

CITY COUNCIL MEETING
OCTOBER 14, 1987

5

PUBLIC HEARINGS

APARTMENT
MORATORIUM
(EASTSIDE STUDY
AREA)

CC-53(a)
CC-149

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Olson called for the Public Hearing to consider the Planning Commissions recommendation:

- 1) that the boundaries of the Apartment Moratorium Area (Eastside Study Area) be expanded to include 309 North Stockton Street and 115 and 121 East Lockeford Street (i.e. APN 041.230-33, 34 and 35)
- 2) that the City Council certify the Final Environmental Impact Report of the Apartment Moratorium Area (Eastside Study Area) as adequate
- 3) that the Land Use Element of the General Plan be amended to designate the apartment Moratorium Area (Eastside Study Area) for Low Density Single-Family with certain exceptions

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

Addressing the Council regarding section (1) of the Public Hearing as set forth above was:

- A) Mr. Robert Riggle, 712 North Cross Street, Lodi. Mr. Riggle asked that the boundaries of the Apartment Moratorium Area (Eastside Study area) be expanded to include the 300 block of North Stockton Street.

There being no other persons wishing to address the Council on Section (1), the public portion of this segment of the hearing was closed.

There were no persons in the audience wishing to give testimony on section (2), as set forth above, of the public hearing. The public portion of this segment of the hearing was closed.

The following persons addressed the Council regarding section (3) of the public hearing as outlined above:

- A) Mr. Frank Goodell, 8 North Rose Street, Lodi
- B) Ms. Maria Elena Serna, 801 West Elm Street, Lodi
- C) Mr. Frank Moehring, 315 East Locust Street, Lodi
- D) Ms. Carolyn Relei, 327 Poplar Street, Lodi
- E) Mr. Oscar Hess, 838 Virginia Avenue, Lodi
- F) Mr. John May, 437 Eden Street, Lodi

There being no other persons wishing to address the Council regarding the matter, the public portion of the hearing was closed.

On motion of Council Member Pinkerton, Reid second, Council requested that the request of Mr. Robert Riggle, 712 Cross Street, Lodi, to expand the boundaries of the Apartment Moratorium Area (Eastside Study Area) to include the 300 block of North Stockton Street, Lodi, be placed on the agenda for the Regular Meeting of October 21, 1987. The City Clerk was directed to give appropriate notification of this matter to property owners in the subject area.

On motion of Council Member Reid, Hinchman second, Council determined that the boundaries of the Apartment Moratorium Area (Eastside Study Area) be expanded to include 309 North

Stockton Street and 115 and 121 East Lockeford Street (i.e. APN 041-230-33, 34, and 35). The motion carried by unanimous vote.

On motion of Mayor Pro Tempore Snider, Hinchman second, Council certified the Final Environmental Impact Report of the Apartment Moratorium Area (Eastside Study Area) as adequate and established the following findings:

FINDINGS OF APPROVAL FOR EAST SIDE PLAN ALTERNATIVES
ENVIRONMENTAL IMPACT REPORT, OPTION 2: MORATORIUM ZONING
ALTERNATIVE- EIR 87-1

A. 1) ENVIRONMENTAL IMPACT

Rezoning the study area to R-1 will conflict with the adopted housing policies promoting the construction of a variety of housing in the East Side Neighborhood (Table 3-1, p. 3).

Finding

The adopted housing policies have tended to promote the conversion of single-family homes to multi-family units at an average rate of 6.5 to 1. Rezoning to R-1 would halt any more conversions in the area.

Overriding Considerations

The continuance of the adopted housing policies will strain current infrastructure in the area in question. Additional high-density development will further result in increased traffic, circulation, and parking problems, and the increased demand for public services and facilities. A variety of housing can be constructed elsewhere in Lodi, especially in areas that are better suited for it (in terms of infrastructure capacity).

