

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS

February 24, 1982

A Special/Adjourned meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. Wednesday, February 24, 1982 in the City Hall Council Chambers.

Pursuant to the foregoing written notice, A Special Meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, February 24, 1982 in the Council Chambers of the City Hall, 221 West Pine Street.

KCVR, KSTN Radio Stations, the "Lodi News Sentinel", Lodi Cable TV, "Stockton Record" and "Lodi Life and Times" were apprised in advance of the meeting by City Clerk Reimche. Notices were sent to each member of the Council and to the above listed media pursuant to Section 54956 of the Government Code of the State of California. The Special Meeting was called to consider the following items:

SPECIAL MEETING

a) Consideration of the request of Morris and Wenell, 301 West Locust Street, Lodi, California, for public condemnation of the right-of-ways on the Snell and Jerome properties (Assessor Parcel Nos. 049-020-02 and 049-020-16) Discussion and appropriate action)

b) PUBLIC HEARING - To consider the improvement plans for downtown traffic circulation: specifically one-way streets on Oak and Walnut Street in the City of Lodi. (Discussion and appropriate action)

ROLL CALL                      Present:                      Councilmen - Hughes, Katnich, Murphy, Pinkerton, and McCarty (Mayor)

   Absent:                      Councilmen - None

   Also Present:              City Manager Graves, Assistant City Manager Glenn, Public Works Director Ronsko, Associate Civil Engineer Prima, Assistant Planner Starr, City Attorney Stein, and City Clerk Reimche

INVOCATION                      The invocation was given by Reverend Vernon Robertson

PLEDGE OF ALLEGIANCE              The Pledge of Allegiance was led by Mayor McCarty

SPECIAL MEETING              Agenda item "a" as heretofore set forth was introduced by City Attorney Stein. Diagrams of the subject area was presented and explained in detail by Associate Civil Engineer Richard Prima.

REQUEST FOR PUBLIC CONDEMNATION OF RIGHT-OF-WAYS ON ASSESSOR PARCEL NOS. 049-020-02 and 049-020-16              Speaking in favor of the proposed request were:

a) Mr. Robert Morris, Architect, President of Morris and Wenell, 301 West Locust Street, Lodi, representing Cal-Cushion and Willow Oaks Business Park.

Continued February 24, 1982

REQUEST FOR  
PUBLIC CONDEMNATION OF RIGHT-OF-  
WAYS ON ASSESSOR  
PARCEL NOS.  
049-020-02 and  
049-020-16  
Cont'd

b) Mr. Jack Ward, California Cushion Company,  
1011 East Pine Street, Lodi

c) Mr. Bill Dorsey, San Joaquin Building Trade  
Council

The following person spoke in opposition to the  
request:

a) Mrs. Jan Snell, Cluff Avenue, Lodi - Mrs. Snell  
stated that she feels the project is excellent. Mrs.  
Snell asked for answers to a number of questions  
including why the proposed road curves the way it  
does.

A very lengthy discussion followed with questions  
being directed to Staff and to persons in the audience  
who had given testimony.

Councilman Katnich then moved to keep Turner Road  
as a two lane road until such time as traffic warrants  
four lanes.

The motion was seconded by Councilman Hughes,  
but failed to pass by the following vote:

Ayes: Councilmen Hughes and Katnich

Noes: Councilmen - Murphy, Pinkerton,  
and McCarty

Absent: Councilmen - None

Following Additional discussion and questions, Council-  
man Pinkerton moved "that we try to acquire the  
property so we can continue the streets and tie  
it into the existing contract and get it done at a  
reasonable price so it's done, out of the way, and  
so we have a development with an access to the  
industrial area of the City of Lodi".

The motion was seconded by Mayor Pro Tempore Murphy  
and carried by the following vote:

Ayes: Councilmen - Murphy, Pinkerton  
and McCarty

Noes: Councilmen - Hughes and Katnich

Absent: Councilmen - None

RECESS

Mayor McCarty Declared a five-minute recess and  
the Council reconvened at approximately 9:50 p.m.

