



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Thurman Street Specific Plan Modification

MEETING DATE: August 3, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council review the Thurman Street Specific Plan and a possible modification and provide staff with the appropriate direction.

BACKGROUND INFORMATION: The City's plan for Thurman Street, between Beckman Road and the future Guild Avenue, has been in place since the early 1970's. The purpose of the Street is to provide access to the parcels in the area which does not cross the Central California Traction Company railroad tracks that run south of and parallel to Lodi Avenue. It would also allow these narrow, deep lots to be subdivided. Based on that plan and subsequent development agreements and incentives, the City has committed to build most of the Street from Beckman Road to approximately 1300 feet east (fronting Triangle Pacific and the Minton property). The City also has the responsibility of building the Street fronting the Reid Industrial Substation. This accounts for two-thirds of the length of the Street. The remaining one-third would be built by the adjacent property owners upon development (see Exhibit A).

However, in recent negotiations with a prospective business regarding property south and east of the Reid Industrial Substation, a request was made by the business not to have the Street built. They intend to acquire two or more parcels and the Street would bisect the parcels, rendering them unfit for the business. To accommodate this request, staff worked with the prospective buyers of the Minton property and developed a cul-de-sac alternative shown in Exhibit B. This alternative calls for a private drive extending east from the cul-de-sac to serve the Substation, and possibly the new business, under a maintenance agreement. The business would also have access to Lodi Avenue from the existing private railroad crossing east of the Substation.

While there are many details to work out regarding funding, timing of construction, official modification of the Specific Plan and improvement agreements, the prospective businesses and City staff need an indication of the Council's concurrence in order to proceed.

FUNDING: None required.

Jack L. Ronsko
Public Works Director

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

JLR/RCP/m

Attachments

cc: Economic Development Coordinator
Adjacent Property Owners

APPROVED

THOMAS A. PETERSON
City Manager



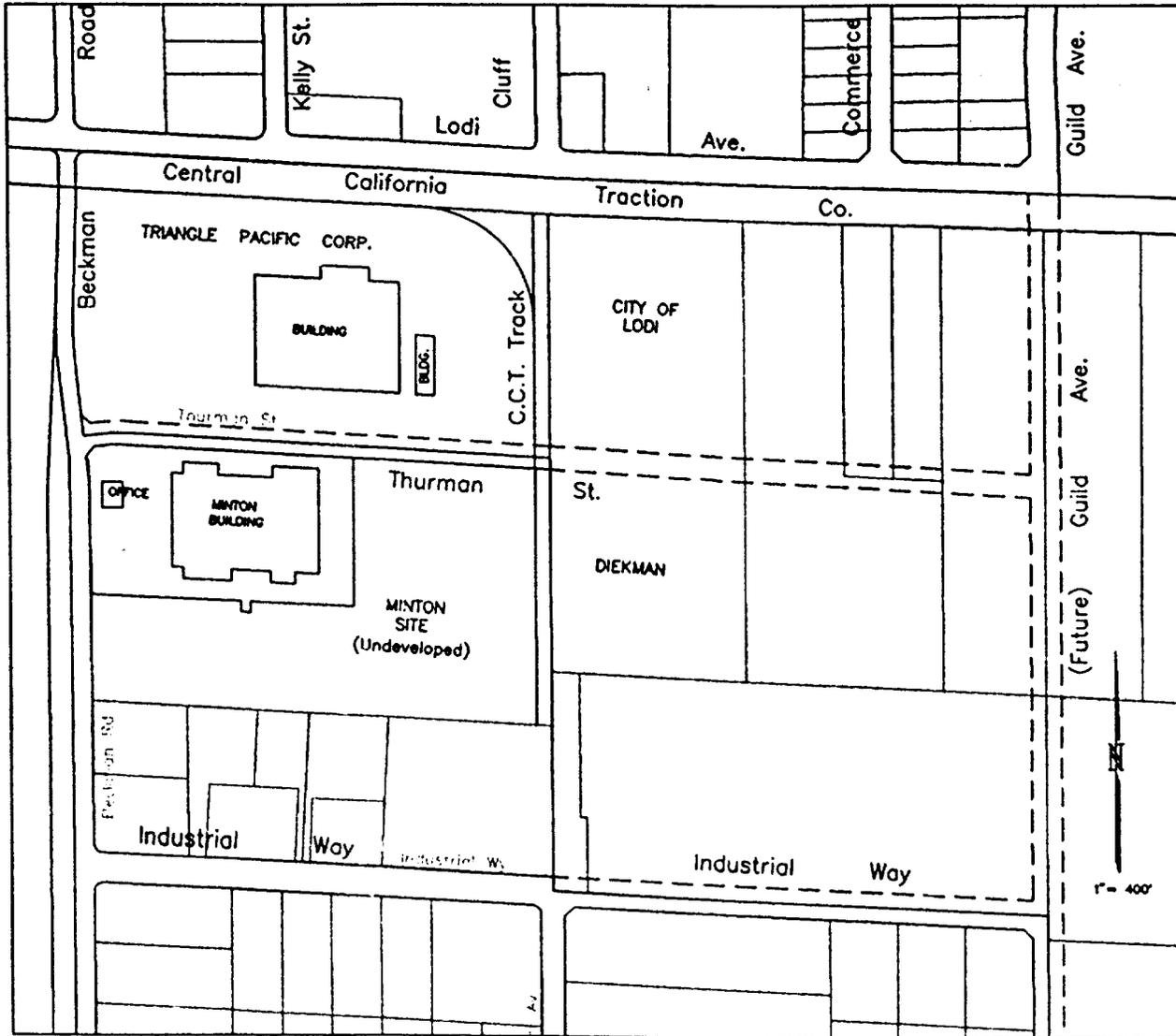
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

