

CC-16

File 377

CITY COUNCIL MEETING

MARCH 13, 1981

HUTCHINS STREET/  
LODI SPORTS  
CENTER PARKING  
CONGESTION AND  
DEFICIENCY

The agenda item pertaining to Hutchins Street/  
Lodi Sports Center Parking Congestion and  
Deficiency was introduced by Staff. Staff  
reported that the Lodi Planning Commission in  
1978, reviewed and approved the request for a  
Use Permit to re-establish a private swim and  
athletic club at 1900 South Hutchins Street.  
The plan submitted at that time included a 19  
stall parking lot on their property and a 28  
stall parking lot on the adjacent property to  
the south owned by the Hittles. However, the  
Planning Commission determined that the on-site  
19 stalls would be adequate with the 28 stalls  
serving as a bonus. The Zoning Ordinance requires



**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT

**COUNCIL COMMUNICATION**

**TO:** City Council  
**FROM:** City Manager  
**DATE:** March 16, 1981  
**SUBJECT:** Hutchins Street/Lodi Sports Center Parking Congestion & Deficiency

BACKGROUND INFORMATION: The Lodi Planning Commission in 1978, reviewed and approved the request for a Use Permit to re-establish a private swim and athletic club at 1900 South Hutchins St. The plan submitted at that time included a 19 stall parking lot on their property and a 28 stall parking lot on the adjacent property to the south owned by the Hittles. However, the Planning Commission determined that the on-site 19 stalls would be adequate with the 28 stalls serving as a bonus. The Zoning Ordinance requires 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.

The attached Exhibit A is a copy of the adopted Specific Plan for Hutchins St. which shows a geometric section of the frontage road as having two travel lanes with parking only on the east side. The attached Exhibit B shows the Sports Center development, including the developed frontage road together with the adjacent properties. This exhibit shows the 16 on-site parking stalls provided by Lodi Sports Center. Between Century Blvd. and the Lodi Sports Center north property line, there are 35 legal on-street spaces on Hutchins Street and the frontage road. However, during peak hours, we have witnessed over 80 vehicles parked in the immediate area when using the Lodi Sports Center facility. During these peak hours (4:00 p.m. to 10:00 p.m. week days), parking is taking place on both sides of the frontage road (with cars parked in both directions), on Hutchins Street and in the on-site parking lots of Lodi Sports Center and Hittles. This reflects only the current parking problem and it is anticipated, as summer approaches, that this problem will increase once the outdoor

APPROVED:

HENRY A. GLAVES, City Manager

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pool facility is utilized. Lodi Sports Center expects another 40 vehicles this summer during peak hours.

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. On Exhibit B, highlighted in yellow, are those areas or parcels that could be considered for providing additional on-site parking. None of these parcels are owned by Lodi Sports Center.

The Fire Department indicates their 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.

The attached Exhibits C and D show pictures of the existing on-site and off-street parking situation.

The attached Exhibits E, F, G, and H, show the following information:

Exhibit E - this shows the existing situation which accommodates 60 on-street parking spaces.

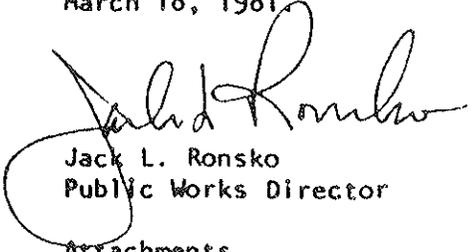
Exhibit F - this layout is in conformance with the Specific Plan and accommodates 38 on-street parking spaces.

Exhibit G - this shows angled parking on one side and conversion of this portion of the frontage road to a one-way street and provides for 54 on-street parking spaces. It should be noted that this can be only an interim proposal until such time as the Finnegan and Ferguson parcels develop. This alternate would require striping of the diagonal stalls and their removal (\$1100) at a later date. This proposal provides for an exit only on to Hutchins Street from the frontage road at the northerly property line of the Lodi Sports Center.

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Exhibit H - this is a modified design which provides for two-way traffic up to the Lodi Sports Center and one-way traffic north of the Lodi Sports Center driveway. It includes a 24' access on to Hutchins St. from the frontage road and provides for 47 on-street parking spaces.

Staff will review this material with the Council at the Council meeting of March 18, 1981.



Jack L. Ronsko  
Public Works Director

Attachments

JLR/eeh