------------------|
| | <u>EXISTING SPECIFIC PLAN</u> | <u>PROPOSED AMENDMENT</u> | <u>EXISTING SPECIFIC PLAN</u> | <u>PROPOSED AMENDMENT</u> |
| Parcel A | 1040 SF | 240 SF | 88 LF | 56 LF |
| Parcel B | 5580 SF | 7300 SF | 172 LF | 223 LF |

The Planning Commission action at its public hearing of July 28, 1986 was to recommend to the City Council denial of the request of Loren Perry to amend the

APPROVED:

Thomas A. Peterson
 THOMAS A. PETERSON, City Manager

FILE NO.

Specific Plan of Howard Street. Attached is a letter from Mr. Jim Schroeder to Loren Perry dated July 29, 1986, outlining the decision of the Lodi City Planning Commission.

Also attached is a letter from Duane M. Linstrom to the Planning Commission dated July 28, 1986. Mr. Linstrom is the owner of Parcel B and the letter outlines his concern as it relates to a change in the alignment of the Howard Street Specific Plan.



Jack L. Ronsko
Public Works Director

Attachments

cc: Community Development Director
Loren Perry
Duane M. Linstrom

JLR/ma

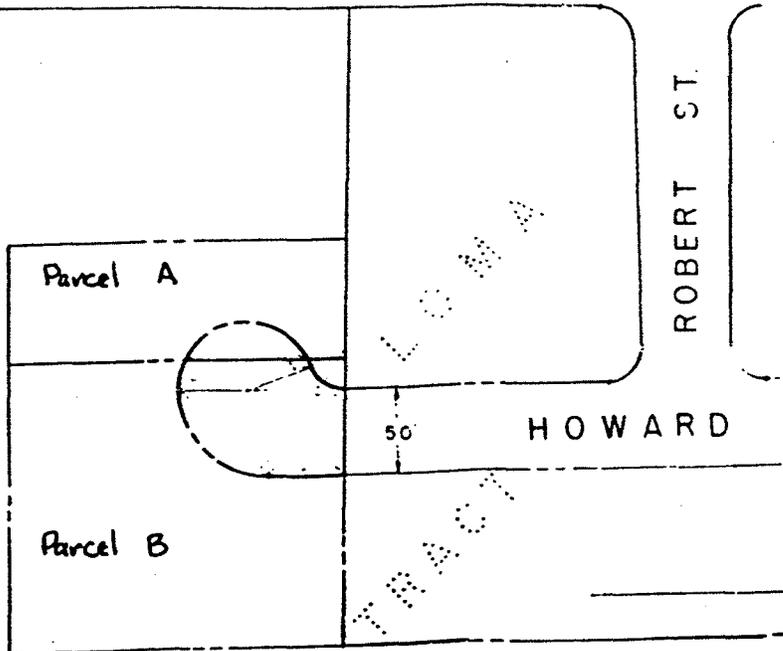
AMENDMENT TO HOWARD
STREET SPECIFIC PLAN

