



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Appeal of Mr. Jerry Pokert of the Planning Commission's Denial of His Request For a Use Permit for a Temporary Travel Trailer for Security Purposes at 928 Black Diamond Way

MEETING DATE: February 20, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the appeal of the Planning Commission's denial of his request for a Use Permit for a temporary travel trailer for security purposes at 928 Black Diamond Way in an area zoned M-2, Heavy Industrial.

BACKGROUND INFORMATION: The subject travel trailer was placed at 928 Black Diamond Way without inquiring if it could be done. The Fire Marshal brought the matter to the attention of the Community Development Department because the trailer's location and the fashion in which it was being used constituted a fire problem.

Although the Planning Commission approved Use Permits for temporary offices, it does so under the following provisions: (1) the temporary facilities must contain a federal inspection stamp; (2) must be installed and connected to City Utilities to the approval of the Chief Building Inspector; and (3) be removed after 2 to 4 years or made a permanent installation.

Under current requirements a travel trailer does not contain a federal inspection stamp and could not be made into a permanent facility. The City would not normally permit a travel trailer to be connected to sewer and water. However, if the travel trailer is to remain in its present location, sewer and water connection should be discussed.

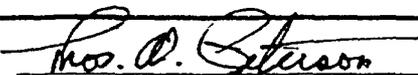
The City's zoning requirements permit occupied travel trailers to be located in mobilehome or travel trailer parks. Any other location is a violation of the code.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachment

APPROVED: 

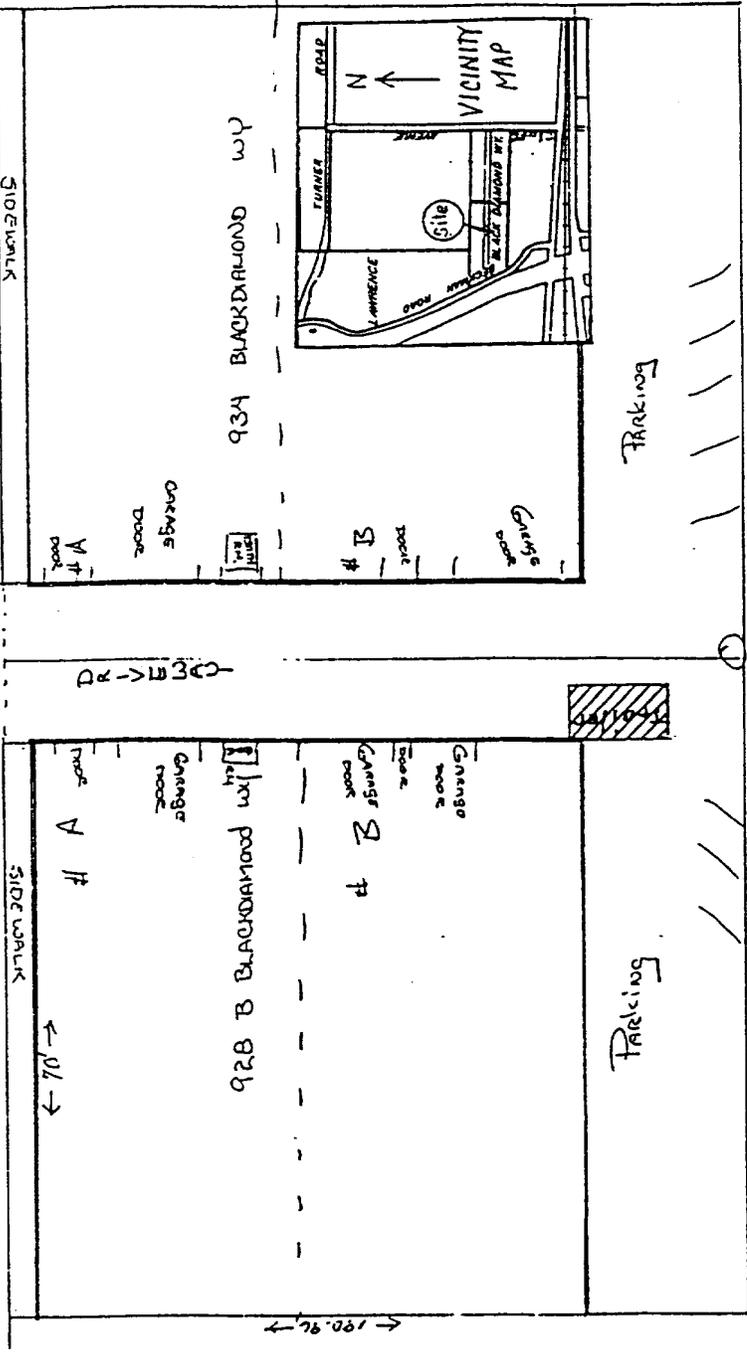
THOMAS A. PETERSON
City Manager



CC-1

Blackdiamond

Why



Jerry Pokert
 Temporary Trailer
 928 Black Diamond Way
 U-90-31
 01-14-81

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIFGLOCK
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
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

February 21, 1991

Mr. Jerry Pokert
928-B Black Diamond Way
Lodi, CA 95240

Dear Mr. Pokert:

RE: Use Permit
Temporary Travel Trailer
Security Purposes
928 Black Diamond Way

At its meeting of Wednesday, February 20, 1991, the Lodi City Council disallowed your appeal of the City Planning Commission's denial of your request for a temporary travel trailer to be used for security purposes at 928 Black Diamond Way in an area zoned M-2, Heavy Industrial.

This action ends your administrative appeals under the City's Zoning Ordinance and requires that the travel trailer cease to be occupied at that address. The travel trailer must also be located on the property so that it neither blocks a driveway nor occupies required off-street parking. If this cannot be accomplished then the trailer must be removed from the property.

If the items noted above have not been accomplished by Friday, March 22, 1991, you and the property owner will be in violation of the following sections of the Lodi Municipal Code and could be cited into Municipal Court:

1. Section 17.60.040 which states:

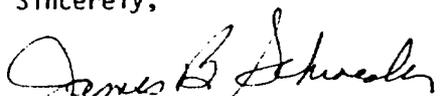
"No portions of a required parking facility may be built upon with new structures or additions, or utilized for other purposes, unless a substitute parking facility is provided that meets the requirements of this chapter."

2. Section 17.66.040 which states:

"Occupied mobilehomes or travel trailers shall be located only within approved mobilehome parks and travel trailer parks."

Mr. Jerry Pokert
Use Permit -
Temporary Travel Trailer
Page Two

Sincerely,


James B. Schroeder
Community Development Director

JBS/jmp

cc: Don Wasserman
City Clerk
City Attorney

DECLARATION OF MAILING

On February 7, 1991 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 February 7, 1991, at Lodi, California.

Alice M. Reimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA.FRM



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 20, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING February 20, 1991

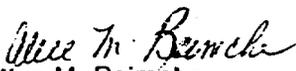
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) consider the appeal of Mr. Jerry Pokert of the Planning Commission's denial of his request for a Use Permit for a temporary travel trailer to be used for security purposes at 928 Black Diamond Way on an area zoned M-2, Heavy Industrial.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. 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.

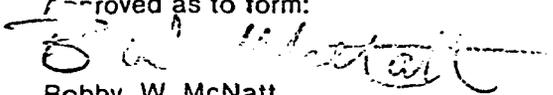
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: February 6, 1991

Approved as to form:


Bobby W. McNatt
City Attorney

ZONING APPEAL
MAILING LIST
EXHIBIT B

Mr. Jerry Pokert
928 Black Diamond Way
Lodi, CA 95240