



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Review Downtown Parking Report and Adopt Resolution Amending Traffic Resolution Approving Angle Parking at Various Locations and Handicap Parking Spaces on Locust Street

MEETING DATE: June 20, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council review staff's report on Downtown Parking Solutions and adopt a resolution amending Traffic Resolution 97-148, Section 4, by approving angle parking on portions of Locust Street, Elm Street, Pine Street, and Oak Street, and Section 3, by approving two handicap parking spaces on Locust Street adjacent to the library.

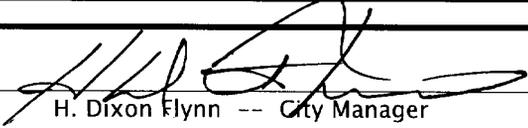
BACKGROUND INFORMATION: At the February 21, 2001, City Council meeting, staff presented a report on several downtown parking solutions to help alleviate the parking shortages in the downtown area. City staff and the Downtown Lodi Business Partnership (DLBP) have been working together for several months to develop short-term parking solutions in anticipation of the theater opening. The DLBP has formed a downtown parking committee which meets regularly. The attached Downtown Parking Solutions Report (Exhibit A) presents several solutions that could be implemented by mid-June, in time for the theater opening.

One recommendation is to replace parallel with angled parking on five cross streets (Locust, Elm, Pine, Oak, and Walnut Streets), west of Church Street. City staff sent letters to affected property owners and tenants requesting input on installing angled parking on these five streets. Twelve of nineteen responses were **not** in favor of the angled parking, as indicated in Exhibit B. Incorporating this information, staff recommends installing angle spaces on the following street segments:

- Locust Street between Lee Avenue and Church Street
- Elm Street between Lee Avenue and Church Street
- Pine Street between Lee Avenue and Church Street
- Oak Street between Pleasant Avenue and Church Street

As shown in the attached plans, the downtown area will gain approximately 78 parking spaces. Several businesses, a church, and the library, as well as theater patrons, will benefit from the additional parking. The Library Board and Director have requested two handicap spaces on the north side of Locust Street west of Church Street, adjacent to the library. If Council concurs, a handicap ramp in between two angled handicap spaces will be installed.

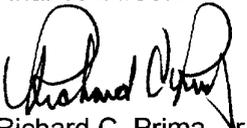
APPROVED: _____


H. Dixon Flynn -- City Manager

Receive Downtown Parking Report and Adopt Resolution Amending Traffic Resolution Approving Angle
Parking at Various Locations and Handicap Parking Spaces on Locust Street
June 20, 2001
Page 2

FUNDING: Funding from the Street Maintenance Account for striping modifications on-street will cost approximately \$2,000 and \$2,500 for the handicap ramp, striping, and signing from Block Grant Funds.

Funding Available: Ruby R. Fairste for
Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Paula J. Fernandez, Associate Traffic Engineer

RCP/PJF/pmf

Attachments

cc: City Attorney
Finance Director
Economic Development Coordinator
Community Development Director
Police Chief
Street Superintendent
Associate Traffic Engineer
Downtown Lodi Business Partnership Executive Director
Affected Property Owners/Tenants

Downtown Parking Solutions Report

Elm Street Parking Lot

A 58-space parking lot, located on the north side of Elm Street between School Street and Sacramento Street, has been constructed. This lot is available for theater and other downtown customers, along with employees with downtown permits.

Additional Angle Spaces

On four streets, Locust, Elm, Pine, and Oak Streets, all west of Church Street, staff recommends converting the existing parallel to angled spaces, gaining approximately 78 parking spaces.

Civic Center Lot

The Civic Center lot, located on the east-side of City Hall, has 77 parking spaces and will be available to downtown and theater patrons after 2 p.m. and all-day on the weekends. Signs at both entrances will be posted indicating hours for public parking.

207 W. Elm Street Lot

This 39-space parking lot is located on the north side of Elm Street west of Church Street across from the fire station and adjacent to the Fire Department Annex. Thirty spaces will be available for theater patrons after 2 p.m. and all-day on weekends, and will be signed accordingly.

Transit Promotion

At several parking committee meetings, merchants have indicated interest in developing a special promotion to encourage downtown employees to use the transit system. Staff will assist the DLBP and other downtown businesses to implement the promotion.

Shuttle Loop

Once the theater opens, the City will implement the shuttle loop for downtown customers and merchants to encourage employees to use the outer parking lots. The shuttle will be available to all downtown patrons and the City will pay for the service.

Parking Map/Brochures

The DLBP is working on parking brochures for merchants to distribute, showing convenient parking areas and the shuttle loop in the downtown area.

Private Lot Partnership

Several downtown businesses with large parking lots have indicated they will share their spaces during their off-peak hours. Two major banks, having a combined 126 parking spaces, are willing to share their lots. In cooperation with the banks, the City will slurry seal and restripe their parking lots.

Improved Parking Signs

City staff will be installing directional parking signs and improving the signing at all the City parking lots.

Time Restrictions

The DLBP's parking committee has recommended the City implement 3-hour time restrictions outside the core area including several parking lots. The time restrictions will be signed from 9 a.m. to 5 p.m. All the permit lots will be signed from 9 a.m. to 2 p.m. The time restrictions for the downtown core area will remain 2 hours with several 30-minute spaces.

Civic Center Parking Structure

City staff is proceeding with the concept design plan for the 350-space parking structure located at the southwest corner of Church Street and Elm Street. Staff will be presenting this item separately to City Council at the June 6th meeting.

Moving Vehicle Ordinance

The DLBP has requested the City research an ordinance that restricts vehicles from moving within a designated area and a 24-hour time period. Two other cities have similar ordinances, designed to alleviate employees from parking in customer spaces. Staff is working with the DLBP to determine if they want to pursue this type of enforcement.

Additional Enforcement

The DLBP has requested the City increase enforcement downtown especially on Saturdays. The Finance Department oversees parking enforcement and will be evaluating this request for an additional enforcement assistant.

Citation Validation

One of the primary purposes of the downtown parking restrictions is to discourage employees from parking in the downtown core area and encourage customers to park downtown. To accomplish this concept, the DLBP has requested City staff develop a validation process. The objective is to prevent downtown customers from getting citations for over-parking. Staff is working with the DLBP to develop this process.