2) ENVIRONMENTAL IMPACT

The moratorium zoning alternative conflicts with the adopted housing policies dealing with the San Joaquin Council of Governments Fair Share Housing Allocation Plan since no new additions to the housing stock in the East Side Area would occur. (Table 3-1, p.4)

Finding

Conversions in the study have tended to be of low-quality that have barely met the standards for adequacy. Adequate housing can be constructed elsewhere in Lodi that will meet the requirements of the Fair Share Housing Allocation Plan.

3) ENVIRONMENTAL IMPACT

Rezoning the study area to R-1 will preserve the low-density character of the East Side Neighborhood. (Table 3-1, p. 14)

Finding

This is a beneficial impact. By eliminating any further conversions to higher densities, the rezoning would halt any further loss of single-family homes and slow the shift in neighborhood demographics.

B. ALTERNATIVES TO OPTION 2

The EIR discusses three alternatives to Option 2. The findings on each are as follows:

Alternative 1 (Option 1: Pre-moratorium Zoning Alternative)

This alternative would allow the zoning prior to implementation of the moratorium to continue (p. 2-5)

Finding

This alternative would allow for the eventual conversion of 2,643 single-family homes to 17,180 multi-family units and creates additional problems with illegal parking and the resultant inadequacy of the existing infrastructure. \$17.9 million in capital improvements to the City's water sewerage and drainage systems would be required to serve the full build-out of this area under the prior zoning. Demographic shifts to a younger and more transient population would further change the character of the neighborhood.

Alternative 2 (Option 3: Multi-plex Alternative)

All zoning under this alternative would be reduced to single-family (R-1), duplex (R-2), triplex (R-3), or fourplex (R-4) except in commercial or industrial designations. (p. 2-6)

Finding

This alternative would have a slower conversion rate than Alternative 1 (10,572 compared to 17,180 multi-family units). Full buildout under this alternative would require \$15 million in capital improvements. The low-density character and the demographic make-up of the East Side will continue to change although at a much slower rate.

Alternative 3 (Option 4: Concentrated Multi-family Zoning Alternative)

This alternative would only allow single-family conversions in three target areas while the rest of the study area is redired to R-1. (p. 2-6)

Finding

Full buildout under this alternative would result in the conversion of 341 single-family homes to 2,217 multi-family units. Capital improvements to the area infrastructure would cost \$6.2 million. All the other problems associated with apartment construction (i.e. parking, demographic change, loss of low-density character, etc.) would still occur in the target areas and areas immediately adjacent to it.

C. GROWTH-INDUCING IMPACT

The moratorium zoning alternative would not have a growth-inducing impact in the study area but would create such pressure outside the study area.

Finding

The study area is the area originally determined to suffer the most from continued high-density development. High density development outside the area is considered more desirable since their impacts are spread out over a wider area and because these areas are typically better equipped to handle the increased capacity caused by higher densities.

A lengthy discussion followed with Council responding as follows to a number of questions posed by the City Attorney. Based on these responses the City Attorney was directed to prepare a draft ordinance for Council consideration at the next regular Council Meeting.

On motion of Council Member Hinchman, Pinkerton second, Council indicated it wished to exclude apartment conversions from C-1, C-2, C-M and R-C-P zones.

A motion by Council Member Reid, Hinchman second, to provide in the ordinance the ability in C-2 and C-M zones to have living units on the second floor and above, failed to pass.

On motion of Council Member Pinkerton, Hinchman second, Council determined that the Ordinance should include rezoning the residential areas to single family with the exception that the existing multi-family uses can be built back up to what they have as of today with a use permit.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE:

NO.

FROM: THE CITY MANAGER'S OFFICE

October 14, 1987

SUBJECT:

TO CONSIDER THE PLANNING COMMISSIONS RECOMMENDATION FOR THE BOUNDARIES OF THE APARTMENT MORATORIUM AREA (EASTSIDE STUDY AREA)

INDICATED ACTION

At its meeting of Monday, September 28, 1987, the Planning Commission recommended the following actions to the City Council:

1. Recommended that the boundaries of the Apartment Moratorium Area (Eastside Study Area) be expanded to include 309 North Stockton Street and 115 and 121 East Lockeford Street, Lodi (i.e. APN 041-230-33, 34 and 35).
2. Recommended that the City Council certify the Final Environmental Impact Report of the Apartment Moratorium Area (Eastside Study Area) as adequate.
3. Recommended that the Land Use Element of the General Plan be amended to designate the Apartment Moratorium Area (Eastside Study Area) for Low Density Single-Family with certain exceptions.

