

349  
REQUEST FOR  
2-HOUR LIMIT  
PARKING ZONES ON  
EAST LODI  
AVENUE

Council was apprised that the City had earlier received a petition from 14 owners of business establishments in the 300, 400, and 500 blocks of East Lodi Avenue (Washington Street to Cherokee Lane) requesting 2-hour limited parking zones in front of their businesses. The zones, 3 to 5 spaces each, would be placed directly in front of the businesses with the remainder of the street remaining as is.

Staff reported that to determine the need for these zones, the Public Works Department determined the number of available on-street spaces per block face and the parking demand for these spaces; interviewed business owners; and reviewed foreseeable signing and enforcement problems.

Staff further reported sixteen observations made in the field during the study showed that although there was an ample number of vacant parking spaces within each block face at all times, at some times vacant stalls were not directly in front of the business establishments. At no time was there a vacant space more than 150 feet from any business, and at no time was there more than 75% occupancy in any block face.

Parking study exhibits were presented for Council's perusal.

The petitioners have indicated the requested zones would be established only in front of businesses and not adjacent to existing residences. The City of Lodi Code does not specify a curb color for 2-hour parking and, therefore, the limits of each zone would necessarily be controlled by signing.

The petition further states the "problem of enforcement of these zones would be carried out by the City police working in conjunction with the merchants". This method would involve the merchant contacting the Police Department after a vehicle has been parked longer than 2 hours; the Police Dept. then dispatching a patrol car to the area to mark the tires and returning to the area two hours later to ticket the vehicle if it is still there. This could cause some problems regarding "unequal enforcement". Robert Baysinger of the Traffic Court was contacted. While he would not be prejudiced, he agrees that mixed parking might be a problem, but each case would be judged on its merits. The Police Dept. has been contacted and their comments were presented for Council's perusal.

The Engineering Division recommends against the special zoning for the following reasons:

1. East Lodi Avenue is zoned as commercial through the entire length of the study area. The 2-hour limits would need to be extended or eliminated upon any changes in usage from residential to commercial or from commercial to residential.
2. The majority of the businesses along the Avenue do not appear to have sufficient parking problems to warrant the time limit restrictions. Although, at times, parking is not available directly in front of a business, it is available a short distance away.
3. Signing of the 3 to 5 space zones will be difficult and costly to the City; confusing to motorists; and create enforcement problems.
4. In effect, the proposed method of enforcement (merchant and police) creates a 4-hour plus time limit and may not serve the intended purpose.
5. East Lodi Avenue is not too different from West Lodi Avenue, Cherokee Lane, or West Lockeford St. The establishment of 2-hour parking on East Lodi Avenue may encourage requests from other areas.

Following a lengthy discussion with questions being directed to Staff, Council, on motion of Councilman Katnich, Hughes second, denied the request for 2-hour limit parking zones on East Lodi Avenue. The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, and McCarty

Noes: Councilmen - Murphy and Pinkerton

Mayor McCarty concluded the discussion regarding this item with the statement that the City will continue to monitor this situation and assist both the commercial and residential community in this area.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

**TO:** City Council  
**FROM:** City Manager  
**DATE:** April 10, 1981  
**SUBJECT:** Request for 2-hour Limit Parking Zones on East Lodi Avenue

**RECOMMENDED ACTION:** That the City Council deny a request for 2-hour limit parking zones on East Lodi Avenue.

**BACKGROUND INFORMATION:** The City has received the attached petition from 14 owners of business establishments in the 300, 400, and 500 blocks of East Lodi Avenue (Washington Street to Cherokee Lane) requesting 2-hour limited parking zones in front of their businesses. "The zones, 3 to 5 spaces each, would be placed directly in front of the businesses with the remainder of the street remaining as is." EXHIBIT A shows the combination of businesses and residences along the street and locations of owners who signed the petition.

To determine the need for these zones, this department determined the number of available on-street spaces per block face and the parking demand for these spaces; interviewed business owners; and reviewed foreseeable signing and enforcement problems.

**Available Parking & Demand:** Sixteen observations made in the field during the study showed that although there was an ample number of vacant parking spaces within each block face at all times, at some times vacant stalls were not directly in front of the business establishments. At no time was there a vacant space more than 150 feet from any business, and at no time was there more than 75% occupancy in any block face. EXHIBIT B shows the results of the parking study conducted Tuesday, March 31, through Friday, April 3, 1981.

**Interviews:** There are 36 businesses located on East Lodi Avenue between Stockton Street and Cherokee Lane. Of this number, we felt eight did not have problems and were not contacted... (Safeway, A & W, 3 service stations, and others that provided ample off-street parking).