Mayor McCarty then called for the Public Hearing  
to consider the improvement plans for downtown  
traffic circulation; specifically one-way streets on  
Oak and Walnut Street in the City of Lodi (Discussion  
and appropriate action)

CC-45(A)

City Council Meeting  
February 24, 1982

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS

February 24, 1982

NOTICE OF SPECIAL MEETING

NOTICE IS GIVEN that a majority of the members of the City Council of the City of Lodi have called a Special Meeting of the City Council of the City of Lodi to be held on Wednesday, February 24, 1982 at 8:00 p.m., which meeting is to be held in the City Council Chambers, City Hall, 221 West Pine Street, Lodi, California.

The business to be transacted at the special meeting consists of--

- a) a Public Hearing to consider the improvement plans for downtown traffic circulation; specifically one-way streets on Oak and Walnut Street in the City of Lodi
- b) consideration of the request of Morris and Wenell, 301 West Locust Street, Lodi, California, for public condemnation of the right-of-ways on the Snell and Jerome properties (Assessor Parcel Nos. 049-020-02 and 049-020-16)

Information regarding these items may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California.

All interested parties are invited to present their views. Written statements may be filed with the City Clerk at any time prior to the meeting scheduled herein and oral statements may be made at said hearing.

Dated: February 5, 1982

By Order of the Lodi City Council

  
ALICE M. REIMCHE  
City Clerk

*ltn*

MEMORANDUM, City of Lodi, Community Development Department

TO: City Manager Glaves  
 City Attorney Stein ✓  
 Community Development Director Schroeder

DATE: February 24, 1982

FROM: Mrs. Starr, Assistant Planner *[Signature]*

RE: Undeveloped Industrial Land Within the City of Lodi

At the present time there are 368.8 undeveloped, industrially zoned acres within the City of Lodi. Parcels are illustrated on a map on file in the Community Development Department.

The figure was derived in the following manner: January, 1981 there were 373.3 undeveloped industrial acres within the City. This was the figure used in the City's Development Information book. Recent annexations, general plan amendments, and rezonings were compiled and added to the base figure of January, 1981. Building permits were compiled to determine new non-vacant acreage, which was subtracted from the above figures.

Zone	Base Figures 1/81	Added/Converted Acres Winery	Acres Houston	Newly Developed Acres	Acres Vacant 2/82
M-2	262.5 acres	+10 a.		14.5	258.0 acres
M-1	22.5		+22 a.		44.5
C-M	9.4				9.4
Unclassified	78.9		-22 a.		56.9
Total	373.3 acres	+10 acres		-14.5 acres	368.8 acres

*Jan a*  
**MORRIS & WENELL**

architects and planners, inc.

301 West Locust Street  
Lodi, California 95240  
Phone (209) 369-8258

— To be read under "Communications" —  
meeting of 1/20/82

January 14, 1982

Mr. Jack Ronsko  
CITY OF LODI  
221 West Pine Street  
Lodi, California 95240

Dear Mr. Ronsko:

As architects for the Willow Oaks Industrial Park and Cal-Cushion Inc., we are formally requesting the public condemnation of Assessor Parcel Nos. 049-020-02 and 049-020-16, Owners Snell and Jerome respectively. We also ask that this request be placed upon the next City Council agenda for review and action.

Cal-Cushion Inc. of Lodi is proposing a new facility that will accommodate 300-400 employees. This high employment, along with trucks from Sanitary City Disposal and other area industries, will generate a considerable amount of traffic at the intersections of Turner and Cluff Roads. Therefore, it is our professional opinion that in the best interest of the City of Lodi and the two property owners, the City condemn this property so Turner Road may be constructed to its full design width at this point.

Please find enclosed a parcel map indicating this requested condemnation. If you need any additional information, please do not hesitate to call.

Sincerely,

MORRIS & WENELL  
Architects and Planners Inc.

