AGENDA ITEM E-12

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: **Approve Improvement Agreement for Public Improvements of 715 South Guild Avenue (APN 049-250-68) and Appropriate Funds ($2,440)**

MEETING DATE: **July 7, 2004**

PREPARED BY: **Public Works Director**

RECOMMENDED ACTION: That the City Council approve the Improvement Agreement for the public improvements of 715 South Guild Avenue (APN 049-250-68), direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City, and appropriate funds for applicable reimbursements.

BACKGROUND INFORMATION: The developers, Joseph C. Hohenrieder and Mary Clydene Hohenrieder, have applied to the City for issuance of a building permit (#B11544) to construct the Lustre Cal manufacturing facility at 715 South Guild Avenue. The project site is shown on Exhibit A.

Public improvements along the Industrial Way frontage of the project site are required as a condition of building permit issuance. The developers have requested that the building permit be issued prior to the completion of the required public improvements and have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the improvements.

The developers are entitled to reimbursement by the City for the installation of excess width street pavement improvements in Industrial Way in conformance with LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction. Reimbursements will be made when the improvements are complete and accepted by the City.

FUNDING: IMF – Local Streets $2,442

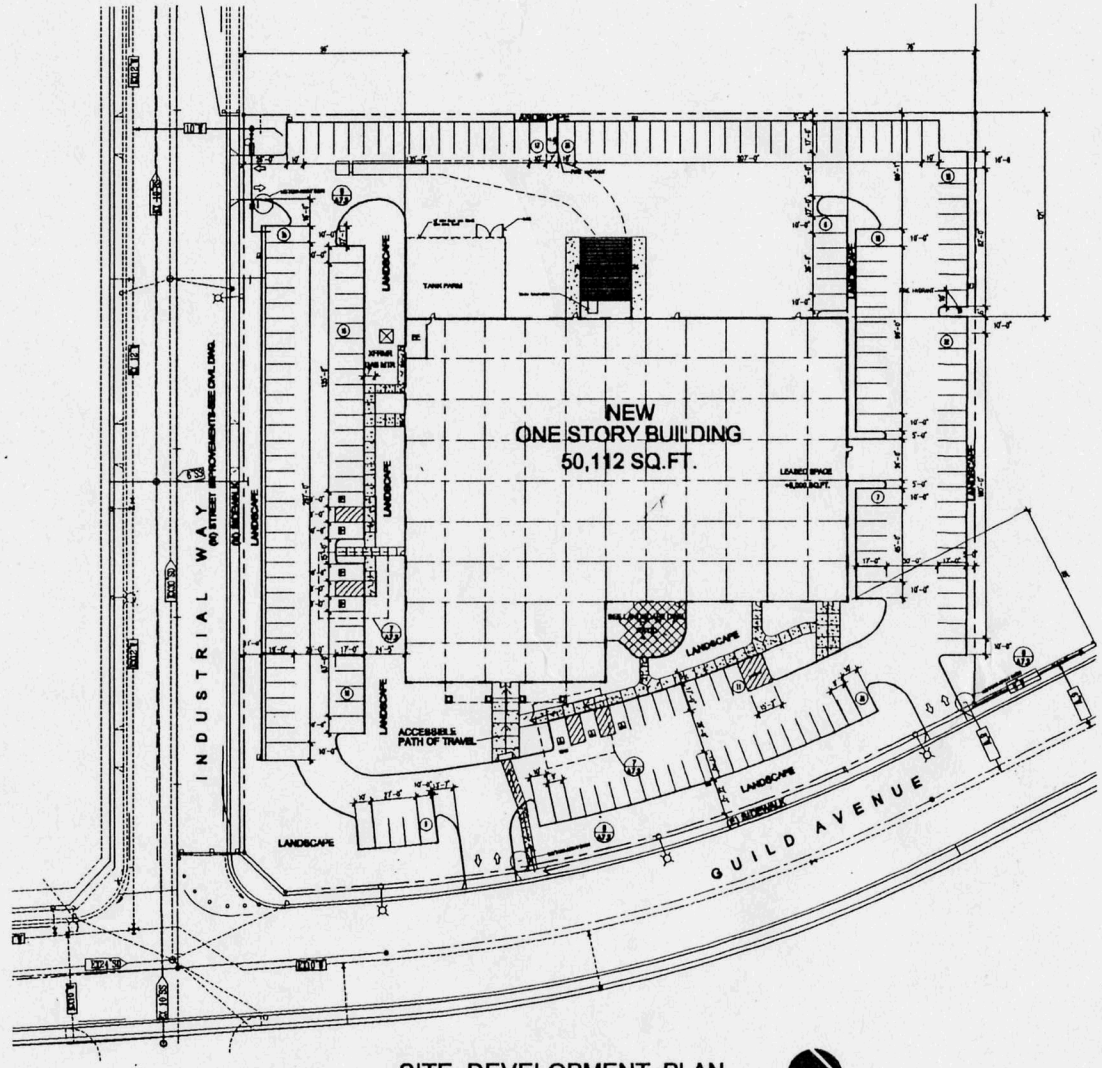
James R. Krueger, Finance Director

Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer
RCP/LC/pmf
Attachment
cc: Joseph C. Hohenrieder
Senior Civil Engineer Fujitani
Baumbach & Piazza
Associate Civil Engineer Chang

APPROVED: H. Dixon Flynn, City Manager

EXHIBIT A



SITE ANALYSIS

SITE AREA	185,536 SQ.FT. (4.26 ac)
BUILDING AREA	50,112 SQ.FT.
BLDG. FOOT PRINT	50,112 SQ.FT.
BLDG. COVERAGE	27%
F.A.R.	27%
PARKING PROVIDED	208 STALLS
HANDICAP	7 STALLS (1 VAN)
STANDARD	201 STALLS
COMPACT	0 STALLS
PARKING RATIO	1/241 SQ.FT.
CONSTRUCTION TYPE	V-N
OCCUPANCY	B,F,S,A3
SPRINKLER SYSTEM	YES-THROUGHOUT
YARDS	60'OR MORE ON ALL SIDES THEREFORE UNLIMITED

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

EXHIBIT A

DON L. BECK ASSOCIATES, INC.

DENNIS KOBZA & ASSOCIATES, INC. A.I.A. ARCHITECT

LICENSED ARCHITECT DENNIS KOBZA C-4505 STATE OF CALIFORNIA

REVISION 1	REVISION 4
REVISION 2	REVISION 5
REVISION 3	REVISION 6

LUSTRE - CAL
NAMEPLATE CORPORATION
715 SOUTH GUILD AVE. LODI, CA.

SHEET TITLE: SITE DEVELOPMENT PLAN

JOB NO. 046880
DATE APRIL 16,2004
DRAWN BY GFFN

SHEET NO. A-1

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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LODI, CALIFORNIA 95241-1910
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H. DIXON FLYNN
City Manager

SUSAN J. BLACKSTON
City Clerk

D. STEVEN SCHWABAUER
Interim City Attorney

RICHARD C. PRIMA, JR.
Public Works Director

July 1, 2004

Joseph C. Hohenrieder
c/o Lustre-Cal Nameplate Corporation
110 E. Turner Road
Lodi, CA 95240

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Approve Improvement Agreement for Public Improvements of 715 South Guild Avenue (APN 049-250-68) and Appropriate Funds ($2,440)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, July 7, 2004. 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 consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

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 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.

R Harris

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk