



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Request for Sidewalk Installation in the 400 and 800 Blocks of South Fairmont Avenue

MEETING DATE: April 6, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take appropriate action after receiving public testimony. Possible actions include:

1. Determine it is in the public's best interest to have sidewalk installed at these locations and overrule the property owners' objections, if any, to installing the sidewalk.
2. If sidewalk is needed, determine the methods of collection the City will make available to property owners if the City does the work.
3. Determine that the sidewalk installation is not needed at this time.

BACKGROUND INFORMATION: This public hearing was set to hear objections from property owners required to install sidewalk on the properties at 410, 825 and 831 South Fairmont Avenue. See attached Exhibit A for previous Council Communication.

At its meeting on March 2, 1994, the City Council determined that sidewalk should be installed at the above addresses and set this public hearing. The Notice to Construct required by the Streets and Highways Code was sent to the property owners requiring construction to begin within sixty days and giving them the time and date of this public hearing.

The State of California Streets and Highways Code requires that legislative bodies hear and pass upon objections at a public hearing set no sooner than ten days after giving notice to the property owners. Notice was given on March 25, 1994. In addition to the notices which were posted on the property and mailed, the property owners were sent a copy of this communication with the attached letter (Exhibit B). In our letter, we indicated that there may be money available at a low interest rate through the City's Housing Rehabilitation Program for low-income property owners. This Program uses Block Grant Funds.

The City Attorney, in his memos attached as Exhibit C and D, addressed the questions regarding alternative methods for property owners to pay for sidewalk installation if the City does the work. Those are, briefly, that: 1) the property owner can pay cash up front, 2) the costs can be assessed against the property as a lien and collected with taxes, or 3) the City is authorized to establish annual installments for a period not exceeding ten years for assessments exceeding \$50.

APPROVED

THOMAS A. PETERSON
City Manager



recycled paper

If the Council decides to establish repayment through annual installments, the Council would have to determine the following:

- A. Number of Years to Spread Costs: For new sidewalk, this cannot exceed ten years. For a standard residential lot (fifty-foot frontage), new sidewalk installation would cost approximately \$925. Other costs would be in addition to this amount. Therefore, we would not recommend spreading it over more than five years.
- B. Interest Rate: Rate cannot exceed 7% per annum. We would recommend 7%.
- C. Administrative Fee: The City Attorney feels we can reasonably charge 5% to 10%. We would recommend the higher amount in order to encourage property owners to coordinate and pay for the installation directly. The administrative fee would be included with other costs and brought back to the Council for approval together with construction costs.

If the Council provides for installments, the City would then have to calculate the assessment costs and inform the County Auditor each year so the assessment could be added to the tax bill.

If property owners do not install the sidewalk and the City does, the Council would set another public hearing to receive the report of final construction costs and to give the property owners a chance to respond. At that time, the Council would determine the methods of collection. We feel that the Council should set a policy with respect to the methods of collection the City will make available. The property owners will then know ahead of time what the rules are.

We have always encouraged property owners to try to get their own contractor and financing because the actual cost to the property owner would be less. This is because the City's contractor normally costs more due to the requirements imposed on a City contractor. The property owner would also be assessed an administrative fee. The County charges the City 1%, or \$3 per year, whichever is less, to collect assessments placed on property. This would also be added to the property owner's total cost.

FUNDING: Property owners' responsibility.



Jack L. Ronsko
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

JLR/SB/lm

Attachments

cc: City Attorney
Property Owners



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Request for Sidewalk in 800 Block of South Fairmont Avenue

MEETING DATE: March 2, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council discuss the sidewalk deficiencies on South Fairmont Avenue and take appropriate action.

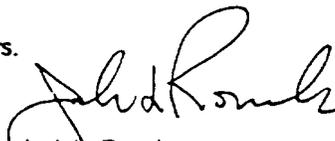
BACKGROUND INFORMATION: At its last meeting, the City Council received the attached letter from a local resident requesting that sidewalk be installed on two parcels in the 800 block of South Fairmont Avenue. The letter points out that, in this area of South Fairmont Avenue, there are several nursing homes and many doctors' offices and, during the wet season, it is impossible to walk along this area or push someone in a wheelchair. Pedestrians must go into the street in this 135'± area because of the mud. On South Fairmont Avenue there are only two parcels between Lodi Avenue and Vine Street, located at 825 and 831 South Fairmont Avenue, that are without sidewalk. Both lots are developed. South of Vine Street, sidewalk is missing on the east side of the 1000 block of Fairmont Avenue, opposite the Lodi Memorial office building. This block is undeveloped.

Curb, gutter and sidewalk is the property owner's responsibility and, under the Streets and Highways Code, the City can require these improvements be made. The attached copy of Section 5875 of the Streets and Highways Code outlines circumstances which could require the property owner to install sidewalk.

Historically, other than as a part of new construction, sidewalk has been required to be installed by property owners when the City does a major street improvement project or when the deficiency causes a hardship and hazard to pedestrians. Because of the amount of traffic on this street, the width of the street and the type of pedestrians using this area, the lack of sidewalk can be considered both a hardship and a hazard.

If the City Council wishes to order the installation of sidewalks, appropriate direction should be given and a public hearing should be set for April 6, 1994. Between the date of the order and the public hearing, staff will formally notify the owners. A copy of the checklist for that procedure, together with a copy of the first letter the property owner would receive under these procedures, is also attached. The property owners are also being sent a copy of this Communication.

FUNDING: Responsibility of the property owners.


Jack L. Ronsko
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

Attachments

cc: City Engineer
Property Owners
Concerned Citizen

APPROVED _____

THOMAS A. PETERSON
City Manager



recycled paper



MEMORANDUM, City of Lodi, Public Works Department

To: City Manager
City Council

FROM: Public Works Director

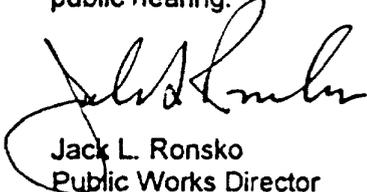
Date: February 28, 1994

Subject: Additional Information Regarding Sidewalk Installation on
South Fairmont Avenue

The Council Communication titled "Request for Sidewalk in 800 Block of South Fairmont Avenue" indicated that there were only two parcels on Fairmont Avenue from Lodi Avenue to Vine Street that did not have sidewalk.

After the Council Communication was prepared, it was brought to our attention that there is another parcel on the east side of the 400 block of South Fairmont Avenue that does not have sidewalk. This is a 55-foot parcel between two professional buildings that is now undeveloped and is used as a garden.

The request for sidewalk, which was received from a local resident, did not address this area. However, if sidewalk installation is required by the Council in the 800 block of South Fairmont Avenue, the parcel in the 400 block of South Fairmont Avenue should also be considered. There are medical complexes in both the 800 and 400 blocks. Therefore, it makes sense to consider both of these areas at the same time. The City Attorney feels the 400 block parcel can be discussed at this meeting if the City Council makes the appropriate finding (i.e., information was received after agenda was formalized) since the Council action would only involve the setting of a future public hearing.



Jack L. Ronsko
Public Works Director

JLR/SB/im

cc: City Attorney
Property Owner w/Council Communication

EXHIBIT B

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY C. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

March 28, 1994

Property Owner:

SUBJECT: Public Hearing to Consider Request for Sidewalk Installation in the 400 and 800 Blocks of South Fairmont Avenue

Enclosed is a copy of background information on an item that is on the City Council agenda of Wednesday, April 6, 1994, at 7:00 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

The enclosed Council packet discusses the ways sidewalk can be paid for if the City does the installation, and the Council will have to make some decisions in this regard. The City's Housing Rehabilitation Program may have funds available at very low interest rates for those who qualify. If you would like more information on this, please call Eric Veerkamp in the Community Development Department at (209) 333-6711.

The Council will conduct a public hearing on this item and, as mentioned in the notices you have received recently, you are welcome to attend and speak at the appropriate time. If you wish to write to the City Council, please address your letter to the City Council, City of Lodi, P. O. Box 3006, Lodi, CA 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 Jennifer Perrin, City clerk, at (209) 333-6702.

If you have questions about the item itself, please call Sharon Blaufus at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/SB/Im

Enclosures

cc: City Clerk

CITY OF LODI
MEMORANDUM FROM THE OFFICE OF THE CITY ATTORNEY

To: Honorable Mayor and City Councilmembers
From: Bob McNatt, City Attorney
Date: March 4, 1994
Subject: Payment for Sidewalk Installation

At the February 2, 1994 Council meeting, questions were presented regarding alternative methods for property owners to pay for sidewalk installation when such improvements are ordered by the Council. Attached is a memo I prepared four years ago which examines these options.

As expressed in that memo, the Streets and Highways Code establishes that the property owner can either pay in cash upfront, the cost of repairs can be assessed against the property as a lien and collected with taxes, or the City is authorized to establish annual installments for a period not exceeding five years for assessments of one hundred dollars or more. These are the only options of which I am aware.

To the best of my knowledge, there is no state law authority which would allow cities to install sidewalks and then put a lien on the property which would be (by agreement of the parties) payable only when the property is sold. Obviously, there could be instances where property would pass from generation to generation without being sold and under which circumstances the City would never collect its lien.

I would be happy to answer specific questions prior to the April 6, 1994 public hearing which has been set on the matter of the Fairmont Avenue properties.

Respectfully submitted,



BOB McNATT
City Attorney

BM:pn

cc: ✓ Public Works Director
SDWLK.PMT/TXTA.01V

To: Honorable Mayor and City Councilmembers
From: Bob McNatt, City Attorney
Date: March 21, 1994
Subject: Sidewalk Installation Costs: Correction

On March 4, 1994, I directed a memo to the City Council and Public Works Director on costs of sidewalk installation. At that time, I indicated that it was possible to collect such costs on an installment basis for a period not to exceed five (5) years for assessments of one hundred dollars or more. That was in error.

It should have read that the City within the Council's discretion may allow payments for assessments exceeding \$50.00 over a period of up to ten (10) years. (Streets & Highways Code §5895).

All other conclusions in the memo remain the same.

Respectfully submitted,



BOB McNATT
City Attorney

BM:pn

cc: ✓ Public Works Director

DECLARATION OF MAILING

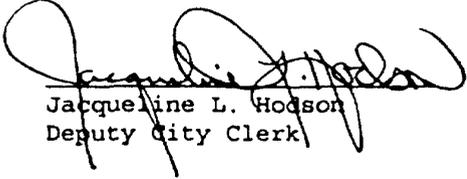
On March 3, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 3, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Hodson
Deputy City Clerk



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: April 6, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

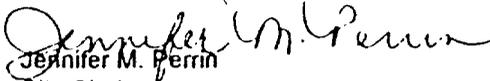
NOTICE IS HEREBY GIVEN that on Wednesday, April 6, 1994 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Installation of sidewalk on the 800 block of South Fairmont Avenue and the 400 block of South Fairmont Avenue

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.

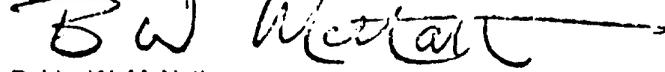
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: March 2, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

Display Device : WA
User : COUNTER

PARCEL DATA INQUIRY / UPDATE

ASSERS PARCEL- 033 - 080 - 0021 - Bldg Suite

***** OWNER DATA *****

OWNER 1 GOESCHEL, KEREN R ETAL OWNER 2
ADDRESS 02392 CHAD CT City/State/Zip MAPA CA 94558 0000
PHONE

***** LEGAL DATA *****

DESCRIPTION LO RECORDING NO. 92085886 LOT SIZE 17033 SIZE CODE F
RECORDING DATE 10 19 87 RECORDING BOOK RECORDING PAGE
DEED TYPE

- owner ✓

***** PROPERTY DATA ***** CODES *****

PROPERTY ADDR 00831 S FAIRMONT AV Bldg Suite *
City/State/Zip LODI CA 95240 0000 ZONE- 118 R-CP * Holds: N
OCCUPANT NAME THE PSYCLIST LAND USE 0010 BLK * Flood: N
SUBDIV # 0000000 AMEND. CODE SUB LOT # GEN PLAN O-I * Location: I
IMPROVEMENT VALUE- 36704 LAND VALUE- 13323 * Owner:

DISTRICT CODES: School Water Sewer Fire *

F7 End, F3 Restart, F10 to Update Existing Parcel or Create New Parcel
'F14' to Mark Parcel for Deletion

Mrs. Helen Zonkel
1627 Saratoga St. - concerned citizen
Lodi, CA 95240

Dr. Gordon B. Roget
510 S. Fairmont Ave. - owner 410 S. Fairmont Ave.
Lodi, CA 95240

Ladon G Bader
Attorney - Dr. Roget's attorney
1124 W. Tokay
Lodi, CA 95240

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Page 1
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User : COUNTER

PARCEL DATA INQUIRY / UPDATE

ASSERS PARCEL- 033 - 080 - 0018 - Bldg Suite

***** OWNER DATA *****

OWNER 1 HEISLER FRANK & L OWNER 2
ADDRESS 00825 S FAIRMONT City/State/Zip Lodi CA 95240 0000
PHONE

***** LEGAL DATA *****

DESCRIPTION LO RECORDING NO. 2527-521 LOT SIZE 10000 SIZE CODE F
RECORDING DATE 03 21 62 RECORDING BOOK RECORDING PAGE
DEED TYPE

***** PROPERTY DATA ***** CODES *****

PROPERTY ADDR 00825 S FAIRMONT Av Bldg Suite *
City/State/Zip Lodi CA 95240 0000 ZONE- 118 R-CP * Holds: N
OCCUPANT NAME LAND USE 0010 BLK * Flood: N
SUBDIV # 0000000 AMEND. CODE SUB LOT # GEN PLAN O-I * Location: I
IMPROVEMENT VALUE- 11906 LAND VALUE- 10497 * Owner:

owner

DISTRICT CODES: School Water Sewer Fire *

F7 End, F3 Restart, F10 to Update Existing Parcel or Create New Parcel
'F14' to Mark Parcel for Deletion

February 23, 1994

Handwritten:
Thank you
Please respond
Paul

The Honorable Jack Sieglock
and Members of the Lodi City Council
221 W. Pine Street
Lodi, CA 95241-1910

Dear Mayor Sieglock and City Council Members:

While visiting with a group of senior citizens at Grace Presbyterian Church, I received several questions and concerns. This letter serves as a notification of those concerns applicable to your jurisdiction:

1. Lack of a sidewalk on the 800 block of South Fairmont on the west side of the street. Many seniors walk to their doctor offices and hospital in this area and feel this is a safety problem and inconvenient on rainy days. In many instances, they are forced to walk in the street, as the area is slippery and full of puddles.

Those seniors would like to request a sidewalk in this area, paid for initially by the City, with a property lien on the individual properties. When the property is sold later, the cost of the sidewalk can be subtracted from the sale price, and reimbursed to the City.

2. Provide Dial-A-Ride services later on Friday and Saturday nights. There are many senior activities conducted at night, therefore, they feel it will be utilized. Currently, many seniors do not attend nightly functions due to lack of service.
3. Poor lighting in various neighborhoods. The seniors would like to know if the City can provide better lighting in these neighborhoods. Their main focus was the older neighborhoods on the east side and central parts of Lodi.

It is my responsibility to advise you and the City Council of these concerns the group has brought to my attention. If these items can be delivered in the form of a brief report to the Council, and advise of possible resolutions, it would be greatly appreciated.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Michael N. Nilssen

Chairperson

Lodi Senior Citizen's Commission

(209) 334-0830

cc: Tom Peterson, City Manager
Senior Citizen's Commission

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
ROB McNATT
City Attorney

March 23, 1994

Mr. Michael N. Nilssen
Chairperson
Lodi Senior Citizen's Commission
612 Nevins Drive
Lodi, CA 95240

Dear Mr. Nilssen:

Our office is in receipt of your letter dated February 23, 1994 wherein you addressed the following concerns:

1. **Lack of sidewalk on 800 block of South Fairmont Avenue on west side of street**

The City Council recently received a request for sidewalk on the 800 block of South Fairmont Avenue and on the 400 block of South Fairmont Avenue. This request was brought before the City Council at its meeting of March 2, 1994, and it was consequently set for public hearing for April 6, 1994 (please see copy of public hearing notice attached). A copy of your February 23, 1994 letter in support of the matter will be a part of the information that is given to the City Council at this meeting, and you are certainly welcome to attend the meeting to express your support.

2. **Provide Dial-A-Ride services later on Friday and Saturday nights**

This suggestion is certainly understandable and was forwarded to Janet Keeter who is in charge of the Dial-A-Ride services.

3. **Poor lighting in various neighborhoods**

Requests for street lights fall under the Street Light Assessment District 1911 Act. The costs of installation of street lights would be the property owners' responsibility and the maintenance costs would then be the City's responsibility. In order to begin the process of a Street Light Assessment District, a petition signed by at least 60% of the property owners must be circulated among the neighbors of the proposed area and turned into the City Clerk's office. What follows is a long, involved process, and I would recommend that if anyone is interested, he or she should make an appointment to meet with me before proceeding. Also, the East Side Improvement Committee has requested Community Development Block Grant (CDBG) funding for an east side alley lighting program which may be of help to some of these neighborhoods.

Mr. Michael Nilssen
March 23, 1994
Page Two

Thank you very much for your letter (which was forwarded to the City Council Members). Your concerns for this community are very much appreciated and they will be looked into. Should you have any questions, please feel free to give me a call.

Very truly yours,


Jennifer M. Perrin
City Clerk

JMP



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: April 6, 1994
Time: 7:00 p.m.

For information regarding this notice please contact:
Jennifer M. Perrin
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 6, 1994 at the hour of 7:00 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:

- a) Installation of sidewalk on the 800 block of South Fairmont Avenue and the 400 block of South Fairmont Avenue

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:


Jennifer M. Perrin
City Clerk

Dated: March 2, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
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LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

March 4, 1994

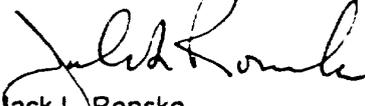
Dr. Gordon B. Roget
510 S. Fairmont Avenue
Lodi, CA 95240

**SUBJECT: Sidewalk Deficiencies on Fairmont Avenue
Between Lodi Avenue and Vine Street**

At its meeting on March 2, 1994, the City Council determined that sidewalk should be installed on those three parcels, on South Fairmont Avenue between Lodi Avenue and Vine Street, which do not now have sidewalk. There will be a public hearing held on April 6, 1994, to give the property owners the opportunity to protest this decision. In conformance with the Streets and Highways Code, ten days prior to that hearing you will receive a Notice to Construct. This notice will also give the time and place of the public hearing. Nothing needs to be done until after the public hearing. If the Council reaffirms its decision, you will have fifty days to start the sidewalk installation.

This letter is being sent to notify you of the Council's decision and the hearing date prior to the official Notice to Construct. You will receive the information that is given to the City Council before the public hearing.

If you have any questions regarding the Council action or the procedure for installation, call Sharon Blaufus at 333-6706.


Jack L. Ronsko
Superintendent of Streets/
Public Works Director

JLR/SB/rs

cc: City Manager
City Clerk
Street Superintendent

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
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CITY OF LODI

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THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
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BOB McNATT
City Attorney

March 4, 1994

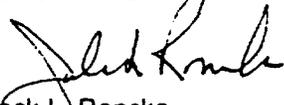
Karen R. Goeschel
2392 Chad Court
Napa, CA 94558

**SUBJECT: Sidewalk Deficiencies on Fairmont Avenue
Between Lodi Avenue and Vine Street**

At its meeting on March 2, 1994, the City Council determined that sidewalk should be installed on those three parcels, on South Fairmont Avenue between Lodi Avenue and Vine Street, which do not now have sidewalk. There will be a public hearing held on April 6, 1994, to give the property owners the opportunity to protest this decision. In conformance with the Streets and Highways Code, ten days prior to that hearing you will receive a Notice to Construct. This notice will also give the time and place of the public hearing. Nothing needs to be done until after the public hearing. If the Council reaffirms its decision, you will have fifty days to start the sidewalk installation.

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Jack L. Ronsko
Superintendent of Streets/
Public Works Director

JLR/SB/rs

cc: City Manager
City Clerk
Street Superintendent

CITY-COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P O BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 331-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

March 4, 1994

Frank Heisler
825 S. Fairmont Avenue
Lodi, CA 95240

**SUBJECT: Sidewalk Deficiencies on Fairmont Avenue
Between Lodi Avenue and Vine Street**

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If you have any questions regarding the Council action or the procedure for installation, call Sharon Blaufus at 333-6706.


Jack L. Ronsko
Superintendent of Streets/
Public Works Director

JLR/SB/rs

cc: City Manager
City Clerk
Street Superintendent

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

MRS. HELEN ZONKEL
1627 SARATOGA ST.
LODI CA 95240

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

LADON G. BADER, ATTORNEY
1124 W. TOKAY ST.
LODI CA 95240

1023

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY C. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

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City Clerk
BOB McNATT
City Attorney

March 28, 1994

Property Owner: *see meeting list attached*

SUBJECT: Public Hearing to Consider Request for Sidewalk Installation in the 400 and 800 Blocks of South Fairmont Avenue

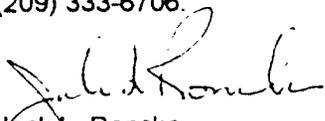
Enclosed is a copy of background information on an item that is on the City Council agenda of Wednesday, April 6, 1994, at 7:00 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

The enclosed Council packet discusses the ways sidewalk can be paid for if the City does the installation, and the Council will have to make some decisions in this regard. The City's Housing Rehabilitation Program may have funds available at very low interest rates for those who qualify. If you would like more information on this, please call Eric Veerkamp in the Community Development Department at (209) 333-6711.

