

CITY COUNCIL MEETING  
AUGUST 20, 1986

25

AMENDED BALLOT  
LANGUAGE REQUESTED  
FOR PARKVIEW TERRACE  
MEASURE

RES. NO. 86-130

Council Member Snider asked to abstain from discussion and voting on the following matter because of a possible conflict of interest.

CC-18

City Clerk Reimche reported to the Council that a request had been received from Mr. Charles A. Wentland asking to change certain verbiage in the measure appearing on the November 4, 1986 ballot regarding Parkview Terrace. Mr. Wentland asked that any reference to "senior citizens project" be changed to "adult community project"

Following discussion, on motion of Mayor Pro Tempore Olson, Hinchman second, Council adopted Resolution No. 86-130 amending ballot language regarding the Parkview Terrace Measure on the November 4, 1986 Consolidated General

Election Ballot thereby amending any reference of "senior citizens project" to "adult community project".

The motion carried by the following vote:

Ayes:	Council Members - Hinchman, Olson, and Reid (Mayor)
Noes:	Council Members - None
Absent:	Council Members - Pinkerton
Abstain:	Council Members - Snider

## COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	DATE	NO.
FROM: THE CITY MANAGER'S OFFICE	AUGUST 20, 1986	K 3
SUBJECT: REQUEST FOR AMENDED BALLOT LANGUAGE REGARDING PARKVIEW TERRACE MEASURE		

Council will recall that at its meeting of July 2, 1986 Council adopted Resolution 86-101 - Resolution Authorizing the Placing of Various Measures Pertaining to Ordinance No. 1237 Adopted by a Vote of the People on August 25, 1981 on the November 4, 1986 General Election Ballot (six measures). The Measure pertaining to Parkview Terrace reads as follows:

"Shall the Land Use Element of the Lodi General Plan be amended to include Parkview Terrace, a 20.88 acre senior citizens project containing approximately 155 units for senior citizens, a clubhouse, tennis courts, a swimming pool and spa located on the northeast corner of Lower Sacramento Road and West Lodi Avenue?"

We have received a letter from Charles A. Wentland requesting that any reference to "Senior Citizens Project" in the ballot language be amended to "Adult Community Project". See Exhibit "A" attached.

RECOMMENDED ACTION: That Council adopt Resolution No. (see Exhibit "B" attached) amending Resolution No. 86-101 thereby amending the ballot language on the Parkview Terrace Measure, by changing any reference to "Senior Citizens Project" to "Adult Community Project".

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

EXHIBIT A

**C.A. WENTLAND**

119 South Avena  
Lodi, California 95240  
Home: (209) 334-0625

RECEIVED

521 South Main Lane, Suite A  
Lodi, California 95240  
Business (209) 333-1900  
1986 AUG 10 10 07 AM '86

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

August 8, 1986

Ms. Alice Reimche  
City of Lodi  
Call Box 3006  
Lodi CA 95241-1910

Dear Ms. Reimche:

This letter is to serve as a formal request to change certain verbiage in the measure regarding Park View Terrace which will appear on the City of Lodi November 4, 1986 Ballot.

We would ask that any reference towards Senior Community Project be amended to read Adult Community Project.

*Charles A. Wentland*  
Charles A. Wentland

CAW:hm

RESOLUTION NO. 86-130

RESOLUTION AMENDING RESOLUTION NO. 86-101  
AMENDING BALLOT LANGUAGE ON PARKVIEW TERRACE MEASURE  
APPEARING ON THE NOVEMBER 4, 1986 BALLOT

RESOLVED, that the City Council of the City of Lodi does hereby amend Resolution No. 86-101 as it pertains to item 5 appearing on Exhibit "A" of the subject Resolution to read in full as follows:

Shall the Land Use Element of the Lodi General Plan be amended to include Parkview Terrace, a 20.88 acre adult community project containing approximately 155 adult community units, a clubhouse, tennis courts, a swimming pool and spa located on the northeast corner of Lower Sacramento Road and West Lodi Avenue?

Dated: August 20, 1986

I hereby certify that Resolution No. 86-130 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 20, 1986 by the following vote:

Ayes: Council Members - Hinchman, Olson, and Reid (Mayor)

Noes: Council Members - None

Absent: Council Members - Pinkerton

Abstain: Council Members - Snider

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

Exhibit "A"

RESOLUTION 86-101

RESOLUTION AUTHORIZING THE PLACING OF VARIOUS  
MEASURES PERTAINING TO ORDINANCE NO. 1237 ADOPTED  
BY A VOTE OF THE PEOPLE ON AUGUST 25, 1981 ON THE  
NOVEMBER 4, 1986 GENERAL ELECTION BALLOT

WHEREAS, the electorate on August 25, 1981 adopted Measure "A",  
the Green Belt Initiative (Ordinance No. 1237); and