BACKGROUND INFORMATION

309 North Stockton Street contains two single-family dwellings and 115 and 121 East Lockeford Street are the sites for apartment houses. All three parcels are zoned M-1, Light Industrial which makes it difficult to acquire mortgages in the event of a sale. The Planning Commission felt it was better to include these parcels in the Eastside Study Area rather than to rezone them to R-HD or R-MD.

The exceptions recommended by the Planning Commission are (1) to leave all commercial zones in the study area commercial, and (2) make all existing multiple-family uses conforming under the rezoning ordinance so that they could be rebuilt if a disaster should occur.



James B. Schroeder
Community Development Director

RECEIVED

1987 OCT -6 PM 1:02

LODI CITY COUNCIL
221 W. Pine Street
Lodi, CA 95240

ALICE H. REIMCHE
CITY CLERK
CITY OF LODI

Mr. Mayor, Members of the City Council:

Regarding the Eastside zoning question, I am generally in agreement with the Planning Commission's views. I do, however, have some reservation. I sincerely feel that ^{it} is not right to adopt one rule to cover all circumstances. I feel there are conditions that need to be dealt with in a more practical and fair manner.

For example, my mother's home which is situated on a lot 190' x 53'. Her home is facing Forrest Avenue and takes up approximately 90' x 53', leaving an empty back lot 100' x 53' facing the alley between Forrest Avenue and Daisy Street. ^{More and} $\frac{1}{2}$ block _A this home would be outside the planning area in question. Before the moratorium, the city would have permitted 3 apartments to be constructed on this lot. Now, based on the Planning Commission's recommendation, there will be no construction of any type on this property even though there are homes facing the alley including one built some ³ $\frac{1}{2}$ years ago. There is also located on the alley two commercial businesses that have been there for years.

I sincerely feel that circumstances such as this should be given some consideration. I feel that this property and properties like it should be given permission to construct ^{at least} _A a single family residence (low cost housing) facing the alley, or if one of the commercial businesses have a need, that said business could make some use of the empty lot. My father planted a garden, but when he passed away this was no longer possible. The area has become a controlled weed patch.

If in my opinion you totally agree with the Planning Commission, it means that the value of the property is greatly reduced. The homestead is quite old, and it might not be wise to remodel or spend a great deal of money on a home in an old neighborhood. I cannot see someone purchasing this property, removing the old home and building a new structure of any consequence in this area. I agree that there are several areas on the Eastside that were poorly planned but, I cannot believe that the intent of the Planning Commission was to create a hardship in certain circumstances such as this. The intent, as I understand, is to cut back on apartment construction, and as I said, I generally agree with this. However, there are circumstances for which there should be some alternative that is more palatable.

Hopefully, you will give situations, such as this some serious consideration, or look for a better solution before closing down on all possible uses of areas that might be used to an advantage.

Sincerely,

Earl Desjardets

2356 Rockingham Ln.

Port. Cal. 95240- (369-5669)

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

DATE:

October 14, 1987

NO.

SUBJECT:

PUBLIC HEARING TO CONSIDER VARIOUS RECOMMENDATIONS OF THE PLANNING COMMISSION PERTAINING TO THE APARTMENT MORATORIUM AREA (EASTSIDE STUDY AREA).

PREPARED BY: City Attorney

RECOMMENDED ACTION: The recommendation of the Planning Commission is:

(1) To down-zone the area to R-2 Single-Family Residence, with the exception of areas zoned C-1 Neighborhood Commercial District, C-2 General Commercial District, and R-C-P Residential-commercial-professional Office District.

(2) That existing residential uses above single-family can be replaced if destroyed if first, a use permit is obtained.

