



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Downtown Parking Issues and Amend Traffic Resolution to Adopt Angle Parking on School Street, Locust Street to Lockeford Street, and Portions of Locust Street and Sacramento Street in the Downtown

MEETING DATE: May 3, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council review and give staff direction on various downtown parking issues and adopt the attached resolution amending Section 4 of Traffic Resolution 97-148 by approving angle parking on the east side of School Street between Locust Street and Lockeford Street.

BACKGROUND INFORMATION: At the request of the Downtown Lodi Business Partnership (DLBP), staff met with DLBP representatives on April 20, 2000, to discuss various parking issues. At the meeting, the DLBP expressed their concerns with the shortage of parking in the northern downtown area. Their concerns were heightened with the knowledge that the construction of the theater will begin in late May and approximately 119 parking spaces will be eliminated. Several of the following solutions were discussed:

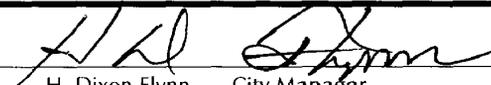
1. Replace the parallel with angled parking spaces on the east side of School Street between Locust Street and Lockeford Street.
2. Create a core area with short-term parking (30-minute to 2-hour time restrictions) with increased parking fines in this core area.
3. Convert parking outside the core areas to free, all-day parking.
4. Provide a trolley service for the downtown area to encourage customers to patronize downtown and downtown employees to park outside the core area.
5. Investigate parking in privately-owned parking lots.
6. Expedite construction of the Elm Street off-street parking lot.
7. Discuss the recent denial of converting the parallel spaces to angled parking spaces and reducing the number of travel lanes on Church Street.

The following provides information related to the above solutions:

1. Angled Parking Spaces – As shown in Exhibit A, approximately 10 additional spaces can be installed by converting the parallel to angled parking spaces on the east side of School Street between Locust Street and Lockeford Street. Staff recommends City Council approve this solution. Additional changes on Locust Street and Sacramento Street are being researched and will be presented at the Council meeting.
2. Core Area Time Restriction and Increased Parking Fines and
3. All-day Parking Outside Core Area – The intent of these solutions is to provide customer parking in the core area and encourage employees to park outside this area. City Council has given the Public Works Director authority to approve and modify downtown time restrictions. This solution would also include suspending the permit parking program and converting the permit lots to free, all-day parking. If Council concurs, staff recommends City Council authorize the City Manager to suspend the permit program, beginning July 2000, for a one-year trial period. Staff will also work with the DLBP and the Parking Enforcement staff to implement time restrictions that will accommodate both the downtown businesses and customers.

A downtown business owner suggested increasing the parking fine to encourage employees to park outside the core area. DLBP members at the meeting agreed with this solution. The Executive Director presented this idea to his Executive Board at another meeting and they concurred with this recommendation. This solution was suggested in combination with changing the current parking restriction to all-day parking outside the core area. The current fine for parking "overtime" is \$8.50.

APPROVED:



H. Dixon Flynn -- City Manager

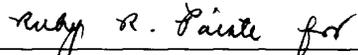
If City Council concurs with this solution, staff will put together background material on when the bail schedule (code violation fines) was last modified and similar schedules in surrounding cities. Staff will present this material to DLBP members and recommend a bail schedule. The recommended bail schedule will be forwarded to the Municipal Court Judges for approval. After they approve the bail schedule, staff will bring this item back for City Council to approve and adopt.

