

CC-16

CITY COUNCIL MEETING

March 4, 1981

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BUSINESS LICENSE
REQUIREMENTS RE
STREET CORNER
FLOWER VENDORS

A brief discussion was held by the Council regarding Business License requirements for vendors selling flowers on City street corners. No action was taken by the Council on the matter.

the Planning Commission to determine the required off-street parking for this type of use. In October of 1979, the Planning Commission approved the parcel map for the Lodi Sports Center which joined the proposed Hittle parcel (for parking) to the proposed development. In February of 1980, the City was informed that the project could not be constructed as originally proposed since acquisition of the Hittle property would not be economically feasible. In May of 1980, the Planning Commission approved a modified Use Permit for the facility allowing for a change in location for the additional parking. This proposal moved the parking from the Hittle parcel to the property to the north owned by Jake Ferguson. The Ferguson property acquisition did not take place and development took place with only the 19 required on-site parking stalls.

One condition that was common to all of the approvals by the Planning Commission, was the dedication of the necessary rights of way for the Hutchins Street frontage road and the construction of these improvements.

A copy of the Specific Plan for Hutchins Street was presented for Council's perusal. Council was shown several exhibits and apprised that between Century Boulevard and the Lodi Sports Center north property line, there are 35 legal on-street spaces on Hutchins Street and the frontage road. The only real solution to the parking problem is additional on-site parking. However, since the City requirement was met, the City cannot require additional parking to be installed.

Council was apprised that the Fire Department indicates its major problems to be:

1. Cars parked in the red zones fronting the Lodi Sports Center and property blocking the building fire connection and fire hydrant.
2. Cars blocking access to the Hittle property.
3. Fire trucks unable to turn around or exit from the area.
4. Snorkel unable to make turn at Century with parking on both sides of frontage road.

The Lodi Sports Center currently has 1100 paid members (500+ applications) and expects its membership to increase to 1400-1600 by this summer.

Public Works Director Ronsko explained each exhibit presented in detail and responded to questions as were posed by the City Council. Mr. Ronsko indicated that it was Staff's recommendation to adopt the plan identified as "Modified Design".

The following persons addressed the Council on the matter.

Mr. Robert Mertz, 121 W. Pine Street, Lodi, representing Mr. and Mrs. Max Hittle, 1902 S. Hutchins Street, Lodi, (property owners adjacent to the Lodi Sports Center) addressed the Council regarding the problems being encountered by Mr. and Mrs. Hittle. Attorney Mertz stated that the Hittle property has diminished in value and urged that a review of the entire procedure be made.

Also addressing the Council on the matter were:

- a) Mr. Tom Rowe, Manager of the apartment complex located at 411 Century, Lodi
- b) Mrs. Norma Gates, 910 Dianna Drive, Lodi
- c) Mrs. Francis Miller, 255 Charles, Lodi
- d) Mrs. Lydia Mountain, 731 S. Church Street, Lodi

Speaking on behalf of the Lodi Sports Center was Mr. Gary Vochatzer, P.O. 7995, Stockton, California 95207.

Following a very lengthy discussion with questions being directed to Staff and to persons in the audience who had given testimony on the matter, Mayor Katnich appointed Councilman Murphy to meet with Staff to work out a solution. On motion of Mayor Pro Tempore McCarty, Murphy second, the matter was continued for two weeks and Staff was directed that during this interim period, the zoning ordinance is to be researched, copies of the Planning Commission Minutes are to be provided to Council as they pertain to this matter, as well as a review of the sequence of events. A decision is to be forthcoming at the April 1, 1981 regular Council Meeting based on the recommendations of Staff.