RECOMMENDED ACTION: It is the recommendation of staff that upon the conclusion of the public hearing, that the hearing be closed and that the public hearing be continued to the October 21, 1987 City Council regular meeting, so that the City Attorney can prepare the ordinance after the City Council has answered the following questions:

QUESTIONS OF THE CITY COUNCIL:

(1) Do we permit multiple family development in the C-1, C-2 and R-C-P zoning classifications in the East side area?

(2) Do we permit senior citizen housing in these areas? The staff firmly believes the City should not permit additional conversions to apartment houses, but should approve senior citizen housing projects.

(3) What is Council's direction on single-family homes surrounded on two to three sides with existing multiple-family structures? It is staff's recommendation that any action in this regard be held in abeyance until the General Plan is completed, in order to decide the future course of action.

Respectfully submitted,

RONALD M. STEIN
CITY ATTORNEY

CITY OF LODI
221 W. Pine Street
Lodi, California 95240

ADVERTISING INSTRUCTIONS

Subject: LEGAL NOTICE

Publish Dates: Saturday, October 3, 1987

Tear Sheets Wanted: Three

Affidavit and Bill to: ALICE M. REIMCHE, CITY CLERK

Date: 10/1/87

Ordered by: *Alice M. Reimche*
ALICE M. REIMCHE
CITY CLERK

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER
VARIOUS RECOMMENDATIONS OF THE PLANNING COMMISSION
PERTAINING TO THE APARTMENT MORATORIUM AREA
(EASTSIDE STUDY AREA)

NOTICE IS HEREBY GIVEN that on the 14th day of October, 1987, at the hour of 7:30 p.m. or as soon thereafter as the matter may be heard, 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 Commissions recommendations:

1. that the boundaries of the Apartment Moratorium Area (Eastside Study Area) be expanded to include 309 North Stockton Street and 115 and 121 East Lockeford Street (i.e. APN 041-230-33, 34 and 35).
2. that the City Council certify the Final Environmental Impact Report of the Apartment Moratorium Area (Eastside Study Area) as adequate.
3. that the Land Use Element of the General Plan be amended to designate the apartment Moratorium Area (Eastside Study Area) for Low Density Single-Family with certain exceptions.

Information regarding this item may be obtained in the office of the City Clerk 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.

If you challenge the subject 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, 221 West Pine Street, Lodi, at, or prior to, the public hearing.

Dated: September 30, 1987

By Order of the Lodi City Council


Alice M. Reimche
City Clerk

PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE LODI CITY COUNCIL
TO CONSIDER VARIOUS RECOMMENDATIONS OF THE
LODI PLANNING COMMISSION REGARDING THE APARTMENT
MORATORIUM AREA (EASTSIDE STUDY AREA)

The Lodi City Council will conduct a public hearing on Wednesday, October 14, 1987 at 7:30 p.m. in the Council Chambers, City Hall, 221 West Pine Street, Lodi, to consider the following recommendations of the Planning Commission regarding the Apartment Moratorium (Eastside Study Area):

1. that the boundaries of the Apartment Moratorium Area (Eastside Study Area) be expanded to include 309 North Stockton Street and 115 and 121 East Lockeford Street (i.e. APN 041-230-33, 34 and 35).
2. that the City Council certify the Final Environmental Impact Report of the Apartment Moratorium Area (Eastside Study Area) as adequate.
3. that the Land Use Element of the General Plan be amended to designate the apartment Moratorium Area (Eastside Study Area) for Low Density Single-Family with certain exceptions.

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

Dated: September 9, 1987

Alice M. Reimche
Alice M. Reimche
City Clerk

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

October 15, 1987

Dear Property Owner:

On November 6, 1985, the Lodi City Council enacted a temporary building moratorium banning multi-family construction in an area bounded by Turner Road on the north, State Route 99 on the east, Kettleman Lane/State Route 12 on the south and Crescent Avenue on the west. (see copy of map depicting the area attached)

The moratorium was enacted because the City had many requests for building permits to convert single-family residential units to multi-family units. This increase in apartment construction and occupancy led to several changes in the character of the subject area including:

- . increased traffic, circulation, and parking problems
- . increased demand for public services and facilities
- . shift in neighborhood demographics
- . loss of single-family residences
- . change in neighborhood aesthetic character, and
- . encouragement of additional conversions to multi-family housing

The moratorium's purpose was to give City staff the opportunity to analyze infrastructure capacity and to develop planning strategies for the Study Area that focus on solutions to both problems and potential future conversions.