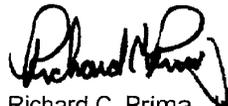
4. Trolley – At the meeting, the DLBP members agreed that a trolley service would benefit the downtown business owners and employees, as well as the downtown patrons. If City Council concurs, staff will begin researching the availability and costs of leasing a trolley. The DLBP members were interested in finding sponsors to fund the trolley. The City's Transit Division has been exploring the possible purchase of a trolley, but this would likely not be done in time for this summer. It was also suggested to use the GrapeLine bus service in the interim especially when the theater and parking structure are under construction.
5. Privately-owned Parking Lots – This solution includes discussing with several property owners the availability of their private lots for public use. Should we find a lot that the owner is willing to lease to the City, we will bring this item back for Council approval.
6. Elm Street Parking Lot – Community Development and Public Works departments' staffs have been working on constructing a parking lot on the north side of Elm Street east of School Street. The City has immediate possession of the property and the demolition work is currently out to bid. The City intends to begin construction of the 60-space parking lot this summer.
7. Church Street Angle Parking – The DLBP members were in favor of converting the parallel to angle parking on Church Street between Locust Street and Lockeford Street. As discussed at the April 19 Council meeting, this recommendation will gain approximately 54 parking spaces along Church Street. City Council denied this recommendation; however, with Council direction, staff can review options such as reducing parking near the intersections to provide room for turning vehicles.

RECOMMENDATIONS: At this meeting, staff recommends City Council adopt the resolution approving the angle parking on both sides of School Street between Locust Street and Lockeford Street, and give direction on the remaining solutions.

FUNDING: Funding from the Street Maintenance Account for striping modifications on School Street will cost approximately \$800.

Funding Available:


Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Paula J. Fernandez, Associate Traffic Engineer

RCP/PJF/Im

Attachments

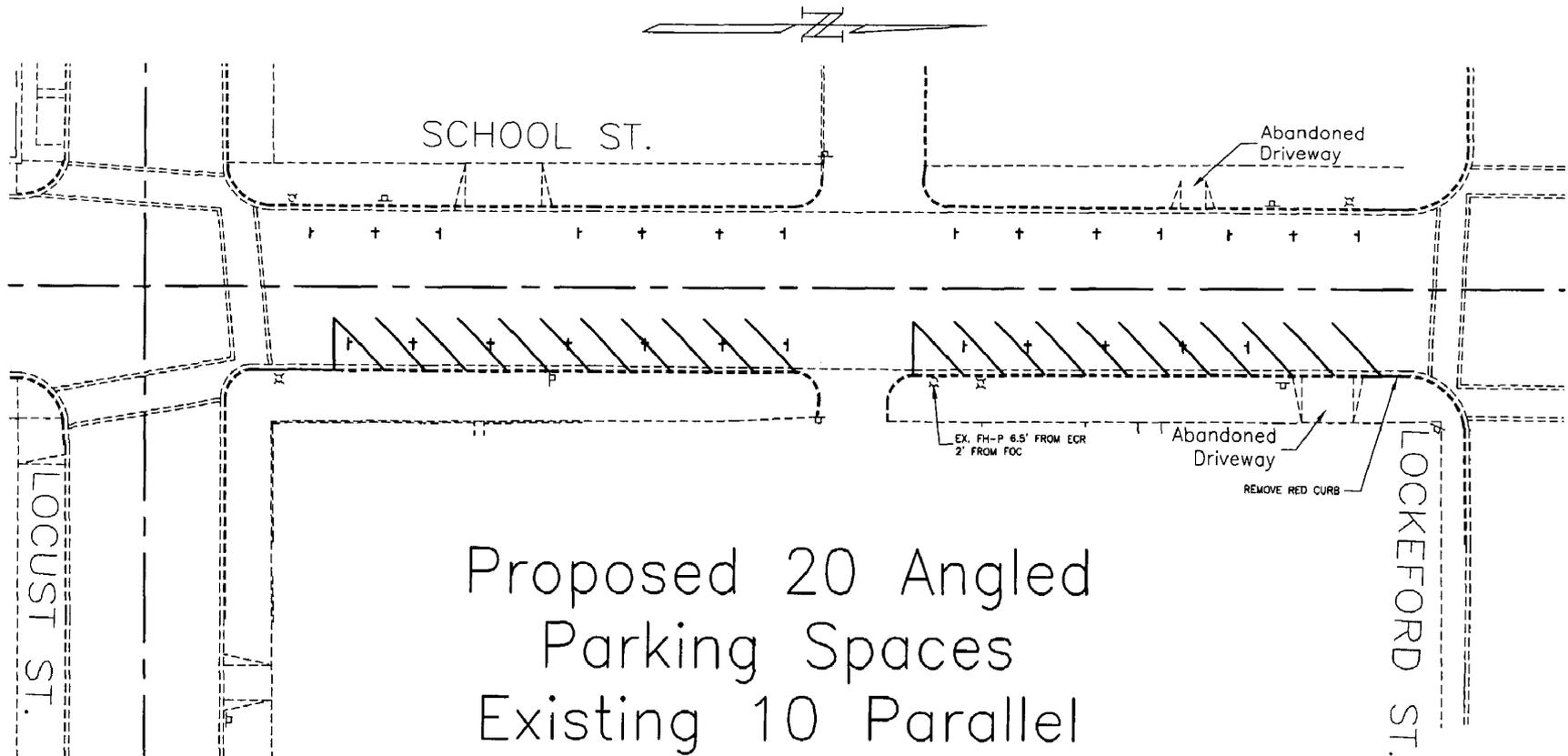
cc: City Attorney
Street Superintendent
Community Development Director
Police Chief
Finance Support Services Supervisor
Parking Enforcement Assistant
Economic Development Coordinator
Associate Traffic Engineer
Downtown Lodi Business Partnership Meeting Participants
Affected School Street Businesses



