



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
MEETING DATE: July 20, 1988
AGENDA TITLE: **Approve** Acceptance of One-Foot Dedication in the 2000 Through 2300 Blocks of West Tokay Street (Westdale, Tract 631)

RECOMMENDED ACTION: That the City Council accept by resolution the dedication of Parcels C, D, E, and F that were offered for dedication on the map of WESTDALE.

BACKGROUND INFORMATION: On June 1, 1988, the City Council discussed the above proposal and asked that additional information be made available. The original Council Communication is attached as Exhibit A for your information. In addition, an enlarged map of the area is attached as Exhibit B.

Since the June 1 meeting, this Department has discussed the matter with Mr. Irvin Bender, one of the owners of the one-foot strip. Mr. Bender feels that once the one-foot strips become street right of way, the two lots at 700 Willow Avenue and 701 Peach Street could be easily parceled into two lots each, or the lots rezoned from R-1 to R-2 and duplexes constructed. Either of the above scenarios would be a considerable monetary gain to the owners of the two lots at the expense of the early developers who constructed the street and installed the utilities. Mr. Bender is asking that if the City accepts the dedication, the owners of the one-foot strip be given some guarantee of return on their investment should either of these parcels construct an additional dwelling unit. Such a guarantee would be very difficult to monitor in the future, and it is highly unlikely that the City could legally make such a commitment.

Mr. Bender did indicate that should the Council determine the City could not maintain the one-foot strip as private property until the adjacent property developed, that a compromise might be to give the owners three years to make financial arrangements with present property owners on Peach and Willow. At the end of three years, the City would accept the dedication regardless. If the Council accepts the compromise, we would recommend acceptance of Parcel C at this time because it is already developed. Then Parcels D, E, and F would be covered by the three year compromise.

This Department still feels that 26 years is an adequate time for recouping the original investment when in all probability the original costs for Tokay Street and utilities entered into their financial calculations and were distributed over the 120 lots in the original subdivision. Under similar

APPROVED:


THOMAS A. PETERSON, City Manager

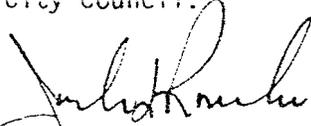
FILE NO.

CTOKAY10/TXTW.02M

July 12, 1988

City Council
Westdale
July 20, 1988
Page 2

circumstances under today's City policies, reimbursement to developers for utility installation runs for a period of only 10 years with no reimbursement for extra street width. It is recommended that all parcels be accepted by the City Council.



Jack L. Ronsko
Public Works Director

JLR/GER/ma

Attachments

cc: Irvin Bender
Property Owners Affected

RESOLUTION NO. 88-98

RESOLUTION ACCEPTING THE ONE-FOOT DEDICATION
OF PARCELS "C", "D", "E" AND "F", IN THE 2000 THROUGH 2300 BLOCKS
OF WEST TOKAY STREET (WESTDALE, TRACT 631)

RESOLVED, that the City Council of the City of Lodi does hereby accept for the purpose of the widening of Tokay Street, the one-foot strip dedication of Parcels "C", "D", "E" and "F" that were offered for dedication on the map of Westdale in the 2000 through 2300 blocks of West Tokay Street (Westdale, Tract 631), as filed in Volume 16, at page 100, book of Maps and Plats, San Joaquin Records, as shown on Exhibit "A" attached hereto and thereby made a part hereof.

Dated: July 20, 1988

I hereby certify that Resolution No. 88-98 was **passed** and adopted **by** the City Council of the City of Lodi in a regular meeting held July 20, 1988 **by** the following vote:

Ayes: Council Members - Olson, Reid, Snider and Pinkerton (Mayor)
Noes: Council Members - None
Absent: Council Members - Hinchman

Alice M. Reimche
Alice M. Reimche
City Clerk



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

MEETING DATE: June 15, 1988

AGENDA TITLE: Acceptance of One-Foot Dedication in the 2000 Through 2300 Blocks of West Tokay Street (Westdale, Tract 631)

RECOMMENDED ACTION: That the City Council accept by resolution the dedication of Parcels "C", "D", "E" and "F" that were offered for dedication on the map of WESTDALE.

BACKGROUND INFORMATION: In July of 1962, the map of WESTDALE, Tract 631, was approved by the City Council. In addition to normal dedications of streets and easements, the owners did "reserve and dedicate those certain one foot strips designated as Parcels 'A', 'C', 'D', 'E' and 'F' for widening of TOKAY STREET at such times as the governing body may require the same".

A sketch showing the location of these strips is attached.

The original purpose of the strips was to enable the subdivider to recoup some of his costs in providing utilities, land, paving, etc. in excess of those needed for the initial subdivision on the north side of Tokay Street. This transaction was to take place when the property owner on the south wanted access across the one-foot strip.

With acceptance of the Hixson Tract in 1972 and the Apple Orchard subdivision last month, Parcel A has been accepted and all parcels fronting the remaining one-foot strips are developed.

The original developers have had over 25 years to recoup any extra costs and the retention of one-foot strips are no longer in conformance with present City policy.

With acceptance of the one-foot strips by the City Council, the four parcels on the corners of Tokay Street and Peach Street and Tokay Street and Willow Avenue will become corner lots and have access to Tokay Street if they so desire. Once the City owns the one-foot strip, should the adjacent parcels decide to make improvements in excess of \$13,000, they could be required to install off-site improvements on Tokay Street (i.e., sidewalk).

APPROVED:

FILE NO.

THOMAS A. PETERSON, City Manager

CTOKAY9/TXTW.02M

June 8, 1988

City Council
June 15, 1988
Page 2

Because *the* remaining one-foot strip parcels front only developed property and because of the time that has **elapsed** during which the one-foot strip has been in existence, it is recommended that the City Council accept the remaining one-foot strips offered in dedication.

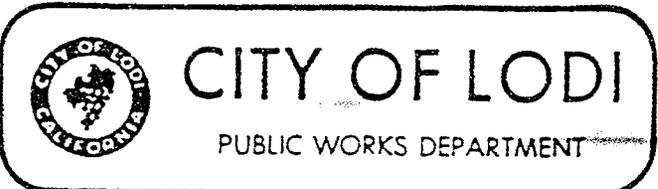
The owner **has** been notified of this department's recommendation.



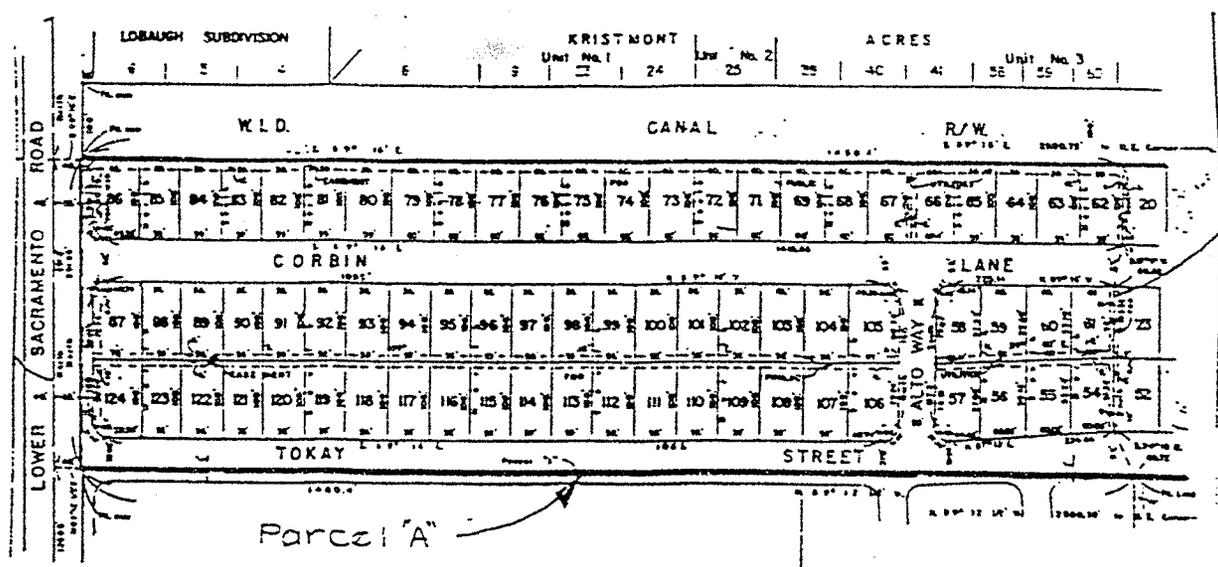
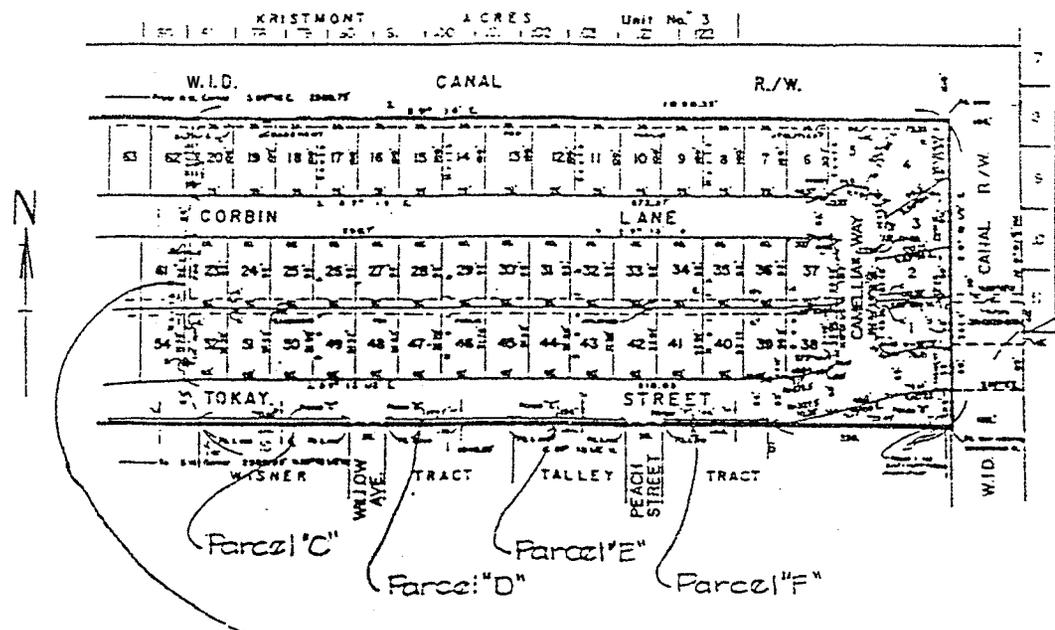
Jack L. Ronsko
Public Works Director