October 15, 1987
Page 2

Following the in-depth study, review and recommendation from the Planning Commission, Council took the following actions at its October 14, 1987 meeting regarding this matter.

1. Expanded the Apartment Moratorium Area (Eastside Study Area) to include 309 North Stockton Street and 115 and 121 East Lockeford Street.
2. Certified the Final Environmental Impact Report of the Apartment Moratorium Area and establishing findings.

At the October 14, 1987, Council meeting, Mr. Robert Riggle, 712 Cross Street, Lodi, addressed the Council requesting that the boundaries of the Apartment Moratorium Area be expanded to include all of the 300 block of North Stockton Street.

THE LODI CITY COUNCIL WILL BE CONSIDERING THIS REQUEST AT ITS REGULAR MEETING OF OCTOBER 21, 1987. THE COUNCIL MEETING WILL COMMENCE AT 7:30 P.M. AND WILL BE HELD IN THE COUNCIL CHAMBERS AT 221 W. PINE STREET, LODI.

Should you have any questions regarding this matter, please feel free to contact my office, telephone 333-6702.

Very truly yours,

Alice M. Reimche
City Clerk

AMR:br

Attachment

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezon the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

Name

Address

Sandra Alderson

7155 E. Woodbridge Rd. ^{ACamp. 95220}

James Crandell

514 Louis Ave Lodi

Anthony Willis

5940 E. Fairlane Rd ACamp 95220

Rep Mayer

816 Greenwood Dr. Lodi

Judy LaRoe

343 Wood Dr. Lodi, Ca. 95242

Ludwig D. Branchi

909 S. Pleasant Av Lodi, Ca 95240

Paul R. Mayne

930 York St. Lodi, Ca. 95240

Raymond F. Ellersieck

1727 Kent Ave Lodi, CA 95242

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezone the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

<u>Name</u>	<u>Address</u>
Connie Hill	324 Mission St 362 0251
David S. Hill	324 Mission St
Nathan Shaw	308 Mission → 362 0251
Marie Hafner	301 Mission
Jim Montemayor	305 Concord St
J. Ann Shuman	321 Concord
Walter Shuman	321 Concord
Jane An Krenke	329 Mission
Joseph W. Knike	329 Mission
Otto Becker	333 Mission St
Lisa L. Napier	320 Mission
Gene E. Napier	320 Mission
Tracy Harrison	301 Concord

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezone the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

Name

Address

RANDAL P. AVELLAR

25324 N. Hwy 99 Acampo

Lorna Hemphill

1827 Scarborough Dr., Lodi

Sony Ehrlich

700 Eureka Lodi

Chris Hedrick

429 W. Pine Lodi

~~Mike~~

320 Louise Ave #2 Lodi

Howard W. Flawer

621 E. Park Lodi

RONNY ADDINGTON

700 ... ST

Tarry J. Schmecker

1647 TIMBERLINE CIR Lodi

Doug Bassford

781 Dochester Cir. Lodi

Matt Ferguson

420 WESTWOOD 2001 CA.

Carlene Jaught

12 So. Cerinth Lodi 94242

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezone the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

Name Address

Wesley D. Schimke 224 Charles St.

Henry Kummig 230 Charles St.

Ruth Abel 335 Charles St.

Mr & Mrs Ronald Evans 319 Charles St, Lodi

Blank lined area for additional signatures and addresses.