The Council will conduct a public hearing on this item and, as mentioned in the notices you have received recently, you are welcome to attend and speak at the appropriate time. If you wish to write to the City Council, please address your letter to the City Council, City of Lodi, P. O. Box 3006, Lodi, CA 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 Jennifer Perrin, City clerk, at (209) 333-6702.

If you have questions about the item itself, please call Sharon Blaufus at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/SB/lm

Enclosures

cc: City Clerk ✓

name	add	citystzip	
DR GORDON B ROGET	510 S FAIRMONT AVE	LODI CA 95240	-owner, 410 S. Fairmont
FRANK AND L HEISLER	825 S FAIRMONT AVE	LODI CA 95240	-owner, 825 S. Fairmont
KEREN R. GOESCHEL ETAL	2392 CHAD COURT	NAPA CA 94558	-owner, 831 S. Fairmont

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY C. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P O BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 8, 1994

Mr. and Mrs. Frank Heisler
825 South Fairmont Avenue
Lodi, CA 95240

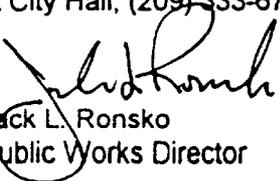
SUBJECT: Installation of Sidewalk

Following a public hearing on April 6, 1994 regarding the installation of sidewalk on your property located at 825 South Fairmont Avenue, the City Council determined it was in the public interest to have this sidewalk installed. However, the Council granted the request that more time be given to complete the installation of the sidewalk, and October 1, 1994 was given as the date the sidewalk must be installed.

If construction has not begun by this date, the Public Works Department will have the sidewalk installed by its contractor, following the procedures of the Streets and Highways Code. This could mean a lien on your property for the cost of the sidewalk.

As stated in the Notice to Construct dated March 25, 1994, a licensed contractor must install your sidewalk and a no-cost encroachment permit should be obtained before the work is begun. We have enclosed a copy of the City of Lodi's Standard Plan 135 which gives the specifications for the installation.

If you have any questions regarding the construction of the sidewalk, call Kay Tamura at City Hall, (209) 333-6706.


Jack L. Ronsko
Public Works Director

sb

Enclosure

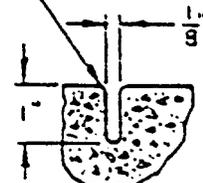
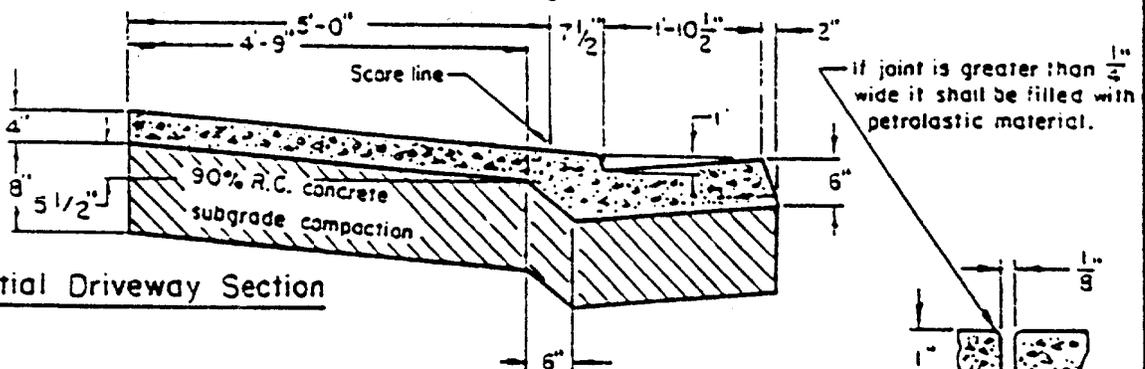
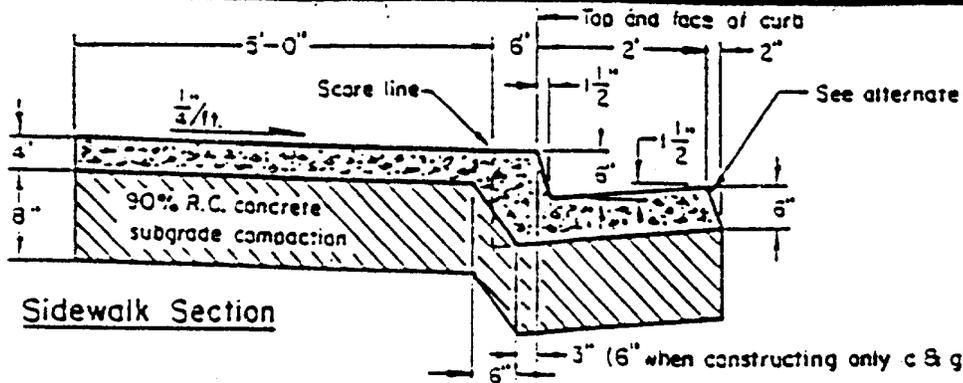
cc: City Clerk
Supervising Engineering Technician



CITY OF LODI

PUBLIC WORKS DEPARTMENT

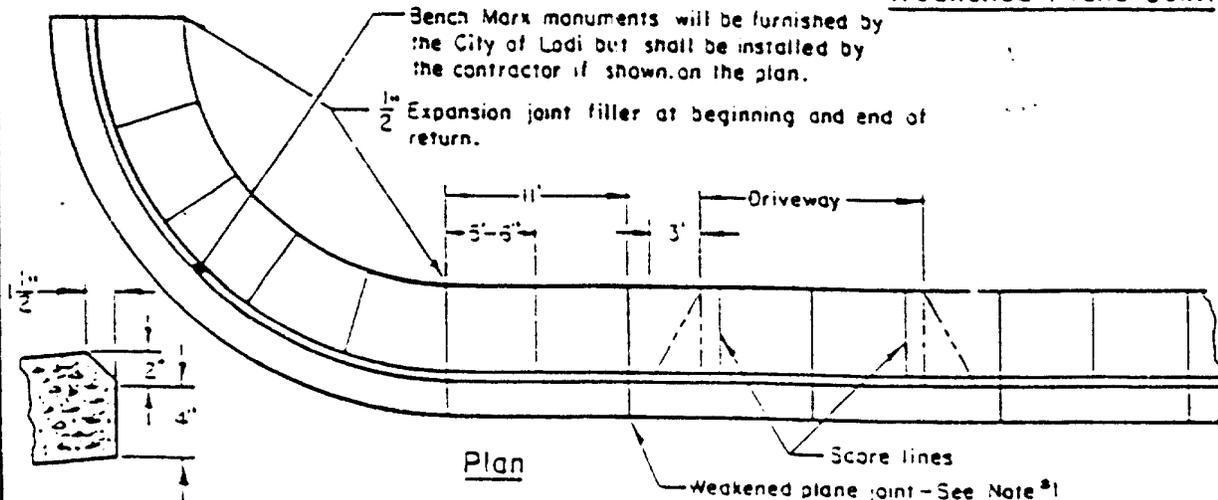
VERTICAL CURB, GUTTER & SIDEWALK & RESIDENTIAL DRIVEWAY



Notes

1. Construct weakened plane joints at 11' interval to match score lines.
2. Use impervious membrane cure. Broom finish.
3. Class B concrete per Sec. 90 of Std. Specs., 1 1/2" max. aggregate.
4. Construct expansion joints at 200' max.
5. All exposed edges shall be rounded to 1/2" radius.

