



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Cherokee Lane Median Modification Request by Ron Dancer, 800 South Cherokee Lane

MEETING DATE: May 21, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council deny the request to modify the Cherokee Lane median under construction.

BACKGROUND INFORMATION: Now that the Central City Revitalization construction has started on Cherokee Lane, the City has received a number of questions and comments about the design of the new median. The owner of 800 South Cherokee Lane, Ron Dancer, has requested that the City Council approve a reduction in the length of the median south of Hale Road to allow access to his property from both directions. Exhibit A shows the location of the new median and the existing median which is being renovated for the entire length of Cherokee Lane and Exhibit B shows a detail of the median near Hale Road.

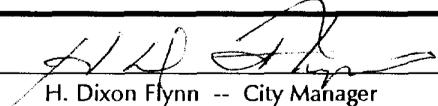
General Background of the Median Design

There are sixteen openings in the median, not counting the two ends. This represents more openings than originally proposed in the planning workshops. The original proposal was to provide openings at the signalized intersections. Along the new median, this would have provided only five locations – Hale Road, Lodi Avenue, Pine Street, Victor Road and Lockeford Street. This proposal was not well received and staff suggested that additional openings could be provided at other major locations that had been considered for future traffic signals when the installation at Hale Road was proposed. Providing openings at every intersection was not possible due to the length required for turn pockets and the resulting shortened median segments would not have provided the aesthetic improvement desired for the street. The approved concept plan provided for the additional openings described above. The final design provided minimum turn pockets of 80 feet in length and longer openings at major streets where left-turn volumes would be higher.

The approved concept plan also called for the renovation of the existing median south of Delores Street. The plan did not address changing the two existing openings located at the Lodi Truck Service/Ben's Electric and Sanborn Chevrolet/Perko's Café driveways. In the final design, they were modified to provide turn pockets as described above.

The result is that in the segment with the existing median south of Delores Street, the total length of the openings is being increased by about 400 feet. Of the total street length south of Delores Street, 19% is open. North of Delores Street is open for 41% of the length due to the additional number of openings. The openings will be striped the way the previous center two-way turn lane was striped to allow for maximum access.

APPROVED: _____


H. Dixon Flynn -- City Manager

Requested Design Modification

Staff presented the above information at one of the public Cherokee Lane construction meetings. Following that meeting, Mr. Dancer asked to have the design at the Hale Road intersection changed to allow access at his north driveway opposite Maple Street. Mr. Dancer pointed out that his property contains a gas station/convenience store which is the only one on Cherokee Lane without two-way access. The six other similar businesses on Cherokee Lane are all located on corner lots at intersections having median openings. Thus, his tenant's business would be at a competitive disadvantage.

Staff reviewed the request and determined that the modification would reduce the length of the median by 150 feet. The additional cost would be about \$2,000, but could be higher depending on how much other work (irrigation system, median preparation, etc.) the contractor accomplishes before the change is made.

Recommendation

Staff is recommending that the design not be changed. Doing so would be unfair to other property owners who voted on the assessment district for the project. It would also open the door to similar changes along the entire street. There are many locations along Cherokee Lane where shortening the median will open up access to another driveway. The result would be the elimination of the median in all but a few locations. Should the Council wish to approve the change, a decision on funding the work should be made.

FUNDING: To be determined.