Z 86 11

7-28-86

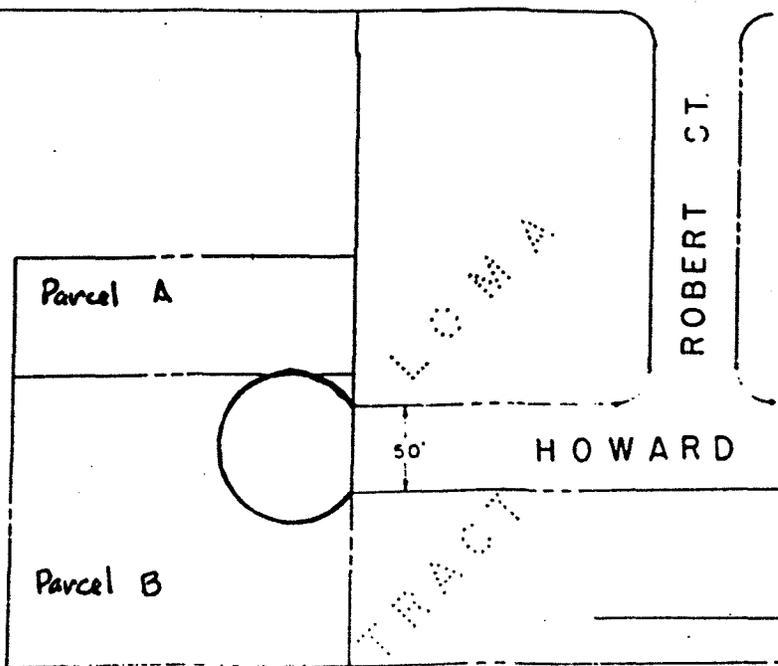
EXISTING

LOMA



PROPOSED

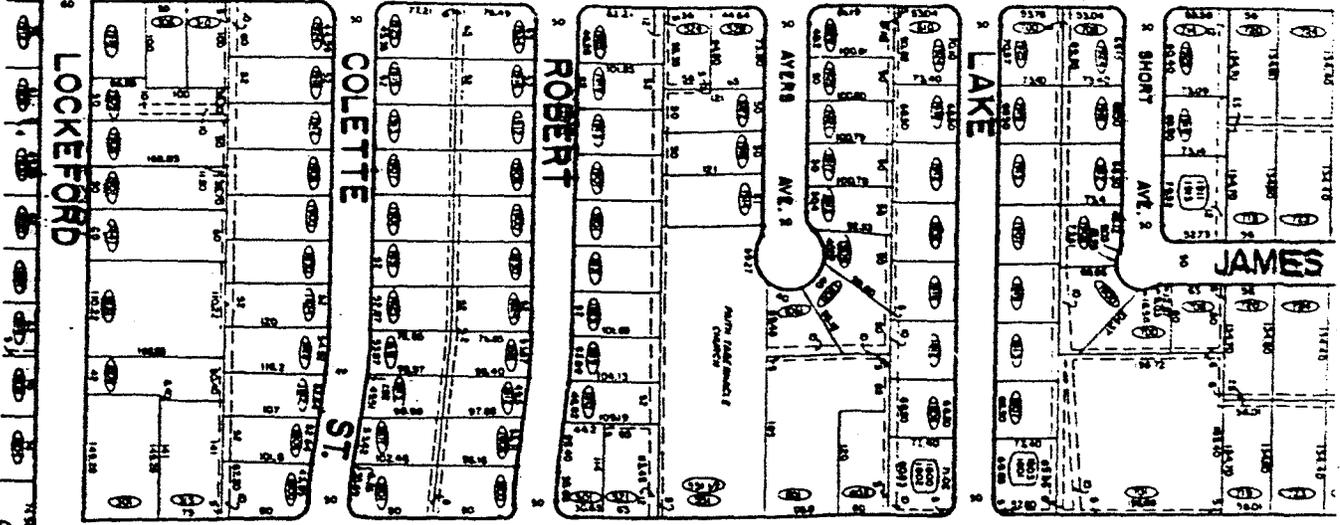
LOMA



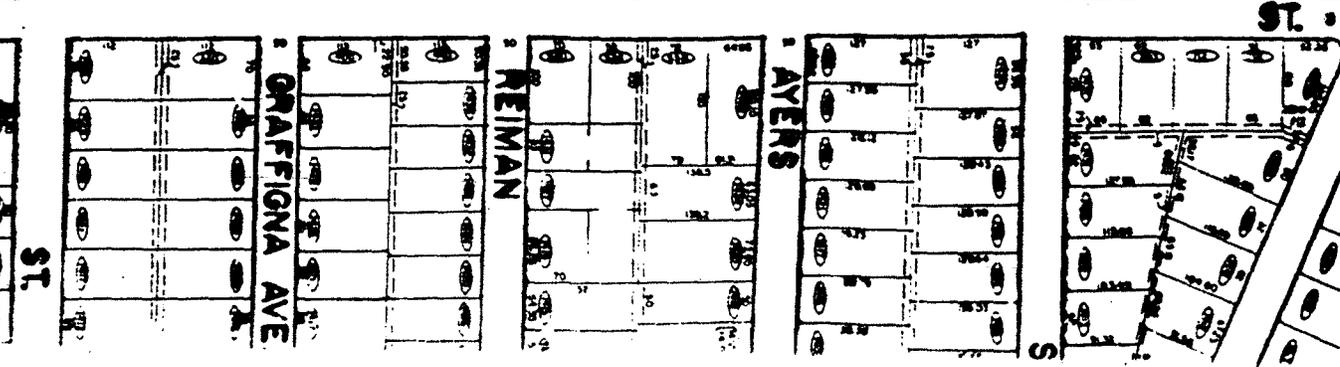
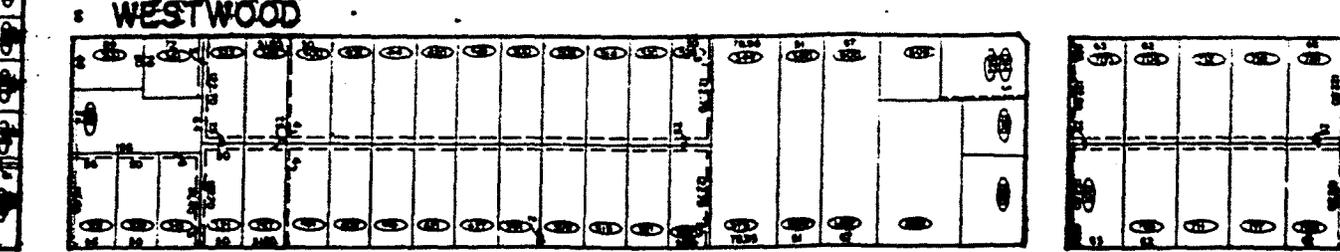
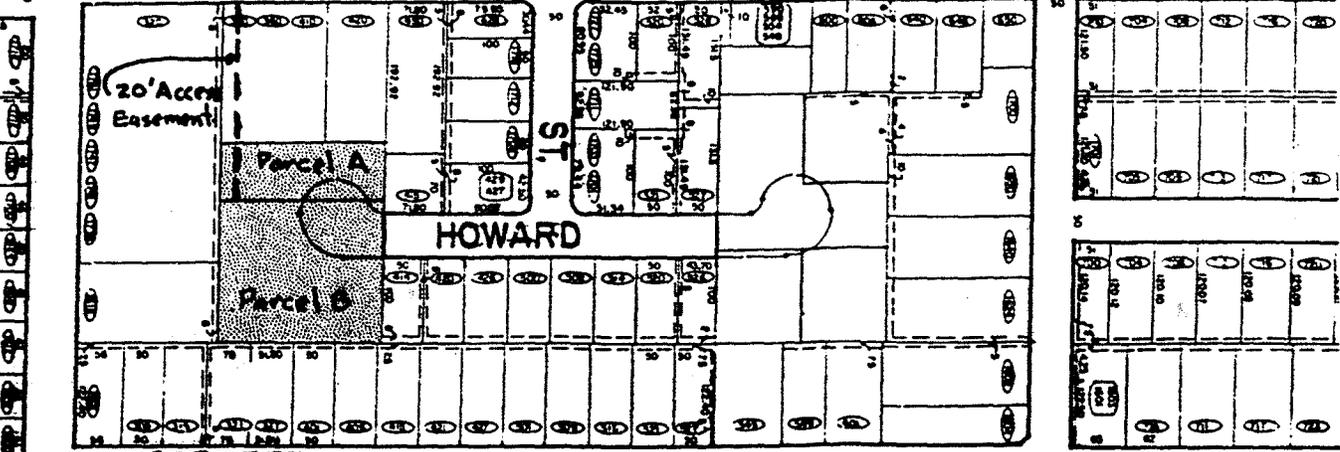


17 ON

MILLS AVE.



LOMA DRIVE



June 11, 1986
RECEIVED

1986 JUN 11 PM 3:36

ALICE M. REIMCHE
CITY CLERK
CITY OF LOS ANGELES

Dear City Council,

We would like to get on your agenda to discuss a proposed culdesac change.

At present, the proposed culdesac on Howard Street is offset to the west largely cutting into our lot. We would like to propose changing the culdesac to center of Howard Street using the same radius. This would make an even effect.

Thank you for your time.

Sincerely, Loren Perry

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

July 29, 1986

Mr. Loren Perry
1225 E. Acampo Road
Acampo, CA 95220

Dear Loren:

RE: Amend Howard Street Specific Plan

At its meeting of Monday, July 28, 1986 the Lodi City Planning Commission recommended to the City Council that your request to amend the Specific Plan of Howard Street by realigning the bulb turnaround between 350 and 360 North Loma Drive, in an area zoned R-2, Single-Family Residential be denied.

It was the Planning Commission determination that the existing plan best served both properties and provided a higher degree of equity in paying for the street improvements.

The Planning Commission's recommendation has been forwarded to the City Council for final hearing and determination. The City Clerk will inform you of the time and place of the Council's hearing.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: Duane M. Linstrom
City Clerk

July 28, 1986

To: Members of the Planning Commission for the City of Lodi
From: Duane M. Linstrom, Purchaser/Owner of 360 N. Loma Dr., Lodi
Subject: Proposed Cul de Sac for the North termination of Howard Street

It is my request that the proposed and previously accepted plan to intrude into the properties at 350 and 360 be maintained, as is, for these reasons:

1. When the original petition was circulated and areas determined in our community for garden apartments, Mr. Ray Welsh and I did not participate, as we regarded our homes for residences and not for investments.
2. When the City commenced issuing permits to build the multiple dwellings, they consulted with me to determine if I wanted to potentially run Howard St. through our lot, or would I afford Mr. Welsh access to 350 by a potential cul-de-sac? We opted to be "good neighbors" and to "live and let live".
3. Accordingly, I employed the services of Mr. Piazza, who came to the residence and made a careful survey and drawing. His design allowed for three lots, each of minimal legal sizes for R-1 Dwellings, for which the zoning on both pieces of property remains.
4. Because of the costs of the items of work necessary to make this improvement, it will be necessary for me to have the proceeds from selling the other two lots to pay for it. In that way, I can continue to live there. At my age, I could not qualify for sufficient improvent loans.
5. I would appreciate your consideration of both the aesthetics involved in the eventual improvement. As proposed, it will have a certain beauty to it, which will enhance the community. (There is a similar arrangement on Pacific Avenue, north of Lockeford Street). A plain "bulb" will cheapen the neighborhood, and be an eye sore.
6. A "bulb" will also enlarge the lot at 350, at the expense of our property, and make it more desirable for multiple units, negating our efforts, Mr. Welsh and myself, to afford a buffer for our friends and neighbors.
7. And finally, there is the real issue of economics. The proposed cul-de-sac was a part of public records, accessible to all potential purchasers of 350 North Loma Drive. There was considerable interest shown once the property was advertised as being available. Clearly that property was shown to be encumbered with at least twenty-percent of the cost of the improvement. That obligation was considered to be a part of the cost of the lot.

Respectfully submitted,

Duane M. Linstrom

Duane M. Linstrom
360 North Loma Drive
Lodi, CA 95240
(209 368 7550)

PROOF OF PUBLICA ON

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Aug. 9,

all in the year 19..... 86

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 9th day of Aug., 19..... 86

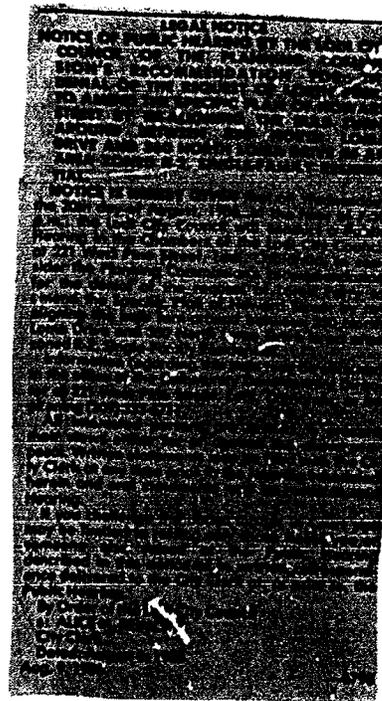
Susan Bailey
Signature

This space is for the County Clerk's Filing Stamp

RECORDED
1953 AUG 12 AM 11 05
ALICE M. REISNER
CITY CLERK
CITY OF LODI

Proof of Publication of

PUBLIC HEARING NOTICE
DENIAL OF THE REQUEST OF LOREN PERRY



DECLARATION OF MAILING

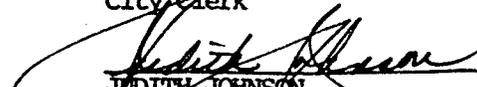
On August 7, 1986 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 7, 1986, at Lodi, California.


ALICE M. REIMCHE
City Clerk


JUDITH JOHNSON
Deputy City Clerk

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE PLANNING
COMMISSION'S RECOMMENDATION FOR THE DENIAL OF THE REQUEST OF
LOREN PERRY TO AMEND THE SPECIFIC PLAN OF HOWARD STREET BY
RE-ALIGNING THE BULB TURN-AROUND BETWEEN 350 NORTH LOMA DRIVE
AND 360 NORTH LOMA DRIVE IN AN AREA ZONED R-2,
SINGLE-FAMILY RESIDENTIAL

NOTICE IS HEREBY GIVEN that on Wednesday, the 20th day of August, 1986, at the hour of 7:30 p.m., the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the Planning Commission's recommendation for the denial of the request of Loren Perry to amend the Specific Plan of Howard Street by re-aligning the bulb turn-around between 350 North Loma Drive and 360 North Loma Drive in an area zoned R-2, Single-Family Residential.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711.

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.

If you challenge the above matter in Court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing.