CITY OF LODI

PUBLIC WORKS DEPARTMENT

PROPOSED ANGLE PARKING SCHOOL ST. LOCUST ST. TO LOCKEFORD ST.



Proposed 20 Angled
Parking Spaces
Existing 10 Parallel
Parking Spaces

RECEIVED
APR 28 2000
CITY OF CHICAGO

04/28/2000

This is to address the issue of changing the parking on the east side of School St from parallel to angled spaces.

As business owners as well as home owners in the affected area, we are here to voice our opinion against such a change.

In the 14 years that we have owned this property, I feel that we have become quite familiar with our end of School St. The traffic coming off of Lockeford St, is often swift and driving far above the speed limit. To put parallel parking in this area would only add to an already dangerous situation. Many of our customers, as well as ourselves, drive large vehicles with long wheelbases. These long vehicles will protrude quite a distance into the traffic lane, making a narrow entrance for the speeding cars coming off of Lockeford St.

Across from us on the west side of School St, is a lot that has been vacant for as many years as I can remember. This quarter block parcel is an eyesore at many times of the year when the weeds are at least two feet tall. In our opinion the city parking situation and the beautification of downtown could much better be served by the city buying this parcel and converting it into a parking area. The cost to the city would be much greater than painting a few lines on the street, but we have heard so much recently about the woes of the lack of parking the the downtown area once the theater is up and running, wouldn't it make more sense to use the lot for parking and gain many more spaces than the 20 the city is proposing to add.

Furthermore, this shabby attempt by the LDBA to shift the parking for the employees of the stores and businesses to an area that will inconvenience others instead of themselves should not be tolerated. We live at our property and have no other parking

available to us. We certainly don't want this to become the parking area for every other business or property owner in the rest of the area. You took our money to fix perfectly good sidewalks and improve the property of the already rich downtown merchants and we can't even get our sidewalks fixed. Fix the sidewalk and leave the parking in front of our property alone. Then ,disband this hoax of a downtown improvement association which is really the downtown merchants free advertising, property improvement and enrichment association and leave us alone. The city and this group have proven that they can't be trusted and we want no more of these schemes to foist the costs of doing business in the downtown area off on to others who get no benefit from these so called improvements.

Paul and Wanda Easley
216 N School St
218 N School St

Paul Easley
Wanda Easley

Orville DeJong

Kevin DeJong

ED DE JONG & SONS INSURANCE

“Dependable Service” -- Lic. #OA99971

PHONE: (209) 369-3663 * 101 NORTH CHURCH STREET * LODI, CA 95240

FAX (209) 369-9614

MAY 2, 2000

ANALYSIS OF PARKING LOT DISPLACEMENT OF 119 SPACES
AT THE N/E CORNER OF CHURCH & ELM, LODI, CA.