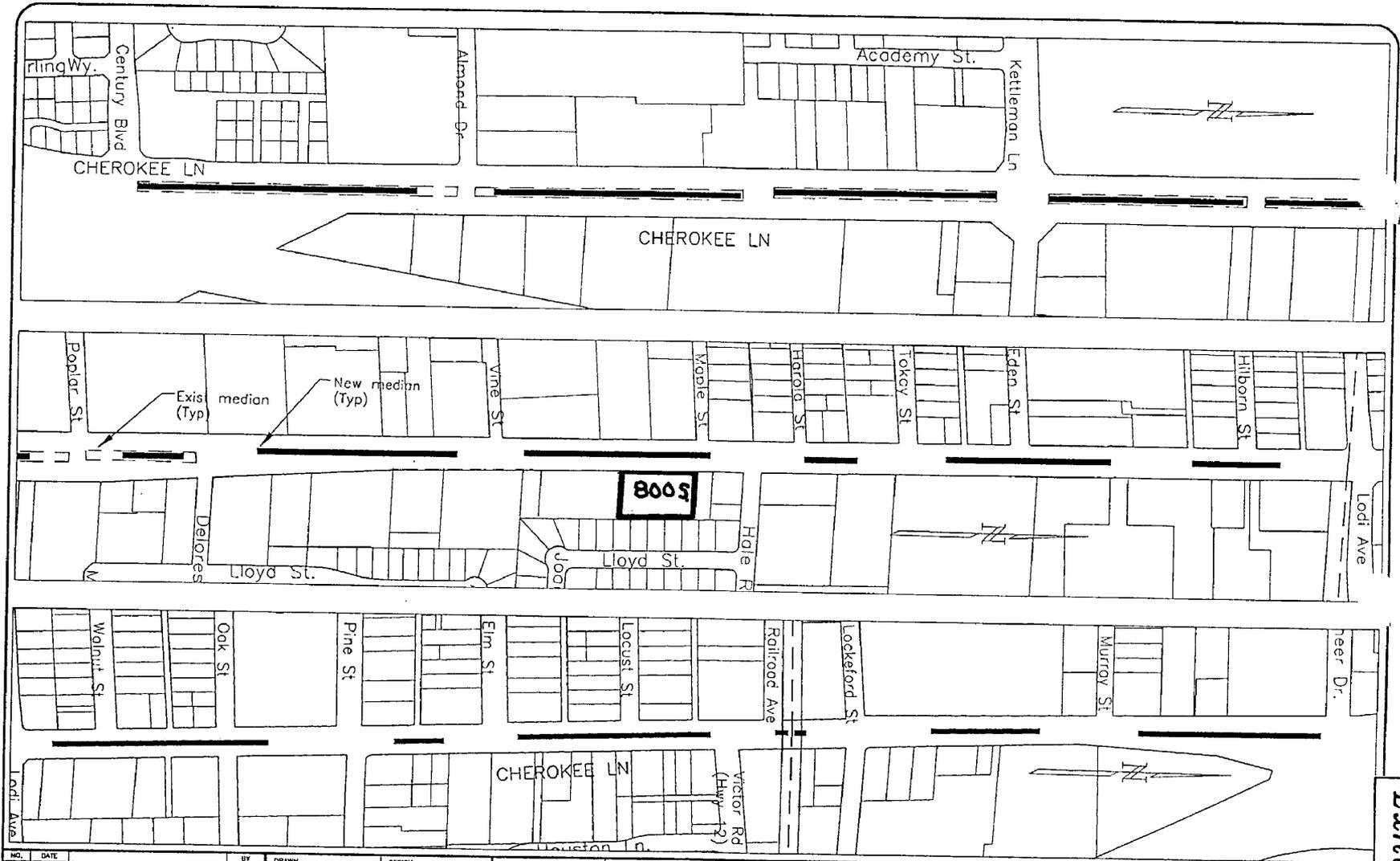
Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