By Order of the Lodi City Council

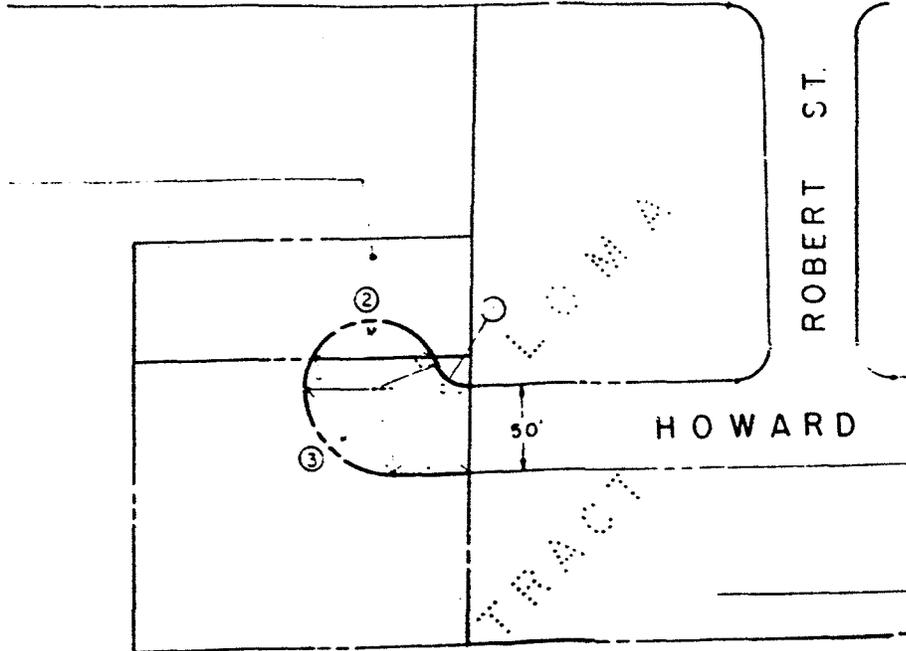

Alice M. Reinche
City Clerk

Dated: August 6, 1986

**AMENDMENT TO HOWARD
STREET SPECIFIC PLAN**

EXISTING

LOMA ST

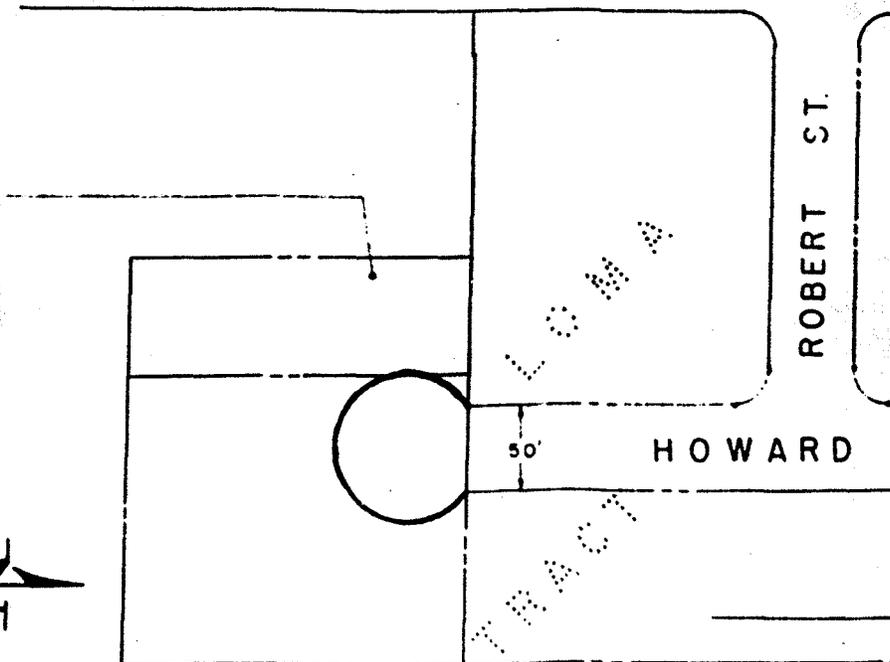


ROBERT ST.

HOWARD

PROPOSED

LOMA ST



ROBERT ST.