The below survey was personally done by Orville DeJong, the owner of a commercial building @ 101 No. Church St., Lodi, Ca..

	Thurs. 4/27 <u>4PM</u>	Friday 4/28 <u>9AM</u>	Friday 4/28 <u>12PM</u>	Friday 4/28 <u>4PM</u>
Parking lot @ N/E corner of Church & Elm # of spaces occupied were <u>ONLY</u>	69	67	63	72

OF EMPTY PARKING SPACES FROM WALNUT ST. TO LOCUST ST.

ON SACRAMENTO ST.	80	81	81	85
ON CHURCH ST.	62	80	54	55
ON PLEASANT ST.	50	44	50	52

OF EMPTY PARKING SPACES FROM
SACRAMENTO ST. TO LEE ST.

ON LOCUST ST.	26	58	40	41
ON ELM ST.	54	52	54	47
ON PINE ST.	53	76	47	46
ON OAK ST.	51	62	45	51
ON WALNUT ST.	<u>91</u>	<u>80</u>	<u>69</u>	<u>70</u>

TOTAL EMPTY PARKING SPACES 467 533 440 447

RESULTS: There are more than 6 times the empty parking spaces on the streets than occupied spaces in the parking lot @ the N/E corner of Church & Elm St.

CITY COUNCIL

STEPHEN J. MANN, Mayor
ALAN S. NAKANISHI
Mayor Pro Tempore
SUSAN HITCHCOCK
KEITH LAND
PHILLIP A. PENNINO

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

April 27, 2000

Downtown Lodi Business Partnership
Board of Directors — mailing list
attached

Affected School Street Business Owners
hand delivery list attached

SUBJECT: Downtown Parking Issues and Amend Traffic Resolution to Adopt Angle
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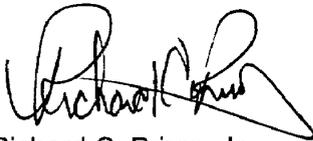
Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, May 3, 2000. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 City Hall, 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 Jackie Taylor, Interim City Clerk, at 333-6702.

If you have any questions about the item itself, please call Paula Fernandez at
333-6800, ext. 2667.



Richard C. Prima, Jr.
Public Works Director

RCP/lm
Enclosure ✓
cc: City Clerk

SHAWN MAZZANTI PRES
DOWNTOWN LODI BUSINESS PTP
c/o BANK OF THE WEST
229 S CHURCH ST
LODI CA 95240

NICOLE WEBB SECRETARY
DOWNTOWN LODI BUSINESS PTP
c/o WEBB'S COFFEE SHOP
116 N SCHOOL ST
LODI CA 95240

JOHN BORELLI
DOWNTOWN LODI BUSINESS PTP
c/o JOHN BORELLI JEWELERS
9 N SCHOOL ST
LODI CA 95240

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c/o LONGS DRUGS
100 W LODI AVE
LODI CA 95240

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LODI CA 95241

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LODI CA 95240

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c/o TUXEDOS OF LODI
12 N SCHOOL ST
LODI CA 95240

JOE MULLIGAN TREASURER
DOWNTOWN LODI BUSINESS PTP
c/o CAPITAL THRIFT
101 S SCHOOL ST
LODI CA 95240

ALAN GOLDBERG PAST PRES
DOWNTOWN LODI BUSINESS PTP
c/o FARMERS & MERCHANTS BANK
121 W PINE ST
LODI CA 95240

BILL SANDEEN
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c/o HAZEL'S
28 S SCHOOL ST
LODI CA 95240

ROB GOIN
DOWNTOWN LODI BUSINESS PTP
c/o LODI BARBERSHOP
5½ S SCHOOL ST
LODI CA 95240

ADDRESSES HAND DELIVERD 4/28/00

LINDAS TAX Service
210 N. SCHOOL ST

Silver Bullet
216 N School St.

Residence
218 N. School

CHRYSLER/PLYMOUTH DODGE

The Record
101 W. Locust Street, Suite 4

MASON Guest Home
209 N. School St

SCHAFER SUESS & BOYD
101 W. Locust, Suite 2