Attachments

cc: Construction Coordinator
Ron Dancer



NO.	DATE	BY	DRAWN	DESIGN	SCALE	JOB NUMBER
			CHECKED	DATE	APPROVED	
			RECORD DWG			

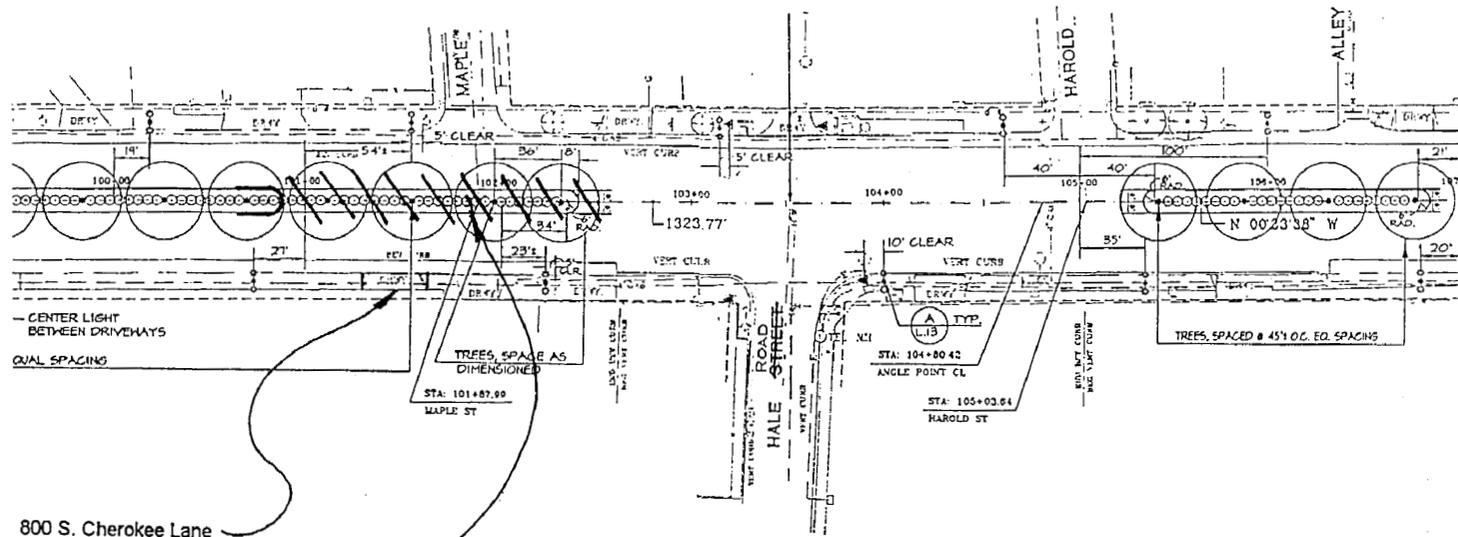


CITY OF LODI
PUBLIC WORKS DEPARTMENT

CHEROKEE LN. MEDIAN

Exhibit A

CHEROKEE LANE



800 S. Cherokee Lane
North Driveway

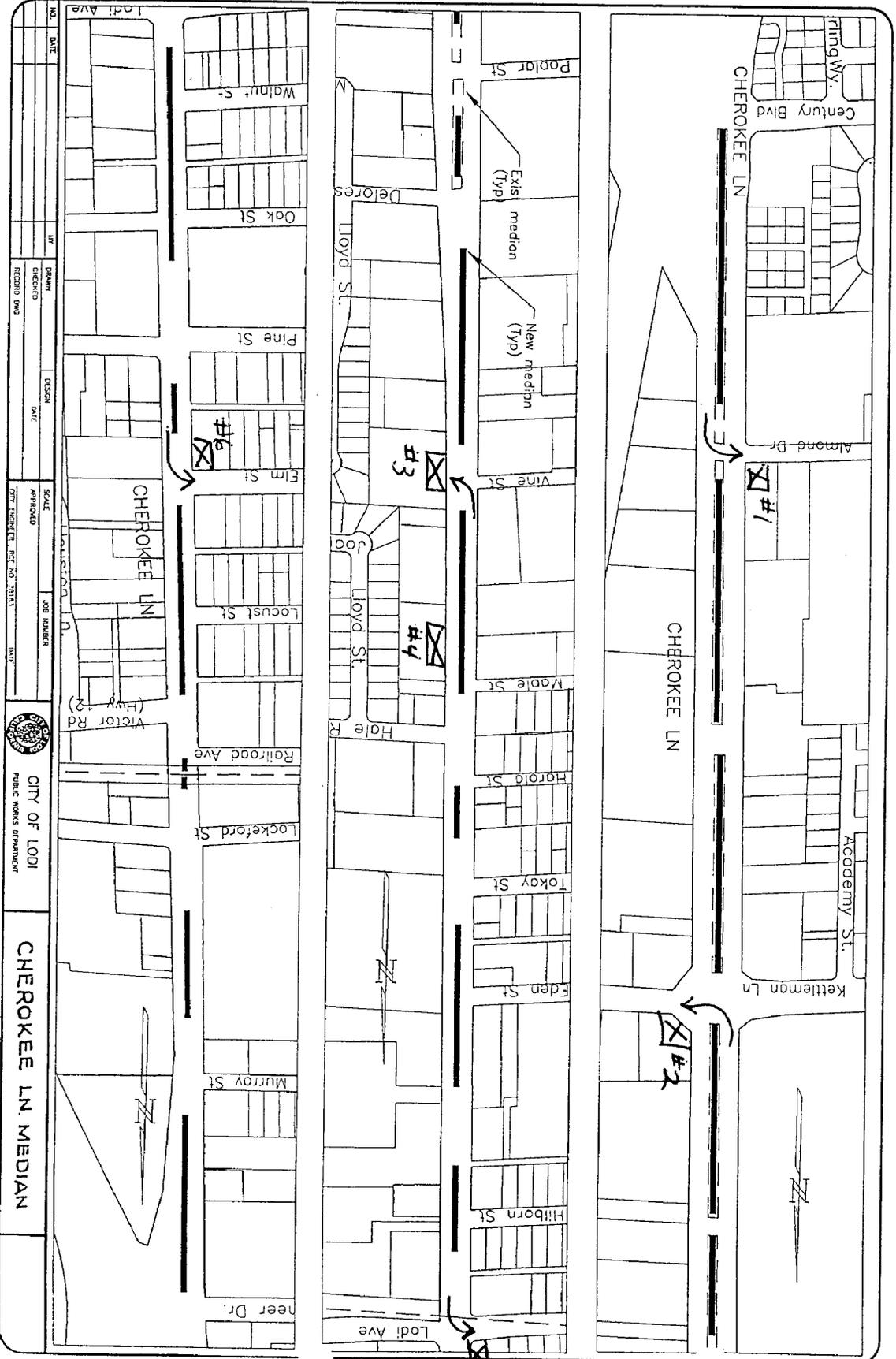
Median removal to provide left turn.
Access at 800 S. Cherokee Lane
North Driveway |||||



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT B

- #1 - QUIK STOP
- #2 - EXXON
- #3 - TEXACO
- #4 - PLAZA - NO SOUTH BOUND ACCESS (WE ARE ONLY SERVICE STATION ON CHEROKEE LANE THAT DOES NOT HAVE A NORTH BOUND AND SOUTH BOUND ACCESS)
- #5 - ARCO
- #6 - BEACON



NO.	DATE	PLAN	DESIGN	SCALE	JOB NUMBER
		CHECKED	DATE	APPROVED	
		RECORD DATE		CITY ENGINEER	REF. NO. SHEET
 CITY OF LODI PUBLIC WORKS DEPARTMENT					
CHEROKEE LN. MEDIAN					

DOCUMENTS CONCERNING REQUESTED CHANGE
IN LENGTH OF MEDIAN ON CHEROKEE LN.
BETWEEN VINE ST. AND HALE RD.
LODI, CA. 95240

PRESENTED TO

THE LODI CITY COUNCIL

BY

RONALD E. DANCER

MAY 21, 1997

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GRANTED.

A. YELLOW HIGHLIGHTER SHOWS PROPOSED LENGTH ON
TRAFFIC DESCRIPTION PLAN.

B. YELLOW HIGHLIGHTER SHOWS PROPOSED LENGTH ON
LAYOUT, PLANTING AND DEMOLITION PLAN.

#3 ADDITIONAL BENEFITS RECEIVED BY MAKING CHANGE IN LENGTH
OF MEDIAN.

#4 DIAGRAM SHOWING MEDIAN AND COMPARISONS TO OTHER
SERVICE STATIONS ON CHEROKEE LANE.