HOWARD



MAILING LIST FOR:

350³⁶⁰ N. Loma

FILE # 2-86-11

| fiche | grid | AP# | OWNERS NAME | MAILING ADDRESS | CITY, STATE | ZIP |
|-------|------|------------|--------------------------------------------|----------------------------|--------------|-------|
| 249 | D 11 | 035-172-28 | Robu Welsh Est. % Earl Welsh Exec. | Hwy 16 Box 5500 | Plymouth CA | 95669 |
| 014 | G 14 | 035-172-25 | Duane & G R Linstrom | 360 N Loma Dr | Lodi CA | 95240 |
| 243 | P 10 | 035-172-31 | Richard McFarland % Argus & Associates | 15495 Los Gatos #7 | Los Gatos CA | 95030 |
| 243 | P 10 | 035-172-30 | Thomas & Cathy Tucker | 1617 S Lower Sacramento Rd | Lodi CA | 95240 |
| 243 | D 10 | 035-172-29 | Group Ltd % Lockeford % Argus & Associates | 15495 Los Gatos #7 | Los Gatos CA | 95030 |
| 014 | I 14 | 035-172-33 | Leslie C & L C Fish | 1735 W Lockeford St | Lodi CA | 95240 |
| 014 | J 14 | 035-172-34 | Robert C & N F Ballard | 927 Daisy Ave | Lodi CA | 95240 |
| 014 | B 14 | 035-172-26 | Harvey L & P K Rente | 9003 Casterbridge | Stockton CA | 95207 |
| 014 | B 16 | 035-177-12 | Elizabeth D Emery | 301 N Loma Dr | Lodi CA | 95240 |
| 014 | B 16 | 035-177-11 | James J & Joy W Lynch | 315 N Loma Dr | Lodi CA | 95240 |
| 015 | N 1 | 035-240-1 | Frank J & E R Callahan | 1718 W Lockeford St | Lodi CA | 95240 |
| 015 | N 1 | 035-240-2 | Kenneth C. Weiswig | 246 N Loma Dr | Lodi CA | 95240 |
| 015 | D 1 | 035-240-5 | Daniel C & D Bolanos | 1712 W Lockeford St | Lodi CA | 95240 |
| 015 | P 1 | 035-240-7 | Sanhago Jr & A Sanchez | 1704 W Lockeford St | Lodi CA | 95240 |
| 015 | B 2 | 035-240-9 | M G Willis & G G Pylon | 1700 W Lockeford St | Lodi CA | 95240 |
| 015 | B 2 | 035-240-11 | Melvin B & E Ave | 1624 W Lockeford St | Lodi CA | 95240 |
| 015 | C 2 | 035-240-13 | Judith Kosaka | 1618 W Lockeford St | Lodi CA | 95240 |
| 015 | D 2 | 035-240-15 | Gustav & N Mikon Wk Est. | 1612 W Lockeford St | Lodi CA | 95240 |
| 015 | D 2 | 035-240-17 | Edward N Rebholz | 545 E Walnut | Lodi CA | 95240 |
| 015 | E 2 | 035-240-19 | Gus & Penelope Tramontano | 1600 W Lockeford St | Lodi CA | 95240 |
| 015 | F 2 | 035-240-21 | James E & Pamela Mason | 1528 W Lockeford St | Lodi CA | 95240 |
| 014 | M A | 035-230-08 | Richard E McLaughlin | 107 S Avena | Lodi CA | 95240 |
| 014 | M B | 035-230-01 | Curtis L & S A Busby | 527 Westwood Ave | Lodi CA | 95240 |
| 014 | N 18 | 035-230-02 | Robert D Gardner | 12 N Cambridge Ave | Lodi CA | 95240 |
| 014 | N 18 | 035-230-03 | Walker I & L D Lamb | 515 Westwood Ave | Lodi CA | 95240 |
| 014 | N 18 | 035-230-04 | Leda & Inez White | 509 N Westwood Ave | Lodi CA | 95240 |
| 014 | N 18 | 035-230-05 | Ivan M & M J Hayes | PO Box 707 | Lodi CA | 95241 |
| 014 | N 18 | 035-230-06 | Esther K Aldinger | 427 Westwood Ave | Lodi CA | 95240 |
| 014 | N 18 | 035-230-07 | Erwin & Alvin Ulrich | 421 N. Westwood Ave. | Lodi CA | 95240 |
| 015 | B 1 | 035-230-08 | Lloyd T & L M Sherman | 415 Westwood Ave | Lodi CA | 95240 |
| 015 | B 1 | 035-230-09 | Emanuel & Irene Kirschenmann | 409 N. Westwood Ave. | Lodi CA | 95240 |
| 015 | B 1 | 035-230-10 | Jesus & E Garcia | 401 Westwood Ave. | Lodi CA | 95240 |
| 015 | C 1 | 035-230-11 | Manuel & Trinidad Barriza | 327 Westwood Ave | Lodi CA | 95240 |
| 015 | C 1 | 035-230-12 | Rosellen Maestrett | 11619 Play Station | Herald CA | 95038 |
| 015 | C 1 | 035-230-13 | John & Frankie Neley | 315 Westwood Ave | Lodi CA | 95240 |
| 015 | D 1 | 035-230-14 | Craig M & J Dillingham | 309 Westwood Ave | Lodi CA | 95240 |
| 015 | D 1 | 035-230-15 | John W Welch | 1149 N Eldorado # E | Stockton CA | 95202 |
| 015 | H 1 | 035-230-20 | Elsie C. Loebos | 514 N Westwood Ave | Lodi CA | 95240 |
| 015 | H 1 | 035-230-26 | John & N Taddei | 1433 Graffigna St | Lodi CA | 95240 |