Trip Reduction Program

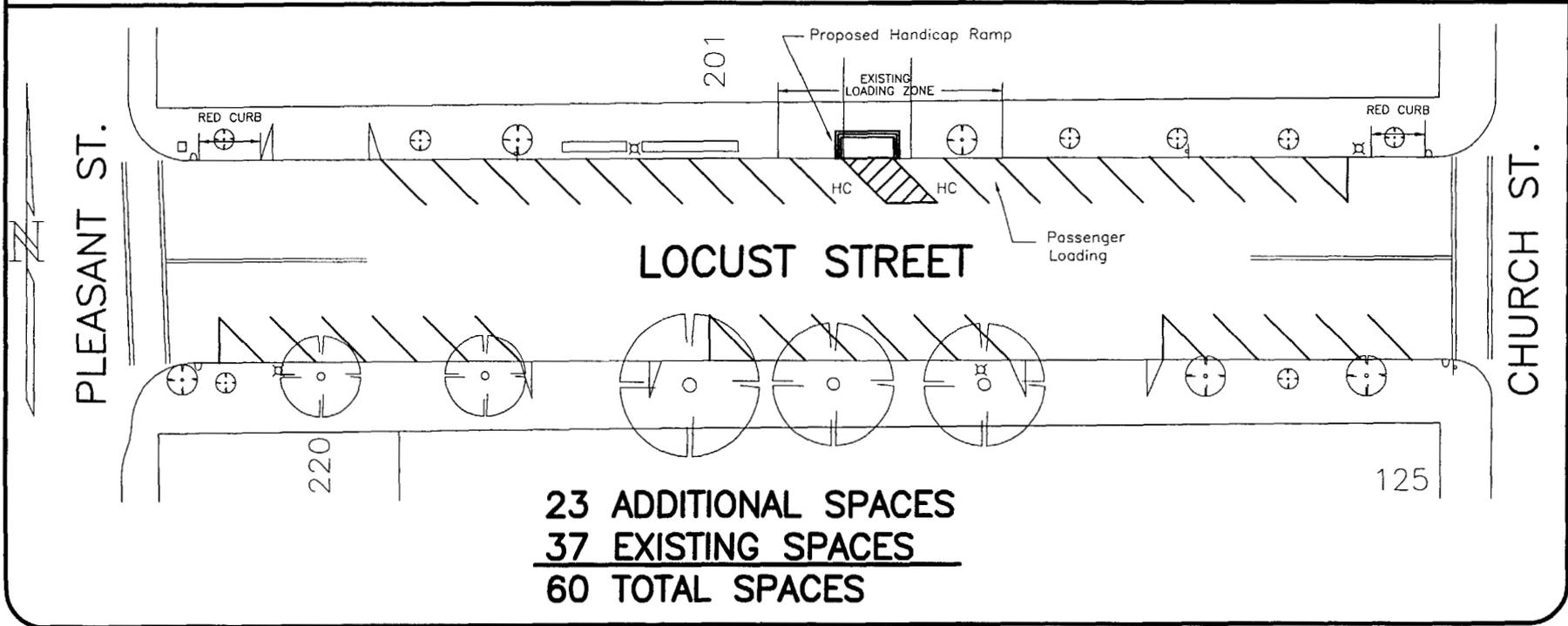
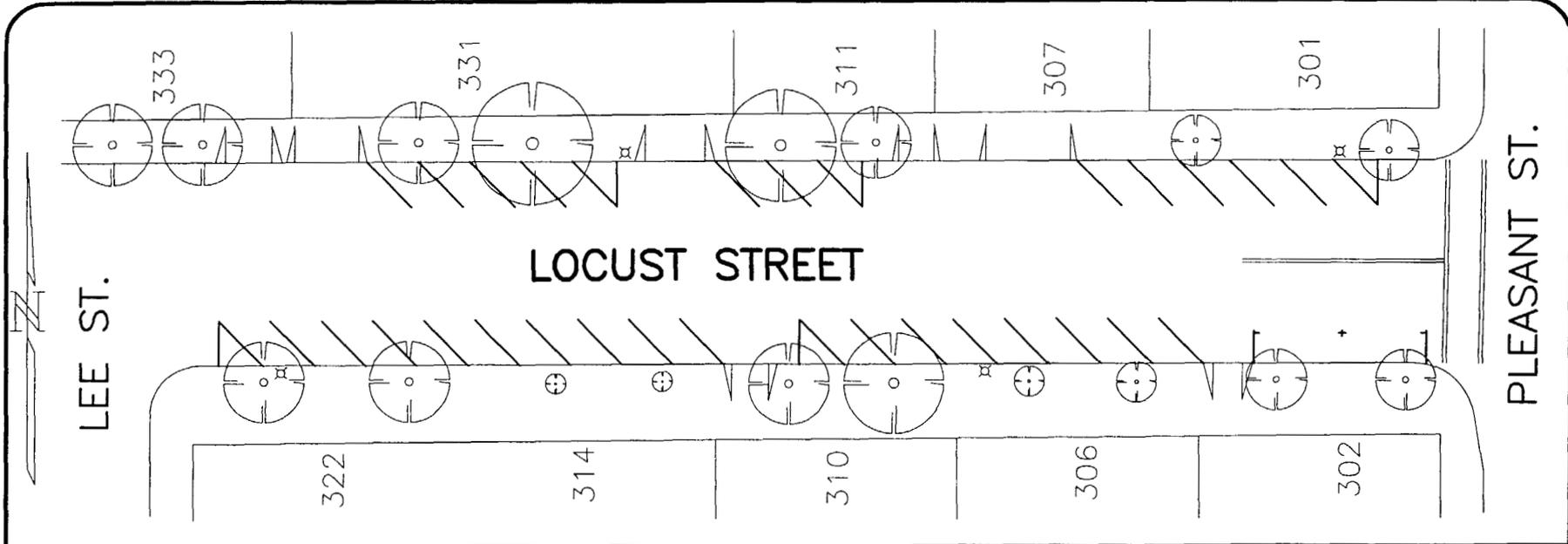
In an effort to reduce the number of parked employee vehicles in the downtown area, City staff is investigating a Trip Reduction Program for Civic Center and downtown employees.

**Downtown Angle Parking
Owner/Tenant Responses**

Street	Block Limit	Address	Name	Angle Parking?			Comments
				Yes	No	Maybe	
Elm Street	Pleasant to Church	101 N Church	DeJong & Sons Inc.		x		Safety concerns due to street width
Elm Street	Lee to Pleasant	Courthouse 315 W. Elm	Municipal Judge/ Court Manager	x			Judge was concerned with angle parking west of the Elm Street public lot easterly driveway. Parallel parking will remain and no parking installed adjacent to driveway.
Pine Street	Pleasant to Church	220 W. Pine	Fireside Thrift Co.			x	In favor, however, has safety concerns
Pine Street	Hutchins to Lee	401 W. Pine	Property owner		x		Diagonal parking would create congestion and increase the risk of accidents.
Pine Street	Hutchins to Lee	404 W. Pine	Partner/property owner		x		Safety concerns
Pine Street	Hutchins to Lee	404 W. Pine	Partner/property owner		x		Aesthetic reasons
Pine Street	Hutchins to Lee	404 W. Pine	Partner/property owner National Planning			x	Concerned with curb height damaging the vehicles
Pine Street	Hutchins to Lee	405 & 409 W. Pine St	Clark Pest Control		x		Traffic congestion and accidents
Pine Street	Hutchins to Lee	415 W. Pine St	Property owner		x		Aesthetic reasons
Pine Street	Hutchins to Lee	417 W. Pine St	Property owner		x		Aesthetic reasons
Pine Street	Hutchins to Lee	421 W. Pine St	Property owner		x		Aesthetic reasons
Locust Street	Pleasant to Church	201 W. Locust St.	Library Director/ Board	x			Favors angled parking and wants HC spaces installed on street.
Locust Street	Lee to Pleasant	333 W. Locust St	Property owner		x		Safety concerns. Angled spaces are not recommended in front of home.
Locust Street	Lee to Pleasant	125 N. Pleasant	Law Office		x		Safety concerns at Pleasant Ave & Locust St., Staff recommends installing spaces adjacent to Pleasant.