THURMAN STREET & VICINITY



LEGEND:

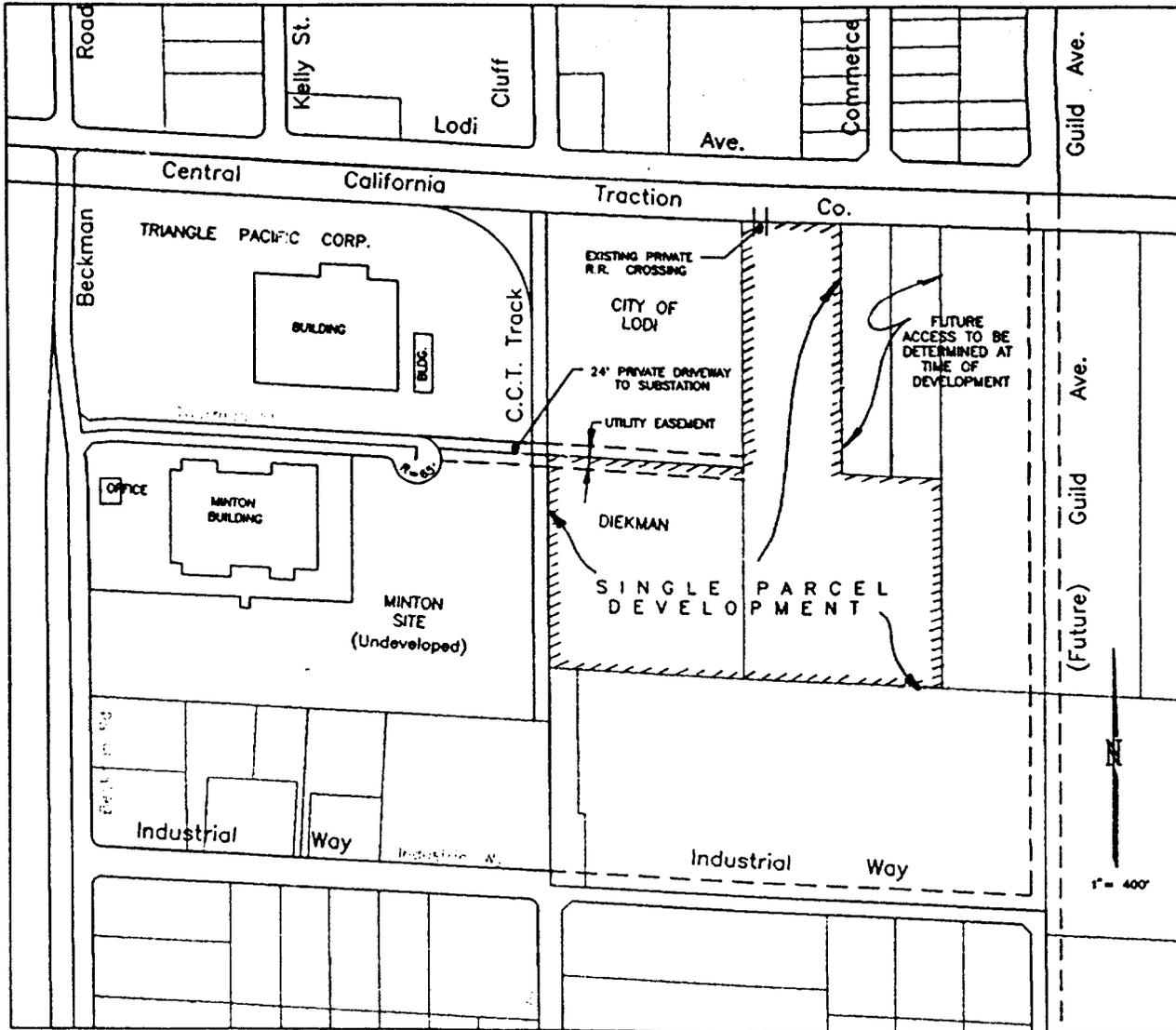
Future R/W



CITY OF LODI

PUBLIC WORKS DEPARTMENT

THURMAN STREET & VICINITY



LEGEND:

Future R/W

CITY COUNCIL

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CITY OF LODI

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City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

July 27, 1994

Manning
SUBJECT: Thurman Street Specific Plan Modification

Enclosed is a copy of background information on an item that is on the City Council agenda of Wednesday, August 3, 1994, 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 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 any questions about the item itself, please call Richard Prima, City Engineer, at (209) 333-6706.

Jack L. Ronsko
Jack L. Ronsko
Public Works Director

JLR/im

Enclosure

cc: City Clerk ✓

**SITUS ADDRESS/
ASSESSOR PARCEL NO:**

400 S. Beckman Rd.
APN: 049-070-58

300 S. Beckman Rd.
APN: 049-070-57

1250 E. Thurman St.
APN:049-070-76

1286 E. Lodi Ave.
APN: 049-070-03

1314 E. Lodi Ave.
APN:049-070-04

1340 E. Lodi Avenue
APN: 049-070-05

1366 E. Lodi Ave.
APN: 049-070-06

OWNER:

Minton Company Corp
Attn: Allen Minton

Triangle Pacific Corp.
TPC Holding, Corp.

Ryan, WE & Trs, etal

Wada, Tadashi

Stanley, John W & G.

" "

Bank of Stockton, Trs.
Industrial Revolving Fund, S.J. Co.

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16803 Dallas Parkway, Dallas, TX 75248

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5952 E. Pine St., Lodi, CA 95240

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" " "

PO Box 1110, Stockton, CA 95201