(Page 2 of 2) 8 290 *Shirley M. Caldwell*

MAILING LIST FOR: **360 N Loma** FILE # **2-86-11**

| File # | AP# | OWNERS NAME | MAILING ADDRESS | CITY, STATE | ZIP |
|--------|------------|-----------------------------------|------------------------------|---------------------|-------|
| 015 | 035-230-25 | WM F & FRIMA M FERREIRA | 500 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-24 | M & P PRESZLER | 832 VIRGINIA AVE | LODI, CA | 95240 |
| 015 | 035-230-23 | V J & M AMERUSO | 470 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-22 | LAWRENCE & SL BRADSKY | 414 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-21 | VARYL & LAURIE BREVID | 408 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-20 | DANIEL D BENNETT | 400 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-19 | ELDON S & K HELGANDOLLAR | 338 N WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-18 | WILLIAM B & IV FRAYER | 338 N WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-17 | OWA D ASHLOCK | 310 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-16 | SARA H SCHEIDEMAN | 300 WESTWOOD AVE | LODI, CA | 95240 |
| 015 | 035-230-36 | LEWIS RICHARD R WILSUM | 421 N CROSS ST | LODI, CA | 95240 |
| 015 | 035-230-37 | JANIS & W SEPT STREMAN | 2561 DUDLEY DR | RESCUE, CA | 95272 |
| 015 | 035-230-38 | ISIDORE & P SCHERF | 409 N CROSS ST | LODI, CA | 95240 |
| 015 | 035-230-39 | JACQUELYN GLASSER | 401 N CROSS ST | LODI, CA | 95240 |
| 015 | 035-230-40 | JOHN W & W A BURNET | 327 CROSS ST | LODI, CA | 95240 |
| 015 | 035-230-41 | BARBARA FISCHER | 321 CROSS ST | LODI, CA | 95240 |
| 014 | 035-180-10 | SHIRLEY F RUBINO | 521 N HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-11 | LOURETTE REYNOLDS | 500 HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-12 | " | " | " | " |
| 014 | 035-180-13 | CHARLES F & K M DRIVER | 424 HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-14 | GERALD & D REICH | 420 HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-15 | MAULAN L BAKER | 414 HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-16 | EMANUEL & H SIEMERT | 415 HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-17 | DALE C & DORIS PRONASKA | 610 TULAR RD | LODI, CA | 95240 |
| 014 | 035-180-18 | IDA HARRIS | 1706 ROBERT ST | LODI, CA | 95240 |
| 014 | 035-180-19 | STANFORD & G JONES | 1712 ROBERT ST | LODI, CA | 95240 |
| 014 | 035-180-20 | PAUL T & MARY H TOMAH | 1718 ROBERTS ST | LODI, CA | 95240 |
| 014 | 035-180-21 | MICHAEL & TONI TABOADA | 428 N LOMA DR | LODI, CA | 95240 |
| 014 | 035-180-22 | DANIEL R THAYRES | 424 N LOMA DR | LODI, CA | 95240 |
| 014 | 035-180-23 | JOE A SILVEIRA | 20042 N RAY RD | LODI, CA | 95240 |
| 014 | 035-180-04 | RASSIE E NORMAN | 1711 ROBERT ST | LODI, CA | 95240 |
| 014 | 035-180-06 | ALBERT & S RUBINO | 521 HOWARD ST | LODI, CA | 95240 |
| 014 | 035-180-08 | WILLIAM E & EVA GRAFFIGNA | 1413 MARIPOSA WBY | LODI, CA | 95240 |
| 014 | 035-070-33 | HAROLD L SCHUBERT | 1800 6th COLLETTE | LODI, CA | 95240 |
| 014 | 035-070-12 | J & D ALBERTO | 15679 N HWY 88 | LODI, CA | 95240 |
| 014 | 035-070-11 | RUBEN & ALDENA FROST | 1800 ROBERT ST | LODI, CA | 95240 |
| | | EAREN PERRY | 1235 F AUMPA | LODI, CA | 95240 |
| | | CHARL LANSFORD | 550 N LOMA DR | LODI, CA | 95240 |

