

**REGULAR MEETING AGENDA  
LODI IMPROVEMENT COMMITTEE**

**March 10, 2009**

**6:00 P.M.**

**CARNEGIE FORUM – COUNCIL CHAMBERS  
305 W. PINE STREET  
Lodi, California**

For information regarding this Agenda please contact: JOSEPH WOOD TELEPHONE: (209) 333-6711
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**6:00 p.m.**

**Regular Meeting**

**Roll Call**

**Minutes February 10, 2009 – Regular Meeting**

**Treasurer's Report**

**Announcements/Presentations**

**Agenda Items:**

- A. Arbor Day/Great American Clean Up Events & Activities for 2009
- B. Affordable Housing Opportunities

**Department Reports**

- Community Development
  - Planning Commission
  - Neighborhood Services Division
- Police Department
  - District/Watch Commander
  - Community Improvement/Code Enforcement
- Public Works

**Comments by the Public on Non-Agenda Items (5 minute limit per speaker)**

**Comments from Boardmembers on Non-Agenda Items (5 minute limit per speaker)**

**New Business**

Topics for Upcoming Meetings

- Election of Officers/Schedule Goal Setting Session – April

**Adjournment**

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

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JOSEPH WOOD  
NEIGHBORHOOD SERVICES MANAGER



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Lodi Improvement Committee  
**From:** Joseph Wood, Neighborhood Services Manager  
**Date:** March 6, 2009  
**Subject:** Staff Report for Regular Meeting of March 10, 2009

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**I. Announcements/Presentations**

**II. Agenda Items:**

**A. Arbor Day/Great American Cleanup Events & Activities for 2009**

Parks Superintendent Steve Dutra will be assisting with a presentation regarding the upcoming Arbor Day and Great American Cleanup Events that are scheduled for the Spring of 2009.

**B. Affordable Housing Opportunities**

Railroad Avenue Project

The project at this location is dormant due to the loss of project financing related to the low-income tax credit financial market. However, we still have a developer, PAM Development, selected to do a project at this location and we are working with them to identify funding availability for future development at the site.

The CDBG/HOME Program funds that the City had designated for this project have been pulled back and are likely to be redirected to the Roget Park Project site.

Due to the significant amount of negative feedback regarding the previously proposed development project, either the developer or the City may engage the community around this project site to determine the most appropriate housing development use.

Roget Park Project

Directly adjacent to the park land that was donated to the City by Dr. Roget is a 3.39 acre parcel that was purchased by the City of Lodi to supplement the Roget Park site with either additional park land or a potential development site. As the parcel is already City-owned, it became a logical Plan B for use of the CDBG/HOME Program funds that came available from the Railroad Avenue Project.

Rather than requesting a specific project proposal for this site from affordable housing developers from the Northern California region, a Request for Qualifications was distributed to identify the most qualified developer for a project of this nature. That RFQ

was distributed in December of 2008 and a total of two developer responses were received – Eden Housing from Hayward and Domus Development from San Francisco.

A review and selection committee was formed and after a presentation from City staff and discussion amongst the review committee members, Eden Housing was identified as the most qualified developer for this specific project development.

That recommendation is scheduled to go to the City Council on April 1<sup>st</sup> to approve an Exclusive Negotiation Agreement, which will then lead to a Disposition and Development Agreement with Eden Housing and the reallocation of CDBG/HOME funding to Eden Housing for them to acquire the land from the City. The DDA will likely outline the specific requirements for Eden Housing to perform in order to develop an affordable senior housing project by a certain date. Failure to perform by some date certain would cause the City to take the property back and offer to another developer.

The crucial task at this point is to get the 2006 allocation of \$330,000 in CDBG funds, as well as the substantial amount of CDBG/HOME program income that has been designated for an affordable housing project, allocated to the developer and spent. Eden Housing's purchase of the land from the City using those funds will accomplish that task.

#### Other Opportunity Sites

##### Rashid's – 27-37 S. Sacramento Street

Two small parcels located across from the Transit Station on South Sacramento Street and approximately one-third acre in size. Owner is interested in a mixed-use retail/residential development. I have been unable to attract any interest from affordable housing developers for such a small project.

##### E. Pine Street/Stockton Street

The owners of the new Laundromat at 211 E. Pine Street and rehabbed dwelling units at 207 E. Pine Street are interested in developing the southeast and southwest corners of Stockton and Pine Streets. They too are interested in a mixed-use development project on the southeast corner and a residential complex on the southwest corner. The residential at those properties would most likely be developed as multi-family rental units with either a mix of affordable/market rate or one-hundred percent affordable units.

##### Lockeford/Sacramento Street

The owner of these parcels totaling just less than one and one-half acre, has approached the City to inquire about a mixed-use, residential/commercial development at this site. Its location directly adjacent to the UPRR tracks presents a significant challenge to pursuing any type of residential development, much less affordable housing.

##### Anderson Street

This Union Pacific Railroad-owned land, comprised of two parcels totaling 8.64 acres, is a good candidate for an affordable housing development. While it does run adjacent to the UPRR line, there is sufficient area to allow for some sound barriers to mitigate the noise and vibration. Location of nearby supportive services and amenities, as well as land price is two concerns for development at this site.

### III. Department Reports

#### A. Community Development Department

##### Planning Commission – Under Review

###### 39-41, Sacramento St. – Use Permit for ABC Type 48

Mojo’s Bar is relocating from 114 N. Sacramento Street. This location was formerly the Moore’s Karate studio. Planning advises that the LPD has provided a negative recommendation to this application and the applicant may be rethinking their application. This item is not scheduled for a Planning Commission meeting at this point.

An exercise to determine the impact that amplified music took place on February 10<sup>th</sup>. Sound level measurements were taken in the adjacent residential hotel while a DJ played music within the area proposed for this nightclub. The applicant was given clear direction on what they needed to do to maintain sound levels that would not violate our Noise Regulations.

Most recently, the applicant appears to be withdrawing their application.

##### Planning Commission – Past Action

None

##### Neighborhood Services Division

###### CDBG – Entitlement Process

Each of you should have received an e-mail message directing you to a link on the City of Lodi’s webpage for an on-line survey regarding community needs.

We are also scheduling a community needs outreach workshop on Tuesday, March 17<sup>th</sup> for the Hispanic community, and Thursday, March 26<sup>th</sup> for the Pakistani community.

Both workshops are being held at 5:30 pm at the Joe Serna Charter School. Translation services are being provided by the Community Partnership for Families.

#### B. Police Department

- District/Watch Commander
- Community Improvement Unit/Code Enforcement

#### C. Public Works

### IV. New Business

#### A. Issues for discussion at future meetings.