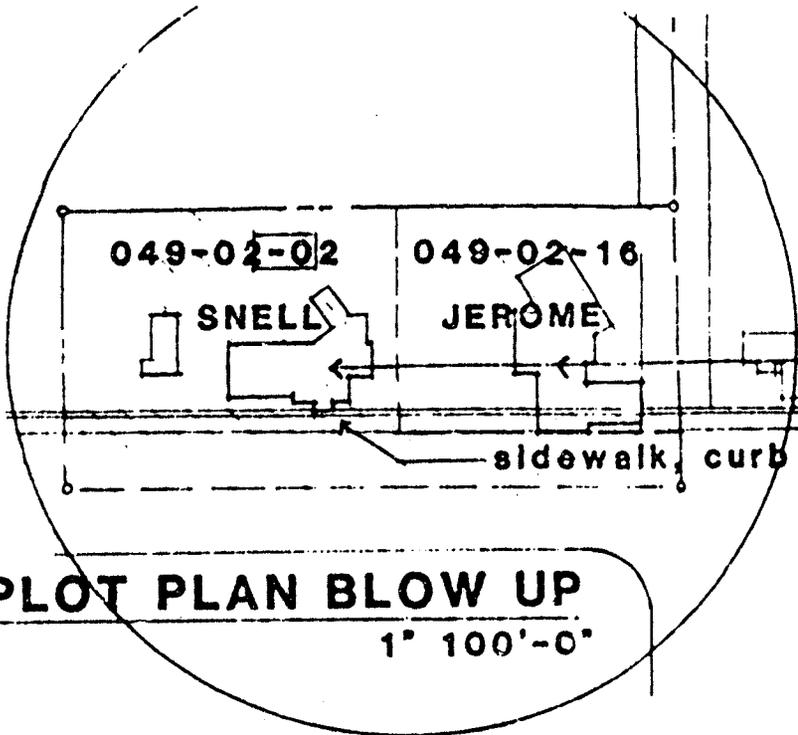
*Robert Morris*  
Robert Morris, Architect  
President

RM:rf

Enclosure



robert p. morris · larry wenell



**PLOT PLAN BLOW UP**

1" 100'-0"

existing residences

sidewalk, curb and gutter

McKalamne river

willow oaks golf course

casa de lodi

turner road

1

2

3

4

proposed turner road

sanitary city

SEE BLOW-UP

cliff ave.



**PLOT MAP**

N.T.S.

301 West Locust Street  
Lodi, California 95240  
Phone (209) 369-8258

February 1, 1982

LODI CITY COUNCIL  
CITY OF LODI  
221 West Pine Street  
Lodi, California 95240

Gentlemen:

In our letter of January 14, 1982 to the City Council, we made an incorrect statement which I wish to correct. I indicated that Morris & Wenell was representing both Cal-Cushion and Willow Oaks Business Park. The fact is Morris & Wenell is representing Cal-Cushion only in this matter.

Thank you for your cooperation.

Sincerely,

MORRIS & WENELL  
Architects and Planners Inc.



Robert Morris, Architect  
President

RM:rf

cc: Mr. Ron Judson  
Littlejohn & Westfall

# MORRIS & WENELL

architects and planners, inc.

301 West Locust Street  
Lodi, California 95240  
Phone (209) 369-8258

January 29, 1982

Ms. Alice Reimche  
City Clerk  
CITY OF LODI  
221 West Pine Street  
Lodi, California 95240

Dear Ms. Reimche:

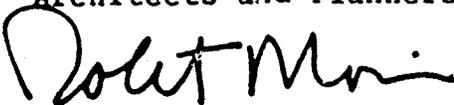
We request that the Public Hearing on the condemnation of the Snell and Jerome properties, Assessor Parcel Nos. 049-020-02 and 049-020-16, be postponed until the February 17 council meeting. I would also like to stress that we are asking for public condemnation of the right-of-ways only and not the entire properties.

As I indicated in my letter of January 14, we believe this is a necessity for the increase in traffic that will be placed on the intersection of Cluff and Turner Roads.

Should you have any questions, please do not hesitate to call this office.

Sincerely,

MORRIS & WENELL  
Architects and Planners Inc.

  
Robert Morris, Architect  
President

RM:rf

copy: Cal-Cushion  
Mr. Ron Judson

CITY COUNCIL

JAMES A. McCARTY, Mayor  
ROBERT C. MURPHY, Mayor Pro Tem  
RICHARD L. HUGHES  
WALTER KATNICH  
JAMES W. PINKERTON, Jr.

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

*Alice*  
HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

January 21, 1982

Mr. Ron Judson  
2306 Corbin Lane  
Lodi, California 95240

RE: Turner Road Widening

Dear Ron:

Thank you very much for taking me to lunch on Thursday, January 21, 1982. I wanted to try to recap the nature of our conversation. As you will note from the cc's, I am sending a copy of this letter to the City Council so that they can also be privy to our conversation.