**Downtown Angle Parking
Owner/Tenant Responses**

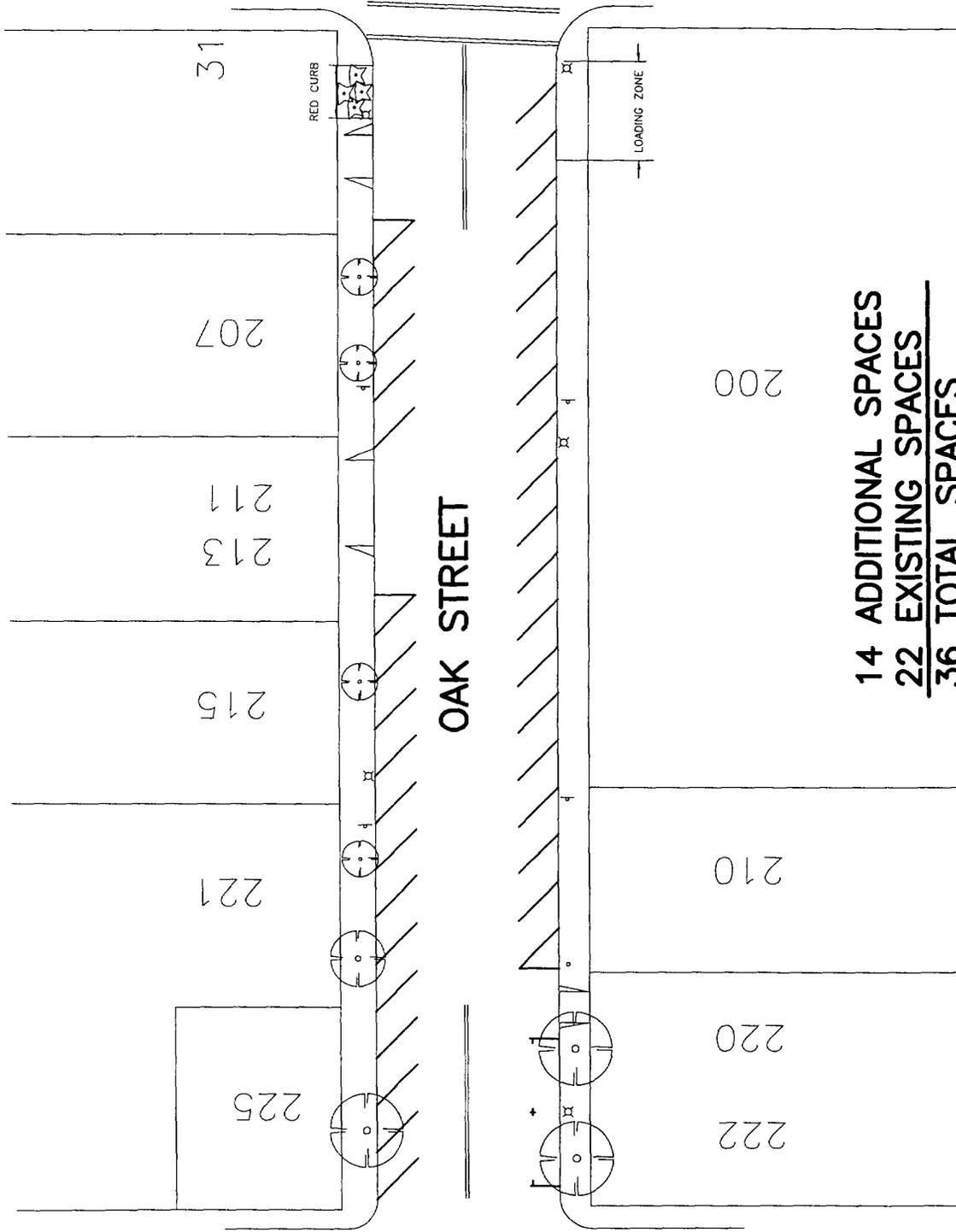
Street	Block Limit	Address	Name	Angle Parking?			Comments
				Yes	No	Maybe	
Oak Street	Pleasant to Church	200 W. Oak	Methodist Church Pastor	x			In favor of additional parking and 4 hour time limit to remain.
Oak Street	Pleasant to Church	215 W Oak	Central Valley Internet Exchange			x	Street width narrow
Oak Street	Pleasant to Church	104 S. Pleasant	Property owner	x			OK with angle parking but prefers parallel in front of home.
Walnut Street	Pleasant to Church	200 S. Pleasant	St. Anne's School Principal		x		Safety issues
Walnut Street	Pleasant to Church	215 W. Walnut Street	St. Anne's Church Priest		x		Safety issues