#5 PHOTOS SHOWING CURRENT LANDSCAPING AND ENTRANCES AT 800
AND 808 S. CHEROKEE LANE.

**1. SUPPORTING REASONS TO CHANGE MEDIAN
BETWEEN VINE ST. AND HALE RD.**

**A. ALLOW SAFER U-TURNS OF NORTHBOUND TRAFFIC.
THIS WOULD BE ESPECIALLY TRUE IF TRAFFIC IS
STOPPED ON CHEROKEE LN. AT THE HALE RD. TRAFFIC
SIGNAL. YOU CAN THE PROBLEM WITH LARGE
VEHICLES. I.E., MOTORHOMES PULLING BOATS.**

**B. ALLOW ACCESS FROM MAPLE ST. TO NORTHBOUND
CHEROKEE LN.**

**C. ALLOW BETTER VISIBILITY OF TRAFFIC ON HALE
RD., MAPLE ST. AND CHEROKEE LN.**

**D. IMPROVE THE VISUAL CHARACTER OF THE MEDIAN
ON CHEROKEE LANE BE HAVING AN EQUAL DISTANCE
BETWEEN THE CENTER OF HALE RD. AND THE START
OF THE NORTH AND SOUTH MEDIAN**

#2A

MAPLE STREET

HALE ST

HALE ROAD

HAROLD STR

99

90 LF DET. 32

90 LF DET. 32

(2) 12" WHITE

(2) 12" WHITE

(2) 12" WHITE

92 LF DET. 32

92 LF DET. 9

140 LF DET. 32

DET. 29

290

105+00

102+00

1323.77'