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezone the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

Name	Address
Frank Grenko	FRANK GRENKO 233 S. PLEASANT AVE.
Michael H. Weyand	MICHAEL H. WEYAND 229 S PLEASANT AVE
Jeanette M. Weyand	JEANNETTE M WEYAND 229 S. PLEASANT AVE
George C. Stephens	GEORGE C. STEPHENS 224 S PLEASANT AVE
Bernice Stephens	BERNICE STEPHENS 224 S PLEASANT AVE
Louis Combs	LOUIS COMBS 211-PLEASANT AVE
Anna Kirby	ANNA KIRBY - 308 W. WALNUT ST.
Frank Felko	FRANK FELKO 317 W. WALNUT
Anita Wittmeier	ANITA WITMEIER 309 W. WALNUT ST.
Jessie W. Graham	JESSIE W. GRAHAM 111 S. PLEASANT AVE
Carolyn A. De Moss	CAROLYN A DE MOSS 108 SO PLEASANT S
Rick Stabler	RICK STABLER 306 W. OAK ST. LODI
Blanche Rhea	BLANCHE RHEA 310 W. OAK ST. LODI
Mike Rhea	MIKE RHEA 310 W OAK ST LODI
Fazzolari	FAZZOLARI 312 W. OAK.
Faz Fazzolari	FAZZOLARI 312 W. OAK LODI
Jean M. Wiville	JEAN M WIVILLE 322 W. Oak St Lodi
Mary Dahl	MARY DAHL 319 W. Creek St Lodi Calif
Vincent Westphal	VINCENT J. WESTPHAL 311 W. CREEK ST. LODI CA.
Elizabeth Westphal	ELIZABETH A. WESTPHAL 311 W. CREEK ST LODI CA
Kelvin A. Beach	KELVIN A. BEACH 301 W WALNUT LODI
Laurie A. Beach	LAURIE A BEACH 301 W WALNUT LODI
MA Christolos	MA CHRISTOLOS 251 S PLEASANT AV.

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezone the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

Name	Address
Melvin Pauscher	224 Poplar St. Lodi
James E. Norton	1226 Liebig St Lodi
Ray Smecht	1245 Liebig St Lodi
Gene Kiedinger	1238 Liebig St. Lodi
Marilyn K. Huddleston	237 Mission, Lodi
Dale Huddleston	P.O. Box 237 Mission St. Lodi Ca 95240

September 15, 1987

We, the undersigned, do hereby petition the Lodi City Council and the Lodi Planning Commission to rezone the Eastside Lodi Study Area to Residential Single Family Dwellings, otherwise known as Option 2 of the Environmental Impact Report.

Name	Address
Carolyn C. Belci	327 Poplar Street
Lidia Anderson	310-2 Water St.
Fred Frost	304 Water St.
	417 EDEN ST. LODI
Steve Hawkins	321 Watson ST
William H. Oswald	945 So. Washington
Eva Hoffman	301 Mission
Erney Jewell	305 Mission St
Ketha Lumpy	304 Mission St + COURT
Imogene Gaudel	321 E. Mission St.
Odell Moxey	328 Mission St
Michael Beck	332 Mission
Jane Erickson	925 S. Central Ave
Paul Koch	925 S. Central Ave
Denise Kenney	332 Watson Lodi
Bonnie M. Grondall	336 Watson St. Lodi
Major N. Miller	323 E. Vine St Lodi,
Henry F. Babcock	318 E VINE ST. LODI
Maxel Grondall	336 Watson St. LODI
Dan L. Josie	339 Poplar St Lodi
Mike Moxey	343 Poplar LODI
Barbara U. Jensen	306 Poplar, Lodi
Ola Lay	308 Poplar # B, Lodi

DECLARATION OF MAILING

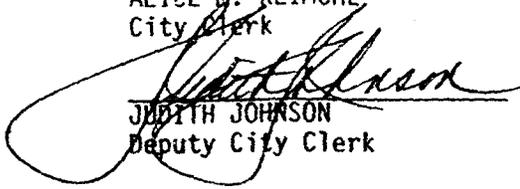
On October 1, 1987 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 October 1, 1987, 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 CITY OF LODI TO CONSIDER
VARIOUS RECOMMENDATIONS OF THE PLANNING COMMISSION
PERTAINING TO THE APARTMENT MORATORIUM AREA
(EASTSIDE STUDY AREA)

NOTICE IS HEREBY GIVEN that on the 14th day of October, 1987, at the hour of 7:30 p.m. or as soon thereafter as the matter may be heard, 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 Commissions recommendations:

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Information regarding this item may be obtained in the office of the City Clerk 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.