23 ADDITIONAL SPACES
37 EXISTING SPACES

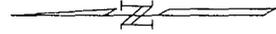
60 TOTAL SPACES

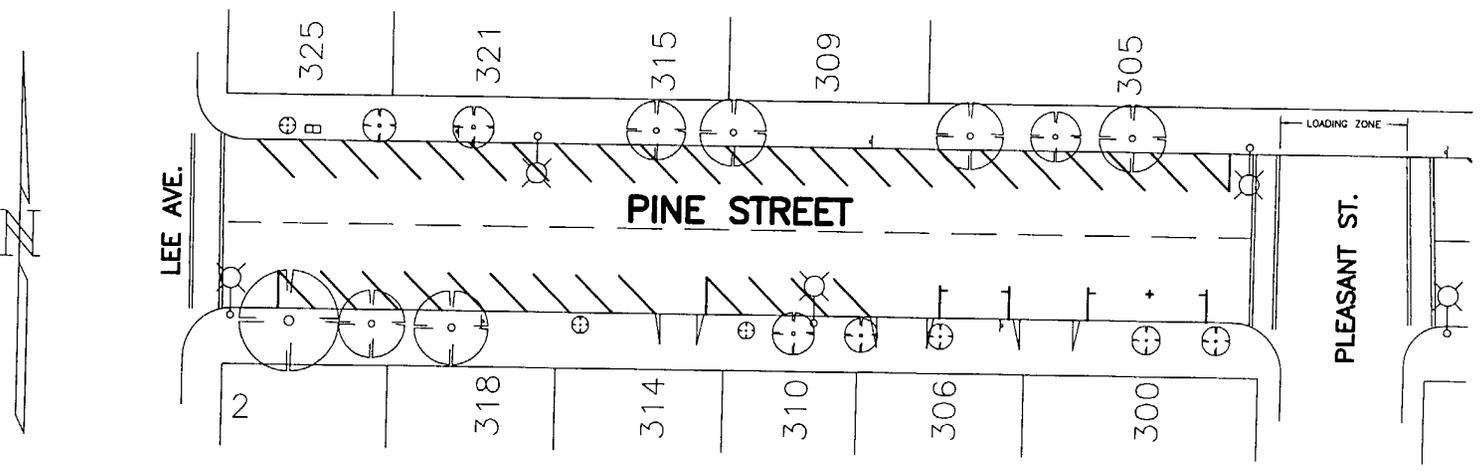
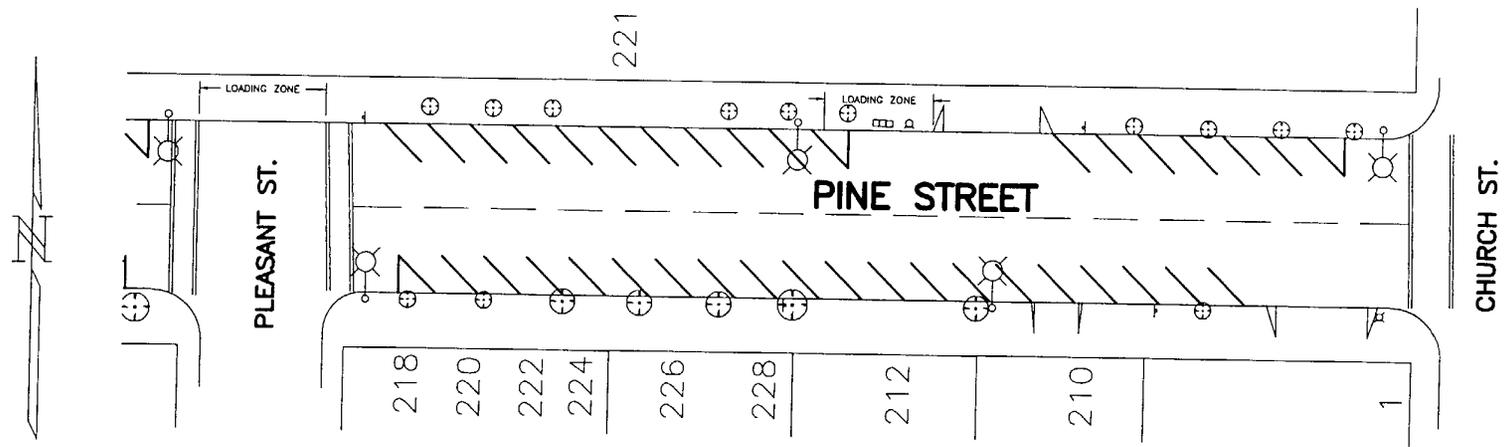
CHURCH ST.



14 ADDITIONAL SPACES
22 EXISTING SPACES
36 TOTAL SPACES

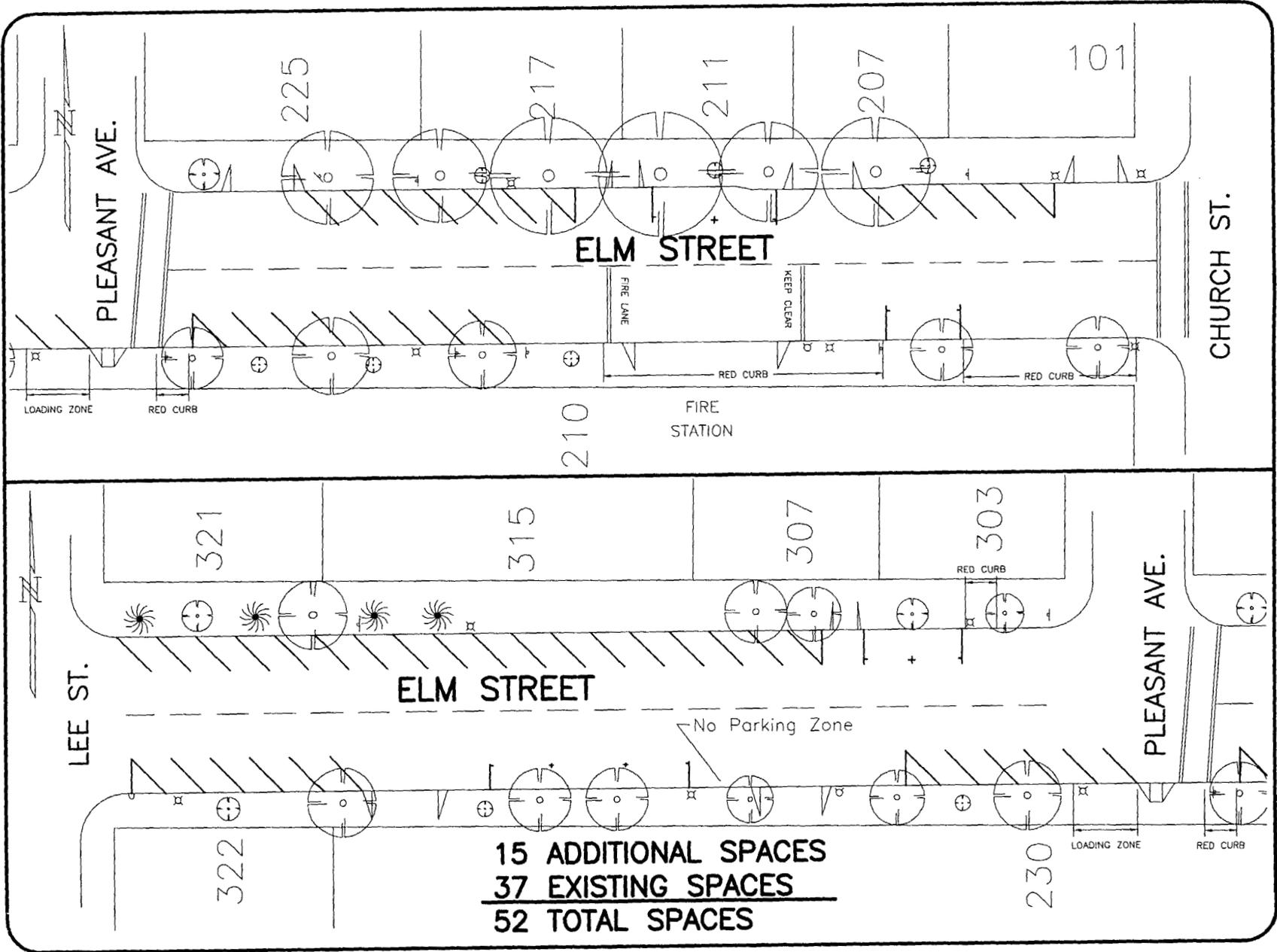
PLEASANT AVE.