To: Members of the City Council of the City of Lodi 8/19/86
From: Duane M. Linstrom, Purchaser/Owner of 360 No. Loma Drive, Lodi
Subject: Proposed Cul de Sac for termination of Howard Street

Although Mr. Loren Perry has told me that he will no longer press the issue of re-aligning the Subject potential project to becoming a Bulb Turn-Around, to be situated completely on the property of 360 North Loma Drive, because your mailed Letter to me includes the statement that only those issues raised at the Public Hearing may be considered in Court, should that be necessary, I would like for you to consider these same seven reasons that the City of Lodi Planning Commission deemed reasonable:

1. When the original petition to re-zone part of our community for garden apartments, Mr. Ray Welsh and I did not participate, as we were purchasing our homes for residences, and not as investments.
2. When the City commenced issuing permits to build the multiple dwellings, they consulted with me to determine if I wanted to potentially run Howard St. through our lot, or would I afford Mr. Welsh access to 350 by a potential Cul de sac?
3. Accordingly, I employed the services of Mr. Piazza, who came to our residence and made a careful survey and drawing. His design allowed for three lots, each of minimal legal size for R-1 Dwellings, for which the zoning on both pieces of property were.
4. Because of the costs of the items of work necessary to make this improvement, it will be necessary for me to have the proceeds from selling two lots to pay for it. In that way, I can continue to live there. At my age, I could not qualify for any improvement loans.
5. I would also appreciate your consideration of both of the aesthetics involved in the eventual improvement. As proposed, it will have a certain beauty to it, which will enhance those people living around it. (There is a similar arrangement on Pacific Avenue, North of Lockeford Street). A plain "Bulb" will cheapen the neighborhood.
6. A "Bulb" will also enlarge the lot at 350, at the expense of our property and make it more desirable to place multiple units, negating our efforts, Mr. Welsh and myself, to afford a buffer for our friends and neighbors.
7. And finally, there is the real issue of economics. The proposed cul-de-sac was a part of public records, accessible to all potential purchasers of 350 North Loma Drive. There was considerable interest shown, once the property was advertised as being available. Clearly that property was shown to be encumbered with at least twenty-percent of the cost of the improvement. That obligation was considered to be a part of the cost of that lot.

Respectfully submitted,

Duane Linstrom

Duane M. Linstrom, 360 North Loma Drive, Lodi, CA 95240 (209 368 7550)

cc: File (2)

To: Members of the City Council of the City of Lodi

8/19/86

From: Duane M. Linstrom, Purchaser/Owner of 360 No. Loma Drive, Lodi

Subject: Proposed Cul de Sac for termination of Howard Street

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4. Because of the costs of the items of work necessary to make this improvement, it will be necessary for me to have the proceeds from selling two lots to pay for it. In that way, I can continue to live there. At my age, I could not qualify for any improvement loans.
5. I would also appreciate your consideration of both of the aesthetics involved in the eventual improvement. As proposed, it will have a certain beauty to it, which will enhance those people living around it. (There is a similar arrangement on Pacific Avenue, North of Lockeford Street). A plain "Bulb" will cheapen the neighborhood.
6. A "Bulb" will also enlarge the lot at 350, at the expense of our property and make it more desirable to place multiple units, negating our efforts, Mr. Welsh and myself, to afford a buffer for our friends and neighbors.
7. And finally, there is the real issue of economics. The proposed cul-de-sac was a part of public records, accessible to all potential purchasers of 350 North Loma Drive. There was considerable interest shown, once the property was advertised as being available. Clearly that property was shown to be encumbered with at least twenty-percent of the cost of the improvement. That obligation was considered to be a part of the cost of that lot.

Respectfully submitted,

Duane Linstrom

Duane M. Linstrom, 360 North Loma Drive, Lodi, CA 95240 (209 368 7550)

cc: File (2)

From: Duane M. Linstrom
360 North Loma Drive
Lodi, CA 95240

Members of the Lodi City Council

* Alice M. Reimche
City Clerk

CITY COUNCIL

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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

August 25, 1986

Mr. Loren Perry
1225 East Acampo Road
Acampo, CA 95220

Dear Mr. Perry:

This letter will confirm the action taken by the Lodi City Council at its Regular Meeting of August 20, 1986 whereby, following a Public Hearing on the matter, Council denied your request to amend the Specific Plan of Howard Street by re-aligning the bulb turn-around between 350 North Loma Drive and 360 North Loma Drive in an area zoned R-2, Single-Family Residential.

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

Very truly yours,

ALICE M. REIMCHE
City Clerk

cc: James B. Schroeder
Community Development Director
City of Lodi