Weakened Plane Joint



Alternate (Use on curb returns)

Drawn by	Checked by	Approved by	Date
J.E.D.	J.R.	<i>John A. Lander</i>	9-23-77
Date	9-77	Public Works Director	

STD PLAN 135

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINGO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P O BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 8, 1994

Dr. Gordon B. Roget
510 South Fairmont Avenue
Lodi, CA 95240

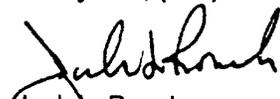
SUBJECT: Installation of Sidewalk

Following a public hearing on April 6, 1994 regarding the installation of sidewalk on your property located at 410 South Fairmont Avenue, the City Council determined it was in the public interest to have this sidewalk installed. However, the Council granted the request that more time be given to complete the installation of the sidewalk, and October 1, 1994 was given as the date the sidewalk must be installed.

If construction has not begun by this date, the Public Works Department will have the sidewalk installed by its contractor, following the procedures of the Streets and Highways Code. This could mean a lien on your property for the cost of the sidewalk.

As stated in the Notice to Construct dated March 25, 1994, a licensed contractor must install your sidewalk and a no-cost encroachment permit should be obtained before the work is begun. We have enclosed a copy of the City of Lodi's Standard Plan 135 which gives the specifications for the installation.

If you have any questions regarding the construction of the sidewalk, call Kay Tamura at City Hall, (209) 333-6706.


Jack L. Ronsko
Public Works Director

sb

Enclosure

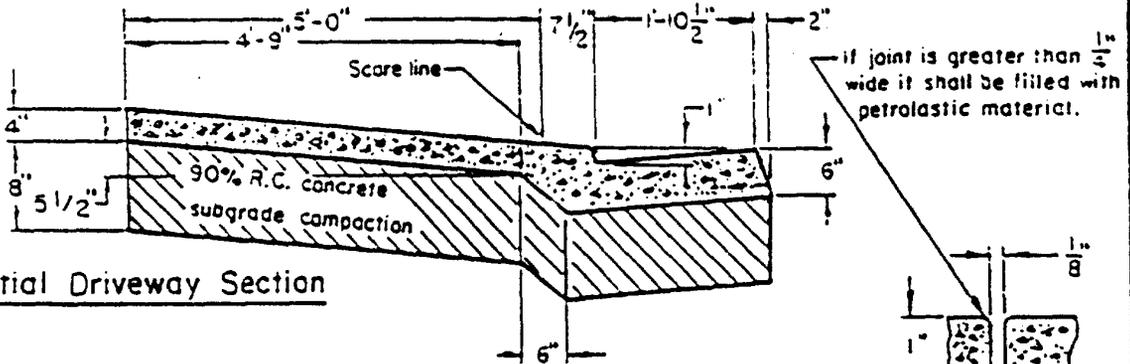
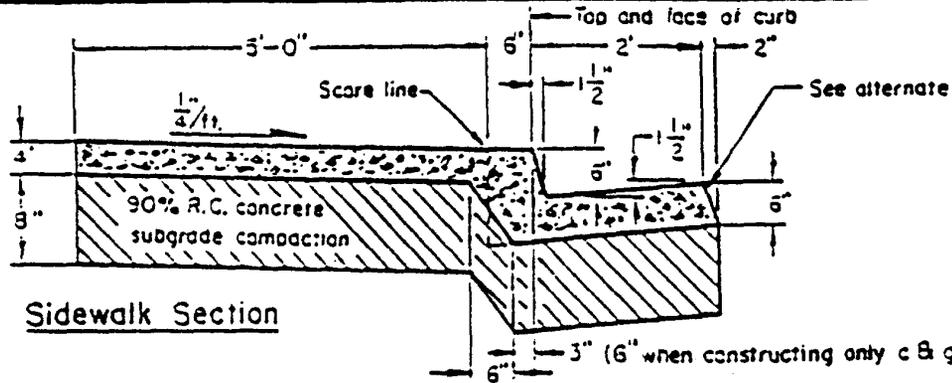
cc: City Clerk
Supervising Engineering Technician



CITY OF LODI

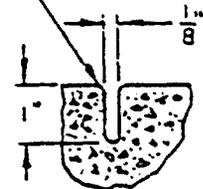
PUBLIC WORKS DEPARTMENT

VERTICAL CURB, GUTTER & SIDEWALK & RESIDENTIAL DRIVEWAY



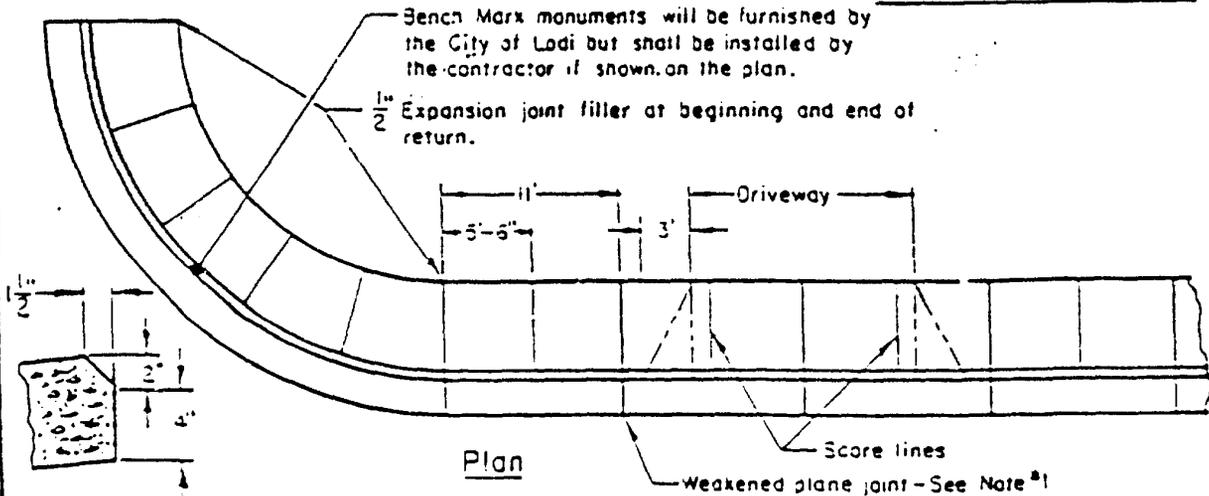
Notes

1. Construct weakened plane joints at 11' interval to match score lines.
2. Use impervious membrane cure. Broom finish.
3. Class 8 concrete per Sec. 90 of Std. Specs., $1\frac{1}{2}$ " max aggregate.
4. Construct expansion joints at 200' max.
5. All exposed edges shall be rounded to $\frac{1}{2}$ " radius.