JLR/GER/ma

Attachment



TOKAY STREET ONE FOOT DEDICATIONS



APPLE ORCHARD SUBDIVISION

HIXSON TRACT

EXHIBIT A



CITY OF LODI

PUBLIC WORKS DEPARTMENT

TOKAY STREET ONE FOOT DEDICATIONS

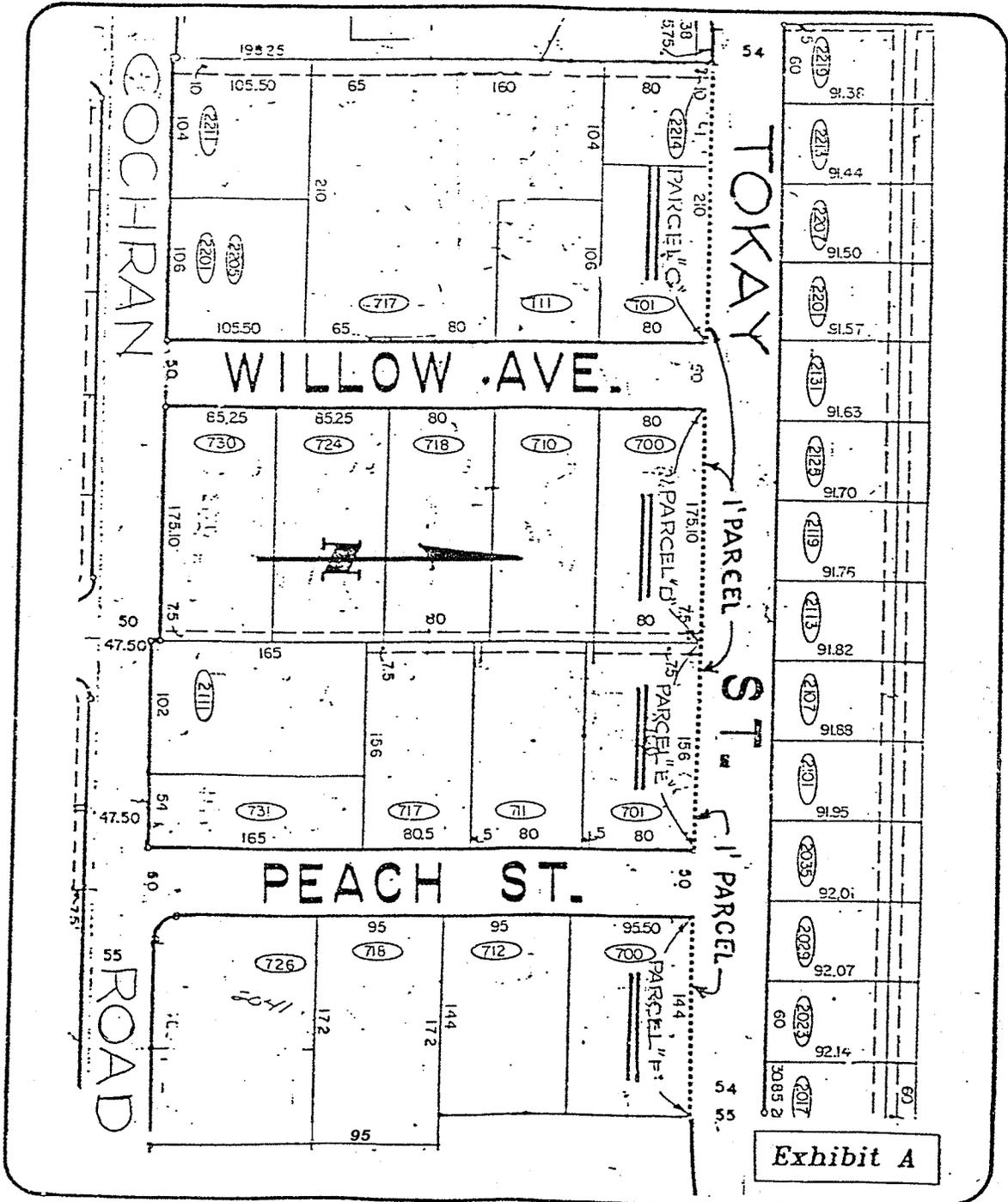


Exhibit A

THE REPRODUCTION OF THIS DOCUMENT CANNOT BE IMPROVED DUE TO THE CONDITION OF THE ORIGINAL

CITY COUNCIL

JAMES W. PINKERTON, Jr., Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
EVELYN M. OLSON
FRED M. REID

CITY OF LODI

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THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

ALICE
REIMCHE

July 13, 1988

SUBJECT: Approve Acceptance of One-Foot Dedication in the 2000 Through
2300 Blocks of West Tokay Street (Westdale, Tract 631)

Dear Property Owner/Resident:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, July 20, 1988, at 7:30 p.m. The meeting will be held in the City Council Chamber, 2nd Floor, City Hall, 221 West Pine Street. You are welcome to attend.

If you wish to comment on this item at the meeting, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Glenn Robison or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/ma

Enclosure

cc: City Clerk