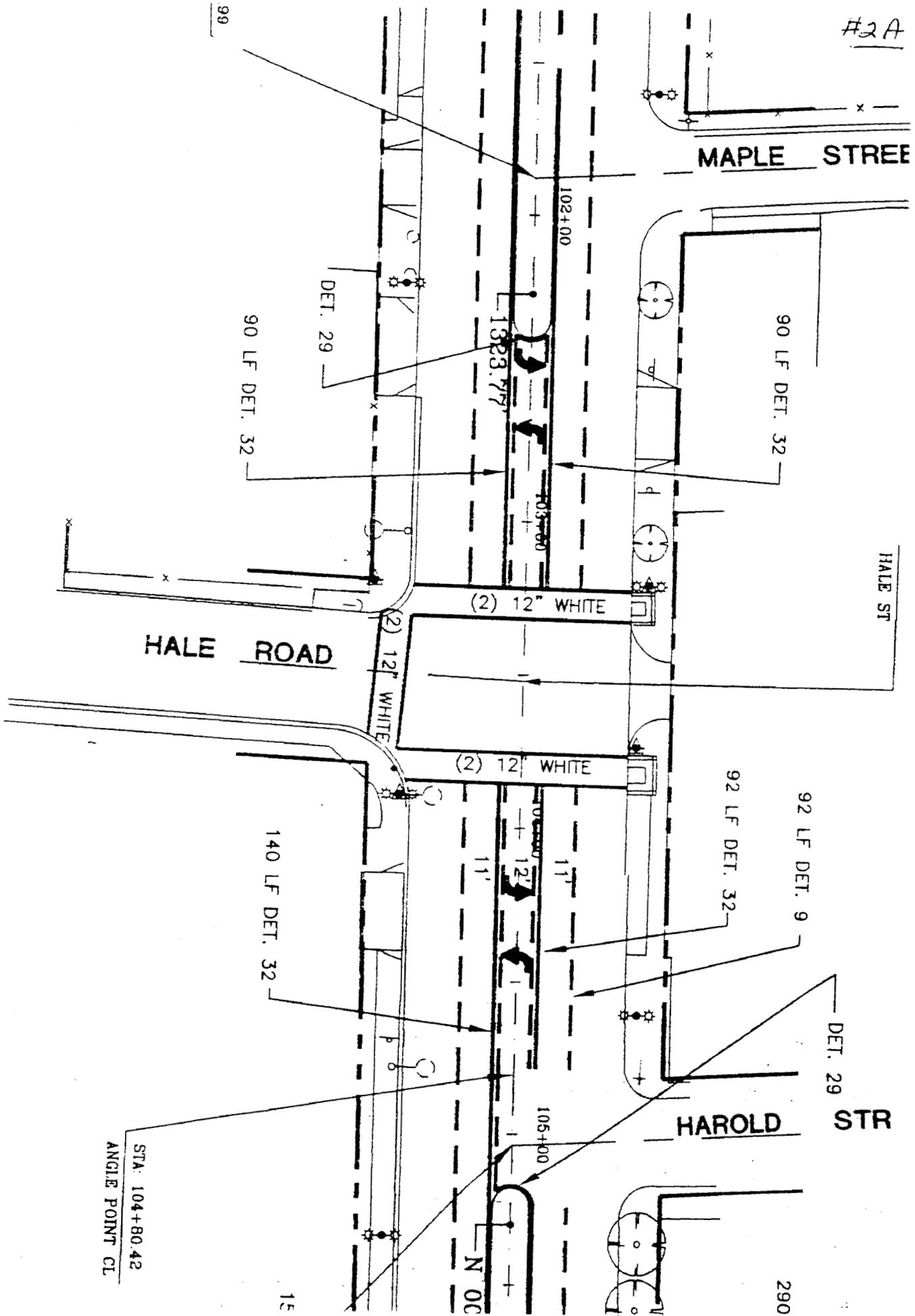
103+00

N 00

15

STA. 104+80.42
ANGLE POINT CL

CONTI FOR SHALL FIELD LOCATE ALL EXISTING
PAVEMENT LEGENDS PRIOR TO OVERLAYING.



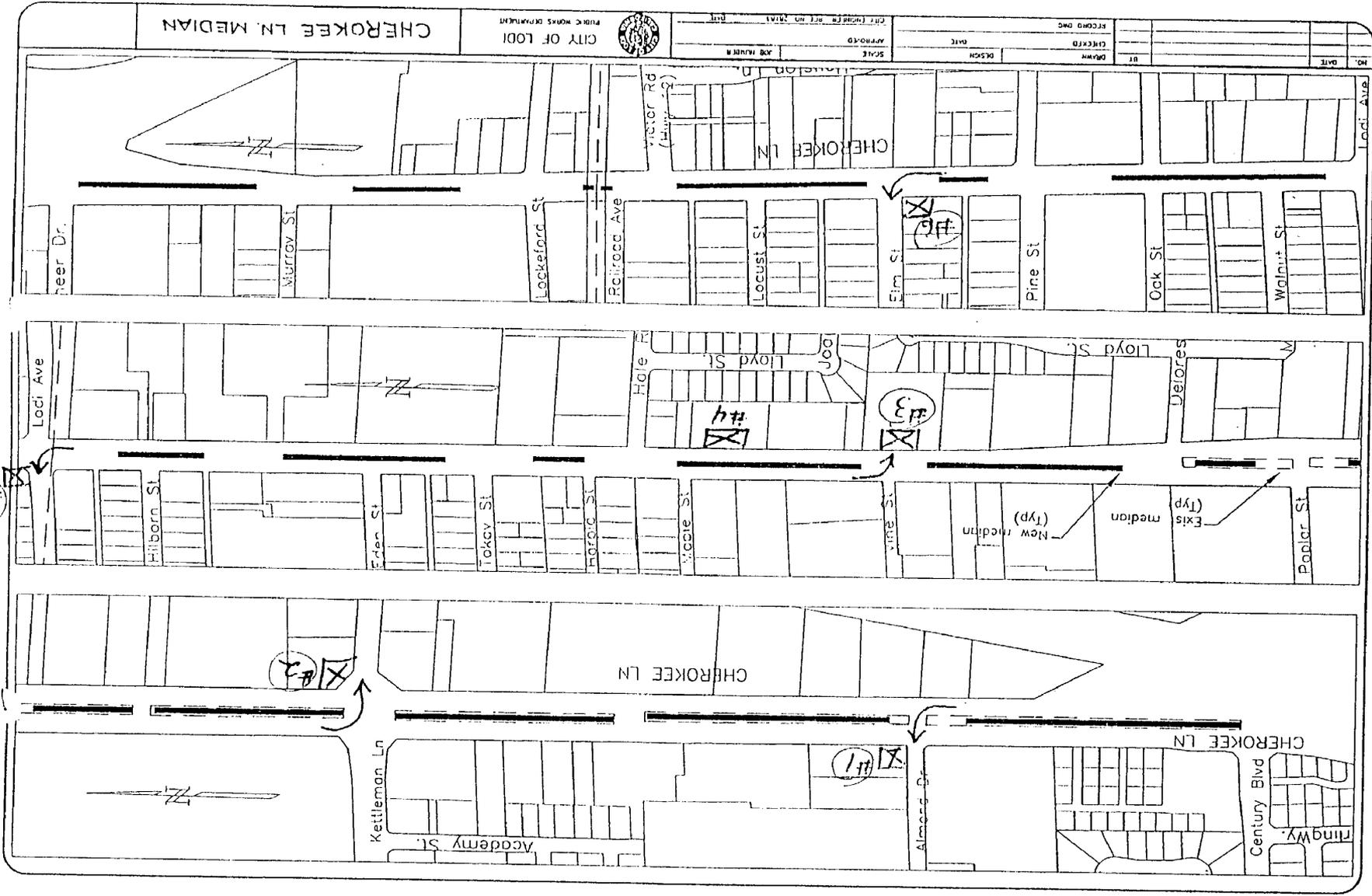
1. ADDITIONAL BENEFITS RECEIVED BY MAKING A CHANGE IN LENGTH OF MEDIAN.