Detail

Weakened Plane Joint



Alternate (Use on curb returns)

Drawn	J. B. G.	Checked	J. B. G.	Approved	J. B. G.	Date	9-28-77
Scale	1" = 1'-0"	Scale	1" = 1'-0"	Scale	1" = 1'-0"	Scale	1" = 1'-0"
Code	AUG. 977	Code	AUG. 977	Code	AUG. 977	Code	AUG. 977

STD PLAN 135

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINGO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 8, 1994

Keren Goeschel
2392 Chad Court
Napa, CA 94558

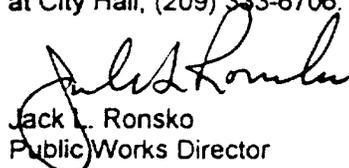
SUBJECT: Installation of Sidewalk

Following a public hearing on April 6, 1994 regarding the installation of sidewalk on your property located at 831 South Fairmont Avenue, the City Council determined it was in the public interest to have this sidewalk installed. However, the Council granted the request that more time be given to complete the installation of the sidewalk, and October 1, 1994 was given as the date the sidewalk must be installed.

If construction has not begun by this date, the Public Works Department will have the sidewalk installed by its contractor, following the procedures of the Streets and Highways Code. This could mean a lien on your property for the cost of the sidewalk.

As stated in the Notice to Construct dated March 25, 1994, a licensed contractor must install your sidewalk and a no-cost encroachment permit should be obtained before the work is begun. We have enclosed a copy of the City of Lodi's Standard Plan 135 which gives the specifications for the installation. If this property will have a commercial use, the driveway construction should conform to Standard Plan 114.

If you have any questions regarding the construction of the sidewalk, call Kay Tamura at City Hall, (209) 333-6706.


Jack L. Ronsko
Public Works Director

sb

Enclosure

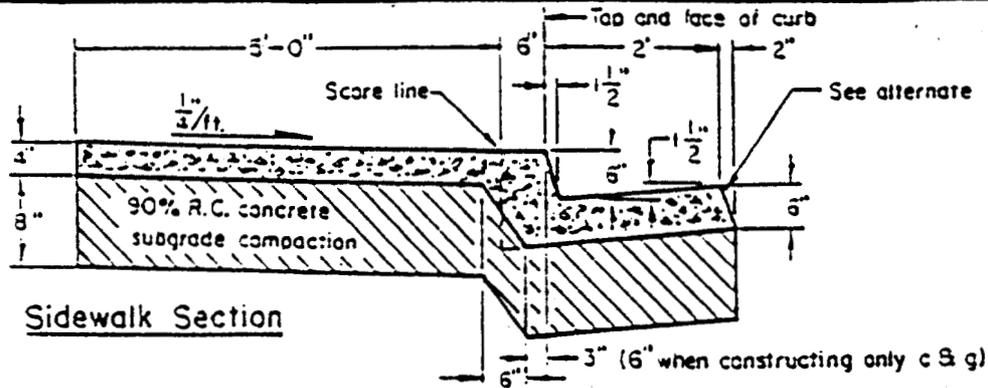
cc: City Clerk
Supervising Engineering Technician



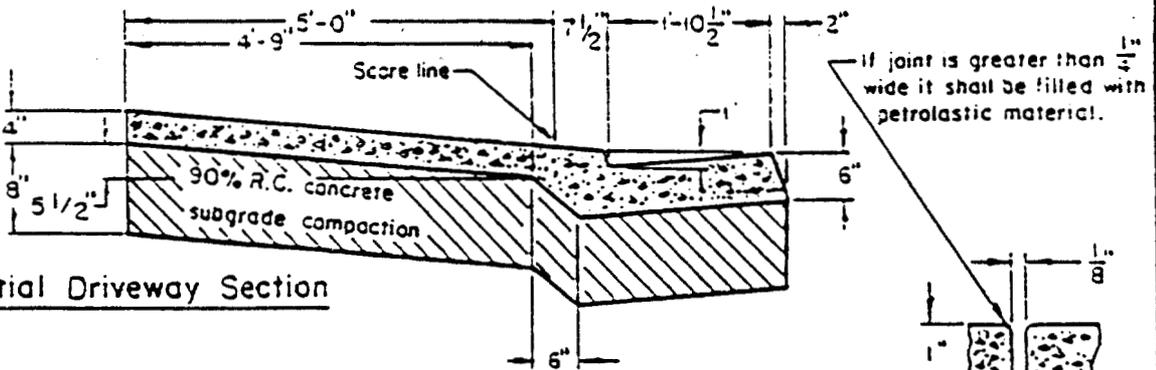
CITY OF LODI

PUBLIC WORKS DEPARTMENT

VERTICAL CURB, GUTTER & SIDEWALK & RESIDENTIAL DRIVEWAY



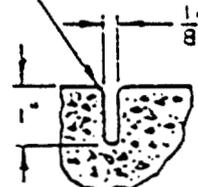
Sidewalk Section



Residential Driveway Section

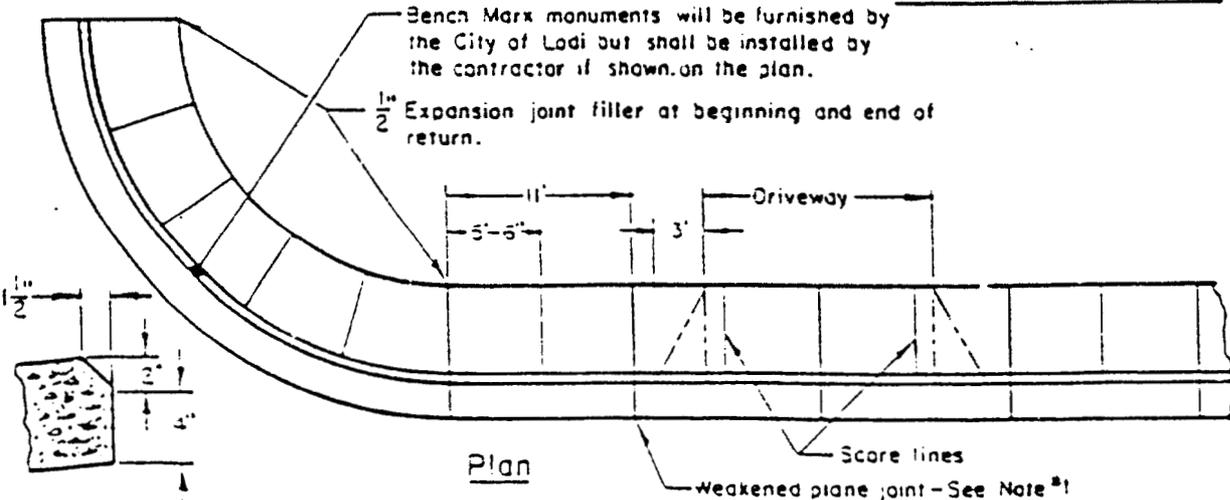
Notes

1. Construct weakened plane joints at 11' interval to match score lines.
2. Use impervious membrane cure. Broom finish.
3. Class B concrete per Sec. 90 of Std. Specs., 1 1/2" max. aggregate.
4. Construct expansion joints at 200' max.
5. All exposed edges shall be rounded to 1/2" radius.



Detail

Weakened Plane Joint



Alternate (Use on curb returns)

Drawn by: K. G.	Checked by: J. B. G.	Approved by: <i>John A. Linder</i>	Date: 9-23-77
Date: AUG 877	Date: 3/86	Public Works Director	

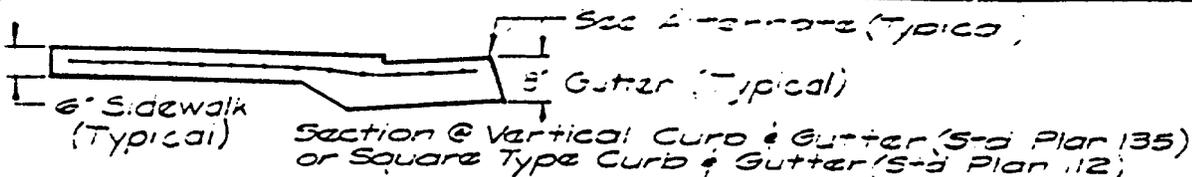
STD PLAN 135



CITY OF LODI

PUBLIC WORKS DEPARTMENT

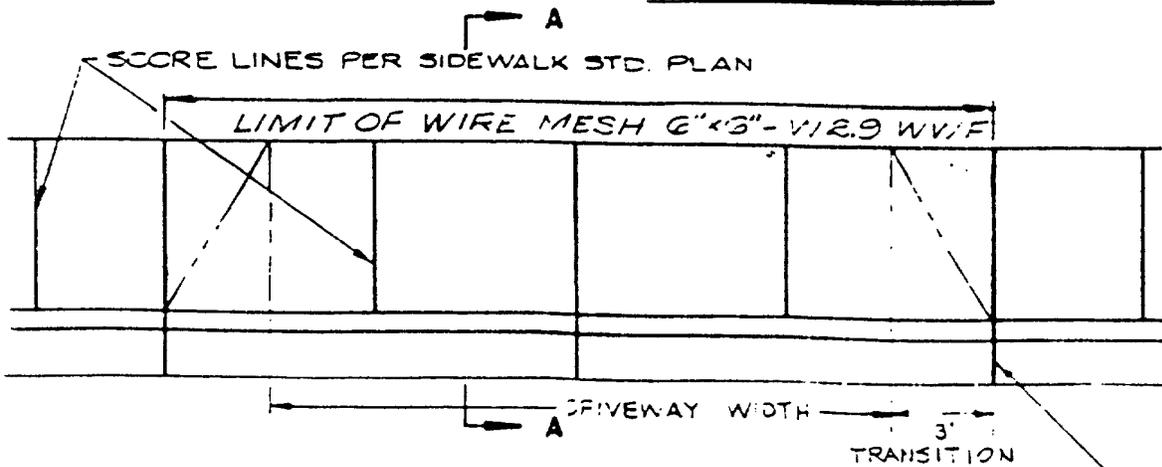
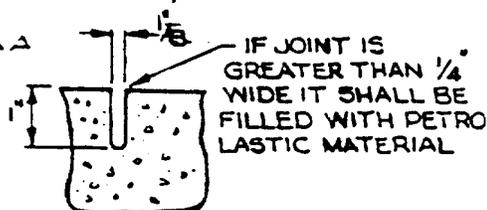
COMMERCIAL-TYPE GUTTER AND DRIVEWAY



Concrete:
 Class B concrete per Sec. 90 of Std Specs.
 1/2" max aggregate
 Light-Broom Finish
 Impervious Membrane Cure



- NOTES:
- For specific CG & SWK details see appropriate Std. Plan
 - #4 bars shall be substituted for mesh in c&g — SECTION AA when directed by the Engineer.



PLAN

CONCRETE WEAKENED PLANE JOINTS AT END OF TRANSITIONS AND CENTER OF DRIVEWAY

Drawn	MED	No.	2	Revised	3v
Checked	JBG		3-56		
Date	JULY 1975				

Approved By: *John Fowler* 6-1-75
 Public Works Director
 BCE 17809

STD PLAN 114

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

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THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 8, 1994

Gary M. Burgstahler
5 Camel Place
Chico, CA 95926

SUBJECT: Installation of Sidewalk

Following a public hearing on April 6, 1994 regarding the installation of sidewalk on your property located at 831 South Fairmont Avenue, the City Council determined it was in the public interest to have this sidewalk installed. However, the Council granted the request that more time be given to complete the installation of the sidewalk, and October 1, 1994 was given as the date the sidewalk must be installed.

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As stated in the Notice to Construct dated March 25, 1994, a licensed contractor must install your sidewalk and a no-cost encroachment permit should be obtained before the work is begun. We have enclosed a copy of the City of Lodi's Standard Plan 135 which gives the specifications for the installation. If this property will have a commercial use, the driveway construction should conform to Standard Plan 114.

If you have any questions regarding the construction of the sidewalk, call Kay Tamura at City Hall, (209) 333-6706.


Jack L. Ronsko
Public Works Director

sb

Enclosure

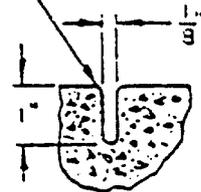
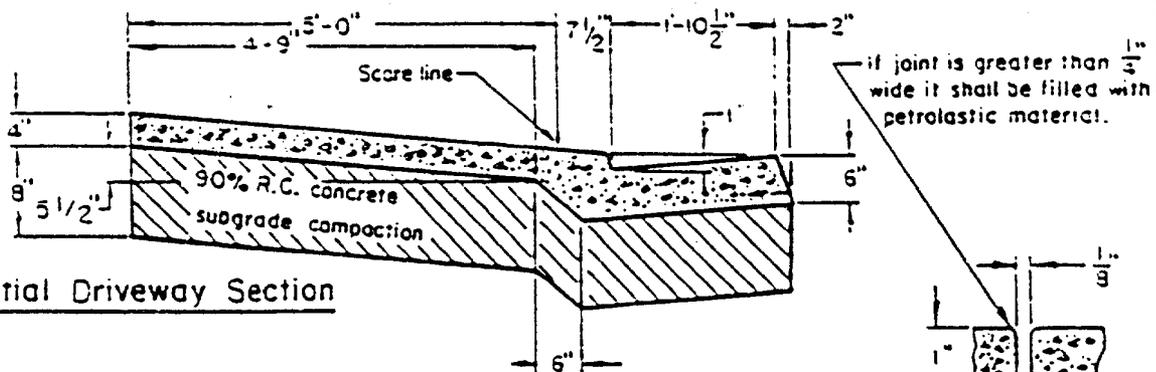
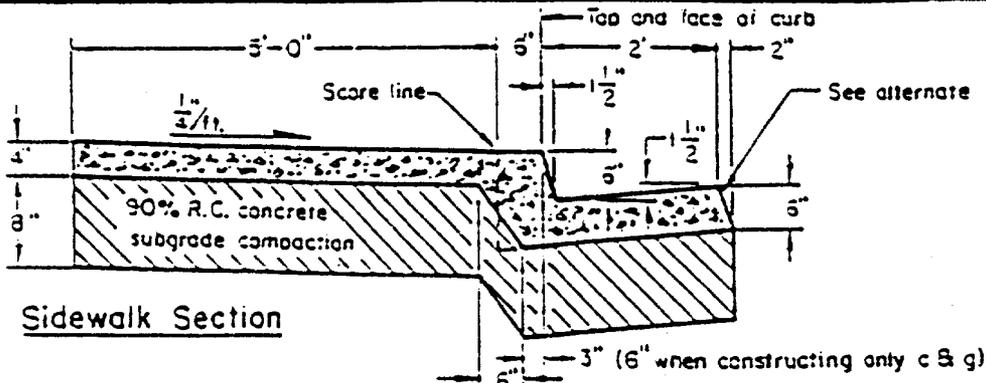
cc: City Clerk
Supervising Engineering Technician