26 ADDITIONAL SPACES
 45 EXISTING SPACES

 71 TOTAL SPACES



RESOLUTION NO. 2001-158

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING ANGLE
PARKING AT VARIOUS LOCATIONS, AND HANDICAP PARKING
SPACES ON LOCUST STREET, THEREBY AMENDING TRAFFIC
RESOLUTION NO. 97-148

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NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve angle parking at various locations as shown on the Exhibits A-D attached hereto, and further approves amending City of Lodi Traffic Resolution No. 97-148, Section 4 "Angle Parking Areas" and is hereby amended by allowing angle parking on the following streets:

- Locust Street between Lee Avenue and Church Street
- Elm Street between Lee Avenue and Church Street
- Pine Street between Lee Avenue and Church Street
- Oak Street between Pleasant Avenue and Church Street

BE IT FURTHER RESOLVED, that the City Council of the City of Lodi does hereby approve the installation of two handicap spaces on the north side of Locust Street west of Church Street, adjacent to the Library.

Dated: June 20, 2001

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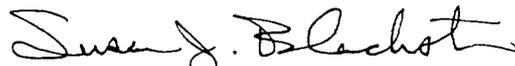
I hereby certify that Resolution No. 2001-158 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 20, 2001, by the following vote:

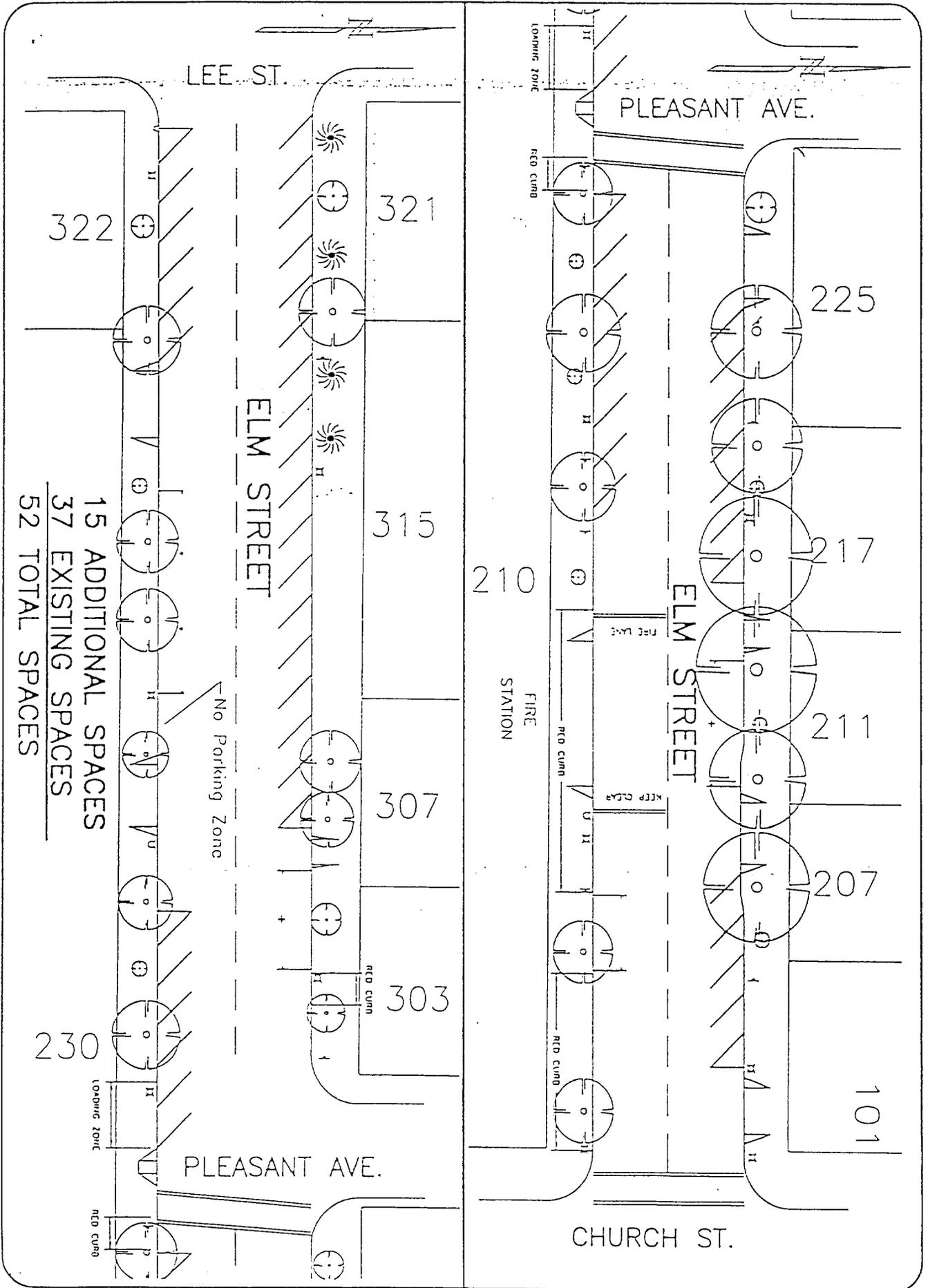
AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Pennino and
Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk



15 ADDITIONAL SPACES
 37 EXISTING SPACES
 52 TOTAL SPACES

EXHIBIT R

26 ADDITIONAL SPACES
 45 EXISTING SPACES
 71 TOTAL SPACES

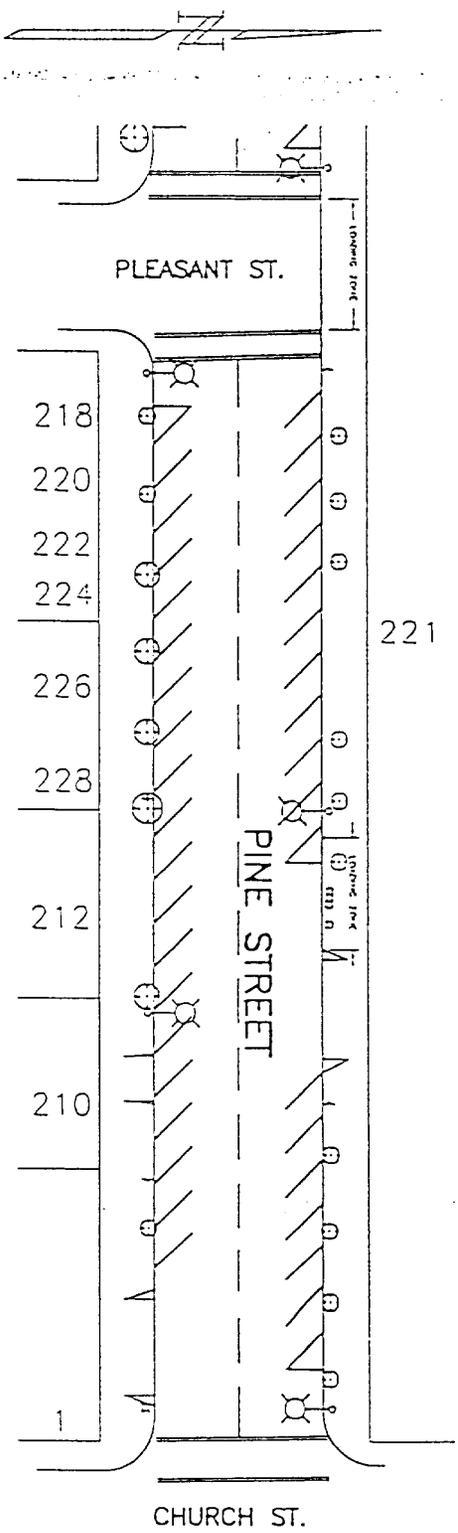
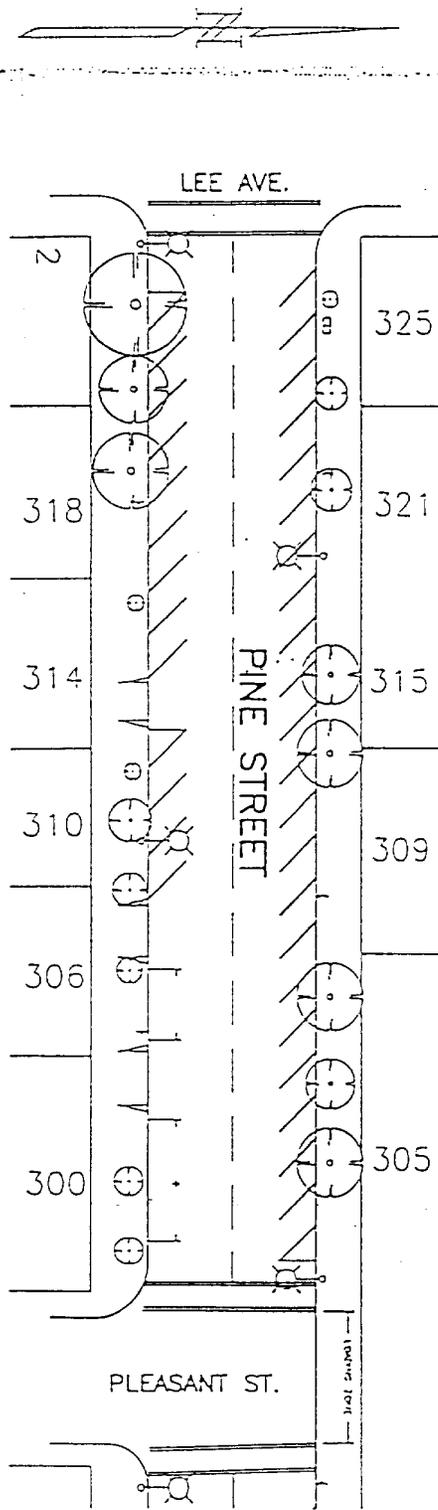


EXHIBIT C

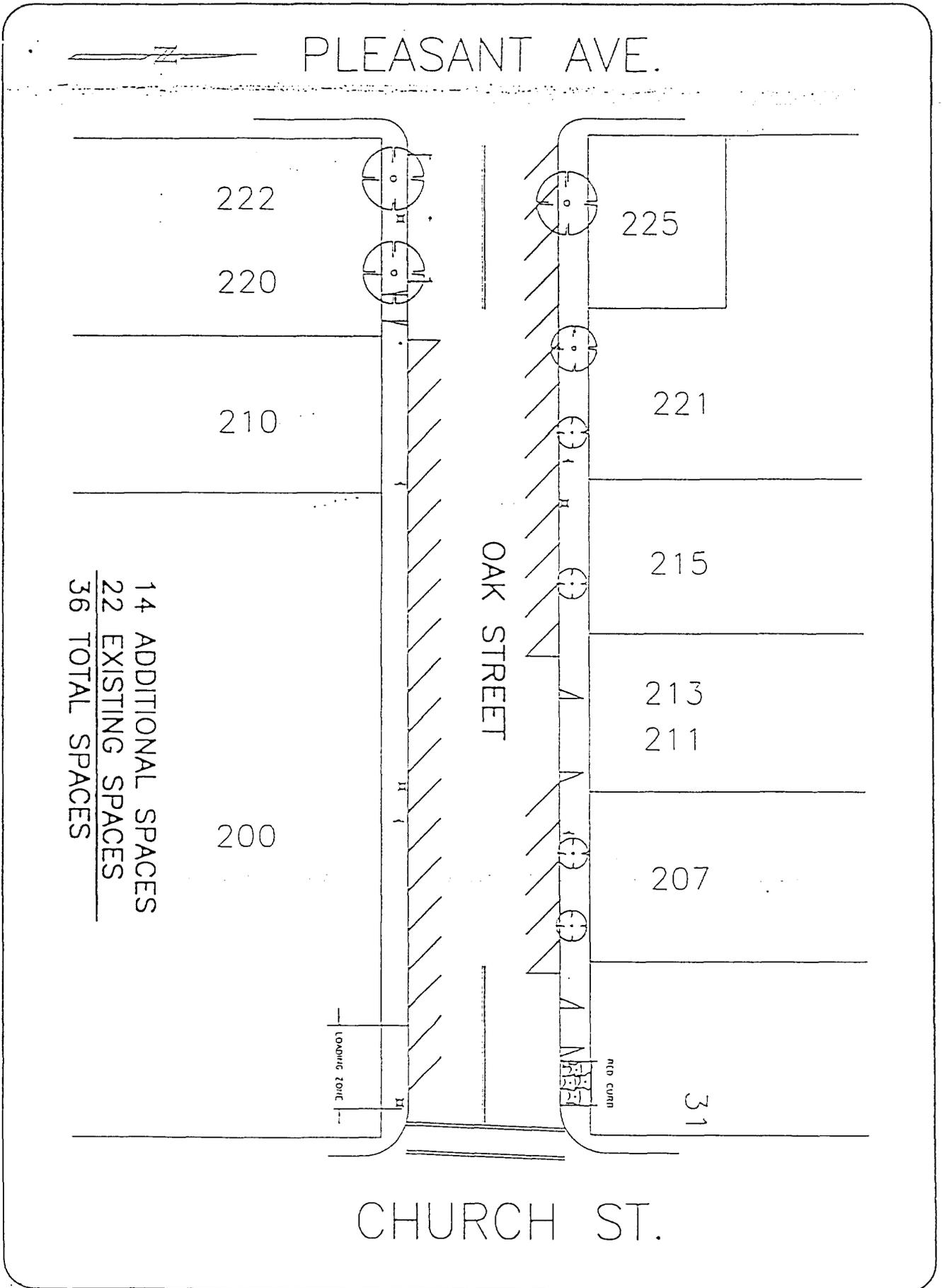


EXHIBIT D

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
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<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

June 15, 2001

Mr. Lew VanBuskirk, Executive Director
Downtown Lodi Business Partnership
P.O. Box 1565
Lodi, CA 95241-1565

Affected Property Owners/Tenants -
See attached mailing list

SUBJECT: Receive Downtown Parking Report and Adopt Resolution Amending Traffic Resolution Approving Angle Parking at Various Locations and Handicap Parking Spaces on Locust Street

The above item is on the City Council agenda of Wednesday, June 20, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street. This item was originally scheduled for the June 6th Council meeting, but it was necessary to postpone it until the June 20th meeting. There have been no changes to the background information that was mailed to you on June 1st.