A. WILL ALLOW A LEVEL PLAYING FIELD OF COMPETITION BETWEEN ALL SERVICE STATIONS ON CHEROKEE LANE.

B. ACCESS ACCOMMODATIONS HAVE BEEN PROVIDED FOR OTHER BUSINESSES ON CHEROKEE LANE. EXAMPLES INCLUDE: K-MART SHOPPING CENTER, PERKOS CAFE, SANBORN CHEVROLET.

C. COMMUNICATION HAS NOT BEEN OUTSTANDING BETWEEN STAFF AND THE PROPERTY/BUSINESS OWNERS ON CHEROKEE LANE. THE PROPERTY OWNER OF PLAZA LIQUORS AND LODI QUICK LUBE WAS UNDER THE IMPRESSION THAT ALL STREETS ON CHEROKEE LANE WOULD HAVE ACCESS, THEREFORE, 800 AND 808 WOULD HAVE ACCESS TO SOUTHBOUND TRAFFIC

D. MINIMAL COST ADJUSTMENT TO MAKE THIS CHANGE. ANY INCREASES IN COST WOULD BE PAID BY PROPERTY OWNER.



#1 - EXXON
 #2 - TEXACO
 #3 - PLAZA - NO SOUTHBOUND ACCESS (WE ARE ONLY SERVICE STATION ON CHEROKEE LANE THAT DOES NOT HAVE A NORTHBOUND AND SOUTH BOUND ACCESS)
 #4 - ARCO
 #5 - BERCOV
 #6 - BERCOV



Sidewalk and Landscaping located at 800 & 808 South Cherokee Lane.
It has been in place since approximately 1979.
(Looking South)



Northern most driveway of 800 South Cherokee Lane.
Location of drain in median is near "Open Trench" sign.
(Looking South)

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

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JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

May 15, 1997

Mr. Ron Dancer
800 S. Cherokee Lane
Lodi, CA 95240

SUBJECT: Cherokee Lane Median Modification Request by Ron Dancer,
800 South Cherokee Lane

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 21, 1997, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Richard Prima, City Engineer, at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/pmf

Enclosure

cc: City Clerk