CITY OF LODI

PUBLIC WORKS DEPARTMENT

VERTICAL CURB, GUTTER & SIDEWALK & RESIDENTIAL DRIVEWAY

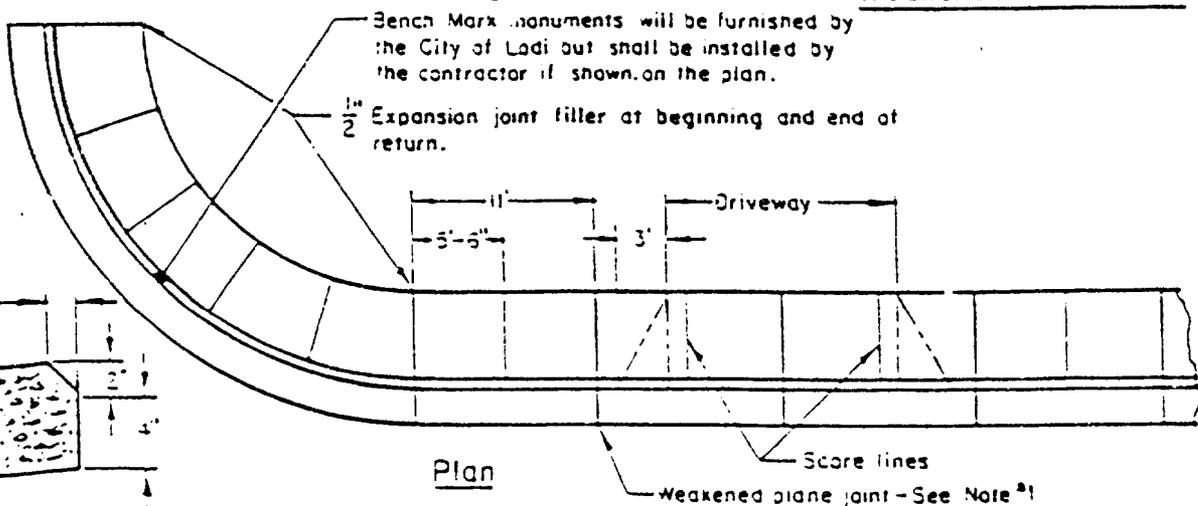


Detail

Weakened Plane Joint

Notes

1. Construct weakened plane joints at 11' interval to match score lines.
2. Use impervious membrane cure. Broom finish.
3. Class B concrete per Sec. 90 of Std. Specs., 1 1/2" max. aggregate.
4. Construct expansion joints at 200' max.
5. All exposed edges shall be rounded to 1/2" radius.



Alternate (Use on curb returns)

Drawn	Checked	Approved
J. B. G.	J. B. G.	J. B. G.
Date	9-23-57	

Approved by:
J. B. G.
 Public Works Director
 9-23-57

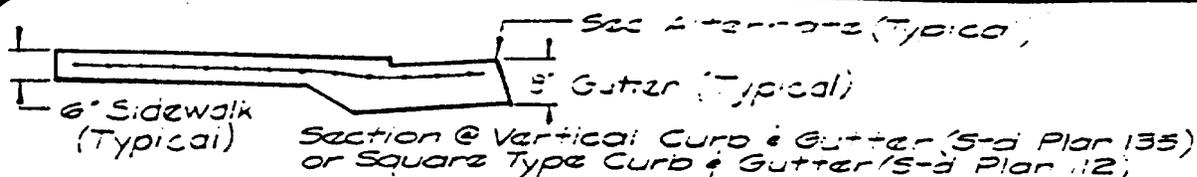
STD
 PLAN 135



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COMMERCIAL-TYPE GUTTER AND DRIVEWAY



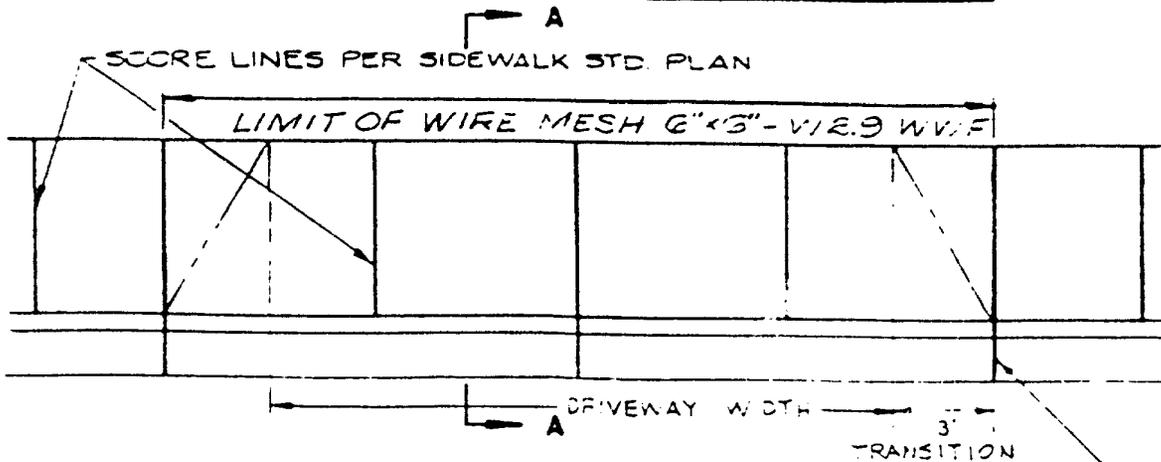
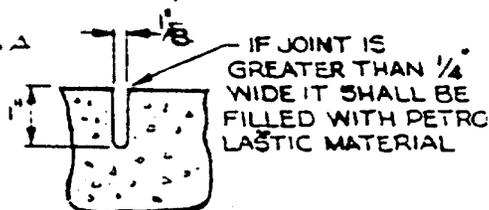
Concrete:
 Class 3 concrete per Sec. 90 of Std Specs.
 1 1/2" max aggregate
 Light Brown Finish
 Impervious Membrane Cure



NOTES:

1. For specific CG & SNK details see appropriate Std. Plan.
2. #4 bars shall be substituted for mesh in c&g when directed by the Engineer.

SECTION AA



PLAN

CONSTRUCT WEAKENED PLANE JOINTS AT END OF TRANSITIONS AND CENTER OF DRIVEWAY

Drawn MED	No. Revised	By	Approved By
Checked JBG	7-25	SEC	Jules Louder
Date JULY 1975	2-13-56	PLR	6-1-75

Public Works Director
 RCE 17509

STD PLAN 114