WHEREAS, said initiative removed certain areas from the Land Use  
Element of the Lodi General Plan; and

WHEREAS, those areas so removed can only be added to the Land Use  
Element, either in whole or in part, by subsequent vote of the  
electorate.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City  
of Lodi does hereby order, that pursuant to Ordinance No. 1237 entitled  
"An Ordinance Amending the Land Use Element of the City General Plan as  
adopted October 5, 1955 Removing from the Land Use Element Any Area Not  
Within the Corporate Limits of the City on the Date of the Adoption of  
the Ordinance and Will Require a Vote of the People to Again Include  
This Area in the Land Use Element" the measure listed on Exhibit "A"  
attached hereto and thereby made a part hereto will appear on the  
November 4, 1986 ballot for the purpose of allowing the voters of the  
City of Lodi to voice their opinions on the subject proposed amendments  
to the City's Land Use Element of the General Plan.

Dated: July 2, 1986

I hereby certify that Resolution No. 86-101 was passed  
and adopted by the City Council of the City of Lodi in  
a Regular Meeting held July 2, 1986 by the following vote:

Ayes: Council Members - Hinchman, Olson, Pinkerton,  
Snider, and Reid (Mayor)

Noes: Council Members - None

Absent: Council Members - None

  
ALICE M. REIMCHE  
City Clerk

EXHIBIT "A"

MEASURES APPEARING ON NOVEMBER 4, 1986  
GENERAL MUNICIPAL ELECTION

1. Shall the Land Use Element of the Lodi General Plan be amended to include the Batch property, a 100 acre parcel bounded by Lodi Park West Subdivision on the North; Lower Sacramento Road on the East; and the Woodbridge Irrigation District Canal on the south and west?
2. Shall the Land Use Element of the Lodi General Plan be amended to include Taves Park, a 23.6 acre project containing commercial, office-institutional and residential uses at the southeast corner of Lower Sacramento Road and West Kettleman Lane (State Route 12)?
3. Shall the Land Use Element of the Lodi General Plan be amended to include Johnson Ranch II, a 30.6 acre project containing 145 single-family lots, located south of the Johnson Tandy Ranch developments and west of South Cherokee Lane?
4. Shall the Land Use Element of the Lodi General Plan be amended to include the Towne Ranch, a 78.3 acre project containing 248 single-family lots and four sites containing a total of 499 multiple units on 27.7 acres, bounded by West Turner Road on the north, Lower Sacramento Road on the east, Park West Subdivision on the south and the W.I.D. Canal on the west?
5. Shall the Land Use Element of the Lodi General Plan be amended to include Parkview Terrace, a 20.88 acre senior citizens project containing approximately 155 units for senior citizens, a clubhouse, tennis courts, a swimming pool and spa located on the northeast corner of Lower Sacramento Road and West Lodi Avenue?
6. Shall the Land Use Element of the Lodi General Plan be amended to include the Maggio Industrial Park, a proposed 37.6 acre, 16-lot development bounded by Salas Park on the north; South Stockton Street on the East; Harney Lane on the south and the Southern Pacific Railroad right-of-way on the west?

APPROVED AS TO FORM:



RONALD M. STEIN  
City Attorney

PARKVIEW TERRACE

IMPARTIAL ANALYSIS

Measure A was passed through the initiative process by the citizens of the City of Lodi on August 25, 1981. Pursuant to said initiative ordinance, any land which was not within the incorporated city limits of the City of Lodi but was in the City's General Plan at the time of the adoption of the ordinance, was no longer in the City's General Plan. Measure A provided further that in order for any lands to be brought back into the City's General Plan, there would have to be an affirmative vote of a majority of the City voting in an election.

Parkview Terrace, which is more commonly known as the Mills property, was within the City of Lodi's General Plan prior to the passage of Measure A. Parkview Terrace is bounded by St. Peter's Lutheran Church and Henry A. Graves, Jr. Park on the north, Lodi Avenue Baptist Church on the east; West Lodi Avenue on the south and Lower Sacramento Road on the west. The subject property has already received environmental clearance. Parkview Terrace, which is 20.88 acres in size, has been rezoned to a Planned Development District to accommodate 155 cluster homes at a density of 7.4 units per acre. The adult community project includes a clubhouse, pool, spa, and tennis courts for use of its residents. The development plan for the project has been approved by the Planning Commission.

If the electorate approves the amendment to the General Plan, then the proposal will be submitted to the Local Agency Formation Commission and the

Parkview Terrace

2.

City Council for approval of the annexation. In the annexation approval, the City Council will make findings that the utilities are available and that there is a proper buffer area to protect the abutting agricultural land on the west side of the proposed parcel. If the proposal is denied by the vote of the people, the City Council and Planning Commission approvals of the rezoning and Tentative Subdivision Map will be null and void.

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