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 Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Paula Fernandez, Associate Traffic Engineer, at (209) 333-6800, extension 2667.



Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NCCDOWN60601

ROMAN CATHOLIC WELFARE
P O BOX 4237
STOCKTON CA 95204

JAMES E & CAROL A DEAN
16 N CRESCENT AVENUE
LODI CA 95240

SAN JOAQUIN COUNTY
222 E WEBER STREET
STOCKTON CA 95202

GLEN I & CA BAUMBACH
323 W ELM STREET
LODI CA 95240

ORVILLE & KAREN DEJONG ET AL
16040 N TECKLENBERG RD
LODI CA 95240

FIRST CHURCH OF CHRIST SCIENTIST
322 W ELM STREET
LODI CA 95240

JACK D ALQUIST
17 S CHURCH ST
LODI CA 95240

RUSSELL N & HARUMI KISHIDA
615 34TH AVENUE
SAN FRANCISCO CA 94121

BECKMAN CAPITOL CORP
P O BOX 1300
LODI CA 95241

EMMA L KIRSCHENMAN
115 LOUIE AVENUE #250
LODI CA 95240

JUDITH D SCHULTZ
730 N CALIFORNIA STREET
LODI CA 95240

GERALD W POLANKSY
2418 FARNSWORTH DRIVE
LIVERMORE CA 94550

PETER M & ALICE J BERGMAN
11701 E KETTLEMAN LN
LODI CA 95240

FIRST METHODIST CHURCH OF LODI
200 W OAK STREET
LODI CA 95240

EVONNE LUCE
306 W LOCUST STREET
LODI CA 95240

V L BUCHANAN
307 W LOCUST ST
LODI CA 95240

1ST CHURCH OF CHRIST SCIENTIST
322 W ELM STREET
LODI CA 95240

JOHN L LUBERS
307 W LOCUST ST APT B
LODI CA 95240

TENANT
307 LOCUST ST APT C
LODI CA 95240

ROSE T MANDOLINI
311 W LOCUST ST
LODI CA 95240

JENNIFER ONEILL
311 W LOCUST
LODI CA 95240

WILLIAM & CARMEN SPICER
311 W LOCUST ST APT B
LODI CA 95240

NORMAN C MORRIS 2000 REV LIV T
P O BOX 1568
LODI CA 95241

KARL B & IRENE M NICKEL
331 W LOCUST
LODI CA 95240

TRACY A MARSHALL
333 W LOCUST ST
LODI CA 95240

LEILA M HANE
321 W LOCUST STREET
LODI CA 95240

CLARK PEST CONTROL
405 W PINE STREET
LODI CA 95240

EMMETT A LARKEN CO
404 W PINE ST
LODI CA 95240

FLOYD E ZASTROW
404 W PINE STREET
LODI CA 95240

LINDA FUGAZI
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TONI F REYNOLDS CHIROPRACTOR
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|||
ASSOCIATED SECURITIES CORP
404 W PINE ST SUITE 6
LODI CA 95240

|||
B J WHITTED
404 W PINE STREET SUITE 6
LODI CA 95240

|||
WHITTED DRUMMOND & ASSOC
404 W PINE ST SUITE 6
LODI CA 95240

|||
DENNIS MORITA CPA
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LODI CA 95240

|||
SOLARI ACCOUNTING
404 W PINE SUITE 7
LODI CA 95240

|||
BLUE RIBBON TEMP PERSONNEL
404 W PINE SUITE 10
LODI CA 95240

|||
COSENTINI D C & ASSOC
404 W PINE ST SUITE 12
LODI CA 95240

|||
ROBERT J GOSS
404 W PINE SUITE 12
LODI CA 95240

|||
KAREN J GOSS
404 W PINE ST SUITE 12
LODI CA 95240

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NAILS BY CHAR
404 W PINE ST SUITE 12
LODI CA 95240

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MARSHALL & MARSHALL
404 W PINE SUITE 14
LODI CA 95240

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HANDS FOR HEALTH
401 W PINE ST
LODI CA 95240

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PERFECT BALANCE
401 W PINE ST
LODI CA 95240

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SHEAR EXPRESSIONS HAIR STUDIOS
401 W PINE ST
LODI CA 95240

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SIMPLY THERAPEUTIC
401 W PINE ST
LODI CA 95240

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TAILORED NAILS
401 W PINE ST
LODI CA 95240

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JOHN L KING
426 W PINE ST
LODI CA 95240

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LEGAL IN PRO PER SUPPORT SERV
429 W PINE ST
LODI CA 95240

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LAURA E BAINBRIDGE
433 W PINE STREET
LODI CA 95240

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ACORDIA OF CAL INS SERVICES
300 W PINE
LODI CA 95240

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BARBARA L VONMILLER
300 W PINE
LODI CA 95240

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WSTRN CARWASH ASSN INS BRKRS
300 W PINE ST
LODI CA 95240

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A PENNINO NORF
323 W LOCUST STREET
LODI CA 95240

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GLORIA AREVALO
309 W PINE STREET
LODI CA 95240

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GERALD W POLANSKY
2418 FARNSWORTH DRIVE
LIVERMORE CA 94550

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MICHELLE L HAYES
309 W PINE ST
LODI CA 95240

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BRENT WHITELEY
309 W PINE STREET
LODI CA 95240

|||
OCCUPANT
309 W PINE ST APT 4
LODI CA 95240

|||
OCCUPANT
309 W PINE ST APT 5
LODI CA 95240

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LODI NEWS SENTINEL
125 N CHURCH STREET
LODI CA 95240

|||||
OCCUPANT
309 W PINE APT 9A
LODI CA 95240

|||||
RANDY BRINK
314 W PINE ST
LODI CA 95240

|||||
PINE HOME RESIDENTIAL CARE
314 W PINE ST
LODI CA 95240

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COY R PHELPS
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|||||
FOSTER FAMILY SERVICE
315 W PINE ST SUITE 10
LODI CA 95240

|||||
AFS ENTERPRISES
318 W PINE STREET
LODI CA 95240

|||||
PORTRAITS BY TAMMY
318 W PINE ST SUITE A
LODI CA 95240

|||||
LAURA E BAINBRIDGE
135 W WILLOW ST
STOCKTON CA 95204

|||||
LODI WOMANS CLUB
325 W PINE ST
LODI CA 95240

|||||
RICHARD & CARRIE KASHNER
1732 WINDJAMMER COURT
LODI CA 95240

|||||
FIRESIDE THRIFT
220 W PINE
LODI CA 95240

|||||
PHOTO INSTANT PRINT
222 W PINE STREET
LODI CA 95240

|||||
KEN G SATO
224 W PINE ST
LODI CA 95240

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KEN SATO PHOTOGRAPHY
224 W PINE
LODI CA 95240

|||||
CALIFORNIA CRIME STOPPERS
226 W PINE ST
LODI CA 95240

|||||
JOHN C COOK
226 W PINE STREET
LODI CA 95240

|||||
FRED'S PUFF N STUFF
228 W PINE STREET
LODI CA 95240

|||||
FRED B REYNOLDS
228 W PINE STREET
LODI CA 95240

|||||
PAULA QUICK
307 W ELM STREET
LODI CA 95240

|||||
STOGIES CIGAR LOUNGE
230 W PINE STREET
LODI CA 95240

|||||
STATESMAN REALTY
2 S LEE
LODI CA 95240

|||||
VICKY MCATHIE
FINANCE DIRECTOR
CITY OF LODI, 212 W PINE ST
LODI CA 95240

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MICHAEL PRETZ FIRE CHIEF
CITY OF LODI FIRE DEPT
217 W ELM STREET
LODI CA 95240