If you challenge the subject 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, 221 West Pine Street, Lodi, at, or prior to, the public hearing.

Dated: September 30, 1987

By Order of the Lodi City Council

Alice M. Reimche
City Clerk

EXHIBIT B

M. Huddleston
237 Mission
Lodi, CA 95240

Mailed attached Agenda for meeting
of 9-28-87 on 9-23-87 to the
list .

Elsa Schnaible
728 S. Washington
Lodi, CA 95240

Eileen M. St. Yves
310 S. Orange #60

Martha Salaun
431 E. Lodi Avenue
Lodi, CA 95240

Cora Wahl
428 E. Walnut Street
Lodi, CA 95240

Ben Kauk
209 Maple Street
Lodi, CA 95240

Ida & Joe Richter
512 E. Tokay Street
Lodi, CA 95240

Bertha & Robert J. Baker
309 Concord Street
Lodi, CA 95240

Laurie Cotello and
Rick Ling
9 N. California Street
Lodi, CA 95240

Mike Weyand
229 S. Pleasant Avenue
Lodi, CA 95240

Barry Clark
715 N. School Street
Lodi, CA 95240

Otto Becker
333 Mission
Lodi, CA 95240

Anne Meyers
131 S. Avena
Lodi, CA 95240

Mac Goodell
8 N. Rose Street

LISTPC4/TXTD.01B

Lodi, CA 95240

Kimberly Christolos
237 S. Pleasant Avenue
Lodi, CA 95240

Carol Grenko
233 S. Pleasant Avenue
Lodi, CA 95240

Frank Moehring
315 E. Locust Street
Lodi, CA 95240

Teresa F. Puglia
242 Watson
Lodi, CA 95240

Jerry Snow
1051 S. Central
Lodi, CA 95240

Gary Babcock
318 E. Vine St
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LISTPC4/TXTD.01B

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MEMORANDUM, City of Lodi, Community Development Department

TO: COMMUNITY DEVELOPMENT DIRECTOR
FROM: DAVID MORIMOTO, Associate Planner *DM*
DATE: OCTOBER 1, 1987
SUBJECT: EASTSIDE APARTMENT STUDY IMPACTED LOTS

Staff has examined the land use within the Eastside Moratorium area. The study was done to try to determine the number of single-family lots that were surrounded on two or more sides by multiple-family units. For the purpose of this study a multiple-family lot was defined as any lot containing 3 or more residential units. Data for this study was obtained from County Assessor's land use information generated earlier this year.

The Eastside Moratorium area contains a total of 2,625 residential lots. There are also a significant number of lots that contain either commercial or industrial uses. The non-residential lots were not included in the study. The 2,625 residential lots are broken down as follows:

	<u>NUMBER OF LOTS</u>	<u>PERCENT OF LOTS</u>
Lots with a single residential unit	2090	79.6%
Lots with 2 residential units (duplex or two single-family houses)	248	9.5%
Lots with 3 or 4 residential units	124	4.7%
Lots with 5 or more residential units	163	6.2%
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TOTAL	2625	

Based on this data we have derived the following information:

- 1) There are approximately 22 single-family lots that are "sandwiched" between two existing multiple-family lots (multiple-family lots on both sides);
- 2) There are also approximately 21 single-family lots that have a multiple-family lot on one side and a multiple lot to the rear;

MEMORANDUM

TO: JAMES B. SCHROEDER

FROM: DAVID MORIMOTO

October 1, 1987

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- 3) There are also a number of situations (no specific count) where there are single-family lots that have duplexes on both sides or have a duplex on one side and a multiple-family unit on the other side.

It would appear that there are less than 50 single-family lots in the moratorium area that are severely impacted (multiple-family lot on two sides). There are, however, many other lots that are borderline. The borderline lots are the ones that will be the most difficult to deal with unless very specific guidelines are established. The guidelines will need to establish which lots can be developed with something other than a single-family dwelling.