

COUNCIL COMMUNICATION

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

COUNCIL MEETING DATE:  
JUNE 20, 1990

SUBJECT: APPEAL OF LODI DEVELOPMENT INC.

RECOMMENDED ACTION: Consider the appeal of Jim Pryor on behalf of Lodi Development Inc. of the Planning Commission's denial of a Use Permit to construct a senior apartment project containing 51 - one bedroom apartments at 217 North School Street (southwest corner of School and Lockeford streets) in an area zoned C-2, General Commercial.

BACKGROUND INFORMATION: In order to construct the project in the fashion the developer requested, the following Zoning Variances are required:

1. that the required number of off-street parking stalls be reduced from 51 spaces to 44 spaces;
2. that the front yard setback on Lockeford Street be reduced from 20 feet to 13 feet; and
3. that the required setback between the alley property line (south property line) and the rear of the parking stalls be reduced from 5 feet to 6 feet.

The Planning Commission was not opposed to a senior housing project at the proposed location. However, the Planning Commission concluded that the suggested project was overbuilt for the site.

Although the Commission did not vote on the variances because it denied the Use Permit, the following observations were offered:

1. When Lockeford Street is extended to four lanes, on-street parking along the subject property will be removed making the proposed front yard setback and parking reductions even more of a problem to the immediate area.
2. The minimum age for occupying the project units is 55 years. People between the ages of 55 and 75 probably will keep their automobiles. On-site parking of one space per unit is the absolute minimum for tenants and visitors.
3. The elimination of the 5 foot setback along the alley will have automobiles backing without any turning area before entering the alley. Senior housing projects should provide on-site parking which is safer and more comfortable than normal parking.
4. The City Council and Planning Commission by down-zoning the Eastside Study Area and increasing the required residential on-site parking were attempting to eliminate overcrowding. The project as proposed appeared to be a reversal of that trend.

  
James B. Schroeder  
Community Development Director



**Lodi Development, Inc.**

1420 S. Mills Ave. • Suite A  
P. O. Box 1237, Lodi, California 95241  
(209) 367-7600 Fax (209) 333-1062  
License No. 465388

June 12, 1990

RECEIVED  
JUN 12 AM 10 40  
ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

**Mrs.** Alice M. Reimche  
City Clerk  
CITY OF LODI  
Call Box 3006  
Lodi, CA 95241-1910

**RE: Use Permit - Senior Apartment Variance  
Parking & Set Backs  
217 North School Street**

Dear Mrs. Reimche:

This letter is to request a withdrawal of our appeal to Council, which currently is on the June 20th, 1990 agenda. This withdrawal is due to the fact that Lodi Development, Inc. has redesigned our project and resubmitted the changes to the Planning Commission on June 11, 1990 and received an approval.

Thank you for your attention on this matter.

**Sincerely,**

Jim Pryor  
Projects Manager,  
Commercial Division

JP/srb



# CITY OF LODI

CARNEGIE FORUM  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING (Continued)

Date: June 20, 1990

Time: 7:30 p.m.

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For information regarding this Public Hearing  
Please Contact:

Alice M. Reimche  
City Clerk

Telephone: 333-6702

### NOTICE OF PUBLIC HEARING

June 20, 1990

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

**The appeal of Jim Pryor, Projects Manager, Commercial Division, Lodi Development, Inc. appealing the decision of the Planning Commission to deny the request for a Use Permit to construct a senior apartment project containing 51 - one bedroom apartments to be located at 217 North School Street in an area zoned C-1, General Commercial.**

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 this matter. 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, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

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

Dated: June 6, 1990

Approved as to form:

*Bobby W. McNatt*  
Bobby W. McNatt  
City Attorney