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JERRY ADAMS CHIEF OF POLICE
CITY OF LODI POLICE DEPT
230 ELM STREET
LODI CA 95240

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NANCY MARTINEZ DIRECTOR
CITY OF LODI PUBLIC LIBRARY
201 W LOCUST ST
LODI CA 95240

|||||
CAMEY JOERKE COURT MANAGER
SUPERIOR COURT
315 W ELM STREET
LODI CA 95240

ST ANNES CATHOLIC CHURCH
215 WALNUT ST
LODI CA 95240

MATER E THORNTON
215 WALNUT STREET
LODI CA 95240

SAINT ANNE SCHOOL
200 S PLEASANT AVE
LODI CA 95240

LITTLE METHODIST PRE-SCHOOL
200 W OAK STREET
LODI CA 95240

JUDI HARRISON
207 W OAK ST
LODI CA 95240

MICHELLES EUROPN BEAUTY DSGN
207 W OAK STREET
LODI CA 95240

SANDY ROMANOFKY
207 W OAK STREET
LODI CA 95240

RUSSELLS BEAUTY SALON
207 W OAK STREET
LODI CA 95240

DEBBIE NAILS SOWERS
207 W OAK ST
LODI CA 95240

F & I BOOKKEEPING
215 W OAK ST SUITE 3
LODI CA 95240

CINDY'S BOOKKEEPING & TAX SERV
215 W OAK SUITE 3
LODI CA 95240

EPISCOPAL CHURCH OF ST JOHN
310 W LOCUST
LODI CA 95240

DIANE C SUTTON
329 W LOCUST STREET
LODI CA 95240

CONNIE E RICE
104 S PLEASANT
LODI CA 95240

TIM G BERTSCH INSURANCE
221 W OAK STREET
LODI CA 95240

TIMOTHY & JENNIFER WALTH
928 W TURNER ROAD
LODI CA 95242

NETWORK CONNECTIONS
221 W OAK STREET
LODI CA 95240

GUILD CLEANERS
17 S CHURCH
LODI CA 95240

MONTE K SEIBEL LAND SURVEYOR
221 W OAK STREET SUITE B2
LODI CA 95240

LINDA LOFTHUS ATTNY AT LAW
225 W OAK
LODI CA 95240

JOYCE A RUDOW
313 W LOCUST STREET
LODI CA 95240

SAINT JOHNS HUT
314 W LOCUST ST
LODI CA 95240

OCCUPANT
314 W LOCUST
LODI CA 95240

OCCUPANT
315 W LOCUST STREET
LODI CA 95240

DOROTHY L SNYDER
317 W LOCUST STREET
LODI CA 95240

ELVA L WILSON
319 W LOCUST STREET
LODI CA 95240

1-4

RECEIVED

JUN 5 2001

City Clerk
City of Lodi

June 5, 2001

City of Lodi Mayor, Lodi City Council

Dear Mayor and City Council Members

The Downtown Property Owners, City of Lodi and business licensed tax payers have contributed generously to creating a beautiful downtown business district that holds exciting opportunities for years to come. With the creation of new weekly events, and new businesses that invite visitors and residents to relax and linger, the future will be bustling with prosperity.

During the revitalization process, one of the necessary changes that was foremost in the minds of those involved, was the immediate halt to the purchase of residential property for the conversion of business use. The theory is that a thriving downtown has residents on or within the boundaries, as they are an immediate and repetitive consumer base. A beautiful residential area and a prosperous downtown go hand in hand towards increasing it's overall desire as a destination area, with increased property values the result.

The recommendation for angular parking in residential areas is a contradiction to the revitalization plan. The beautiful, quaint charm of the diverse vintage home styles and tall trees, would become unsightly after being graffitied with white stripes in the pavement and the inevitability of poles posting parking area signs.

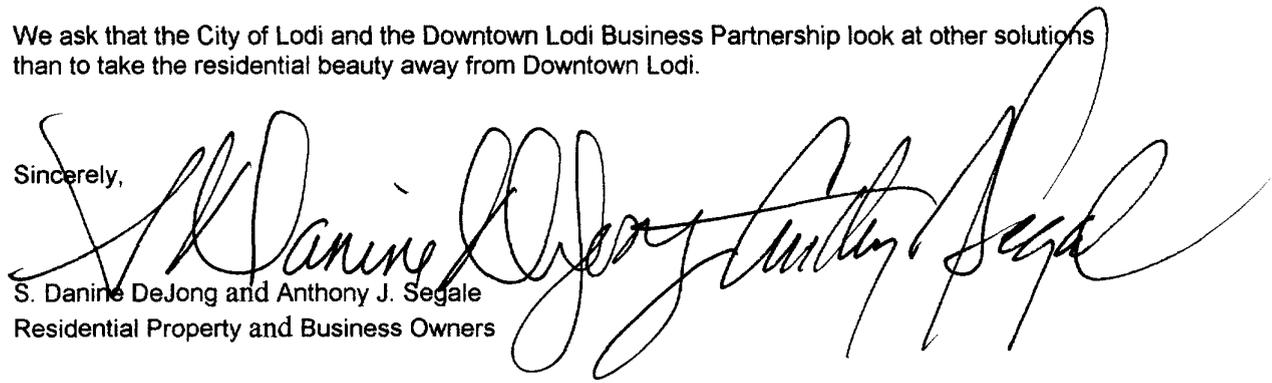
One of the best signs that an area is thriving, is the trouble of finding a parking space. The need is real in Downtown Lodi. That is a good thing! The solutions are sometimes hard to find, or see. Along both sides of the railroad tracks are dilapidated buildings, some almost falling down. The conversion of these buildings for more parking garages would be an asset. Ground floor retail should be a must for these structures. Even though this would create a further parking need, the result is the same, a prosperous downtown and desirable destination.

Perhaps business owners and employees could treat the parking problem like the energy crisis, conserve usage. Employees and business patrons will probably even want to park in front of our home to walk there. That doesn't mean stripes and poles have to be placed here.

How many people in outlying subdivisions, with either a strip mall or community park next block over, would like stripes and poles in front of their homes?

We ask that the City of Lodi and the Downtown Lodi Business Partnership look at other solutions than to take the residential beauty away from Downtown Lodi.

Sincerely,



S. Danine DeJong and Anthony J. Segale
Residential Property and Business Owners