It is my understanding that the people whom you represent would ask the City Council to widen Turner Road and to condemn the right-of-way over the Jerome and Snell properties and if the appraiser whom the City hires to appraise the taking of the right-of-way from the Jeromes and Snells determines that it would be to the City's advantage to take the whole of the Jerome and Snell properties, that the people whom you represent would be willing to pay to the City the cost of the excess take (the home and land minus the value of the right-of-way). Further, the people whom you represent are willing to put in the street, curb, gutter and sidewalk on the right-of-way for the City. Further, it is my understanding that the people you represent would ask that if the City were able to sell and remove the homes that are located on the Jerome and Snell property, that the City would give to the people whom you represent, credit for whatever the City was able to sell the two homes for.

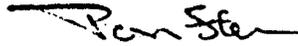
In our discussion, I mentioned the possibility of the people whom you represent purchasing the homes from the Jeromes and Snells directly and it was your concern that if they were able to purchase said homes, that the City under present policy would require them to dedicate the right-of-way and put in the street. What I suggested to you was that perhaps the City would be willing to purchase the right-of-way from the individuals whom you represent rather than requiring you to dedicate the right-of-way to the City.

Mr. Ron Judson  
1/21/82 - Page Two

One concern that I mentioned during our conversation was if the City were to condemn the Jerome and Snell right-of-ways, that the appraiser might not feel that it is necessary to take the complete properties and this would be of no advantage to the people whom you represent.

I hope that this adequately represents our conversation and I would certainly appreciate your confirming in writing that it does. If you have any questions regarding this matter, please feel free to call upon me.

Sincerely yours,

  
RONALD M. STEIN  
CITY ATTORNEY

RMS:vc

cc: Honorable Mayor and  
Council

COUNCIL COMMUNICATION

TO THE CITY COUNCIL  
FROM THE CITY MANAGER'S OFFICE

DATE  
February 24, 1982

NO.

SUBJECT: Cluff Avenue Industrial Area (Snell/Jerome)

For your information, I am attaching a copy of a memorandum which was prepared by the Community Development Department regarding the Cluff Avenue Industrial area. That memorandum sets forth the chronological order of the development of Turner Road and Cluff Avenue to determine the necessity to complete the widening of Turner Road.

What is important for you to remember is that the most that the Council may do this evening is to make the determination to complete the widening of Turner Road. Upon that determination, the staff should then be directed to employ an appraiser to determine the cost of the right-of-way in front of the Jerome and Snell properties. Once an appraisal has been completed, our right-of-way person would then proceed to negotiate with the Jeromes and Snells for the purchase of the right-of-way in front of their property.

If at some point in the future it is determined that the Jeromes and Snells refuse to sell their property, this Council would then begin the proceedings for a condemnation of the right-of-way.



RONALD M. STEIN  
CITY ATTORNEY

RMS:vc

attachment

MEMORANDUM, Community Development Department, City of Lodi

TO: Ron Stein, City Attorney  
FROM: David Morimoto, Assistant Planner  
SUBJECT: Cluff Avenue Industrial Area - (Snell/Jerome)

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TURNER ROAD SPECIFIC PLAN - (Church - Myrtle)

Planning Commission Public Hearing	7/13/70
City Council Public Hearing	8/5/70
Adopt Ordinance #934	8/19/70
Effective date	9/19/70

GENERAL PLAN ACTIVITY

- Area shown as Industrial in 1963 Lodi General Plan
- April 14, 1975, Planning Commission recommends change in Industrial Areas General Plan to show subject area as Phase 5 (Future Industrial) Industrial. Also recommended Phasing Plan.
- June 4, 1975. City Council approves Phase 5 General Plan amendment. Ordinance 1054.

PREZONING

- October 23, 1978, Planning Commission recommends change in General Plan to designate this area Phase I and Heavy Industrial except for C-M buffer around Casa de Lodi.
- March 21, 1979, City Council approves General Plan change to Phase I Industrial.
- May 4, 1979, City Council adopts prezoning.

ANNEXATION

May 16, 1979 (Resolution 79-65)

Prezoning becomes final zoning following annexation.

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February 1, 1982

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Sincerely,

MORRIS & WENELL  
Architects and Planners Inc.



Robert Morris, Architect  
President

RM:rf

cc: Mr. Ron Judson  
Littlejohn & Westfall