Of the remaining 28, we contacted 22, 13 who signed the petition and 9 who did not. Thirteen of the 22 contacted indicated they really did not have any parking problems. (Even though some had signed the petition). The remaining nine complained mostly of experiencing vehicles being parked in spaces directly in front of their businesses for long periods of time. These stores, for the most part, were in the vicinity of either Ings Lunch Service or City Cab Co. where employees have no off-street parking available.

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

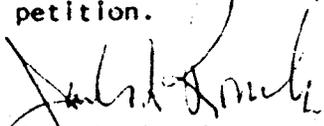
Signing: The petitioners have indicated the requested zones would be established only in front of businesses and not adjacent to existing residences. The City of Lodi Code does not specify a curb color for 2-hour parking and, therefore, the limits of each zone would necessarily be controlled by signing. EXHIBIT A shows the existing businesses along the street and EXHIBIT C an enlargement of a specific area, indicating some of the problems with signing.

Enforcement: The petition states the "problem of enforcement of these zones would be carried out by the City police working in conjunction with the merchants." This method would involve the merchant contacting the Police Department after a vehicle has been parked longer than 2 hours; the Police Dept. then dispatching a patrol car to the area to mark the tires and returning to the area two hours later to ticket the vehicle if it is still there. This could cause some problems regarding "unequal enforcement." Robert Baysinger of the Traffic Court was contacted. While he would not be prejudiced, he agrees that mixed parking might be a problem, but each case would be judged on its merits. The Police Dept. has been contacted and their comments are attached as EXHIBIT D.

CONCLUSIONS: The Engineering Division recommends against the special zoning for the following reasons:

1. East Lodi Avenue is zoned as commercial through the entire length of the study area. The 2-hour limits would need to be extended or eliminated upon any changes in usage from residential to commercial or from commercial to residential.
2. The majority of the businesses along the Avenue do not appear to have sufficient parking problems to warrant the time limit restrictions. Although, at times, parking is not available directly in front of a business, it is available a short distance away.
3. Signing of the 3 to 5 space zones will be difficult and costly to the City; confusing to motorists; and create enforcement problems.
4. In effect, the proposed method of enforcement (merchant + police) creates a 4-hour plus time limit and may not serve the intended purpose.
5. East Lodi Avenue is not too different from West Lodi Avenue, Cherokee Lane, or West Lockeford St. The establishment of 2-hour parking on East Lodi Avenue may encourage requests from other areas.

A copy of this communication has been sent to Roy J. Roberts, circulator of the petition.

  
Jack L. Ronsko  
Public Works Director  
JLR/eeh  
Attachments

P E T I T I O N

To the: Traffic Engineer  
City Manager  
And members of the Lodi City Council

The undersigned merchants, currently engaged in business along East Lodi Avenue do hereby petition for relief of the parking problems encountered daily in the operation of their establishments.

To solve the problem, we strongly recommend that the city move to establish 2 hour limited parking zones along this avenue. These zones (3 to 5 spaces each) would be placed directly in front of the businesses with the remainder of the avenue remaining as is. Since the avenue is intermixed (business and residential) we wish to state, that we have no desire to inconvenience any of the residents who maintain homes along the avenue. However, parking for our customers is absolutely essential, if we are to remain in business during these hard times.

The problem of enforcement of these zones would be carried out by the city police working in conjunction with the merchants. It would not be necessary, in our opinion to have meter maids patrol these zones on a regular basis. The merchant could inform the police of violations which affect his trade. It is not our wish to punish the occasional offender but it is to protect our business interests from the individuals who park all day long, every day, directly in front of operating establishments and disrupt commerce.

In conclusion, we strongly recommend that the city officials act immediately to resolve this problem. We the merchants suffer directly from loss of sales each day that the current condition exists. And the city suffers indirectly from loss of tax revenue which would be generated by these sales.

Respectfully,

1. INDUSTRIAL COMPUTER CONTROLS 316 E Lodi R. J. Powers
2. E. V. D. Smith, Freshly Baked 314 E. Lodi Ave.
4. Old Barber Shop 324 E. Lodi Ave.
5. one Liquor store <sup>Richard</sup> W. Ingram 355 E. Lodi Ave.
6. Duchyle Electric by Lem Duchyle 359 E. Lodi Ave.
7. Wickham's Barber Shop 325 E. Lodi Ave.
8. The Attie 416 E. Lodi Ave.
9. STATE FARM INS 432 E. Lodi Ave - Gloria Bey
10. Carroll Barber Shop 441 E. Lodi Ave. Car. Tricket
11. Jim Minor Carpet Service 505 E. Lodi Ave. E. L. Minor

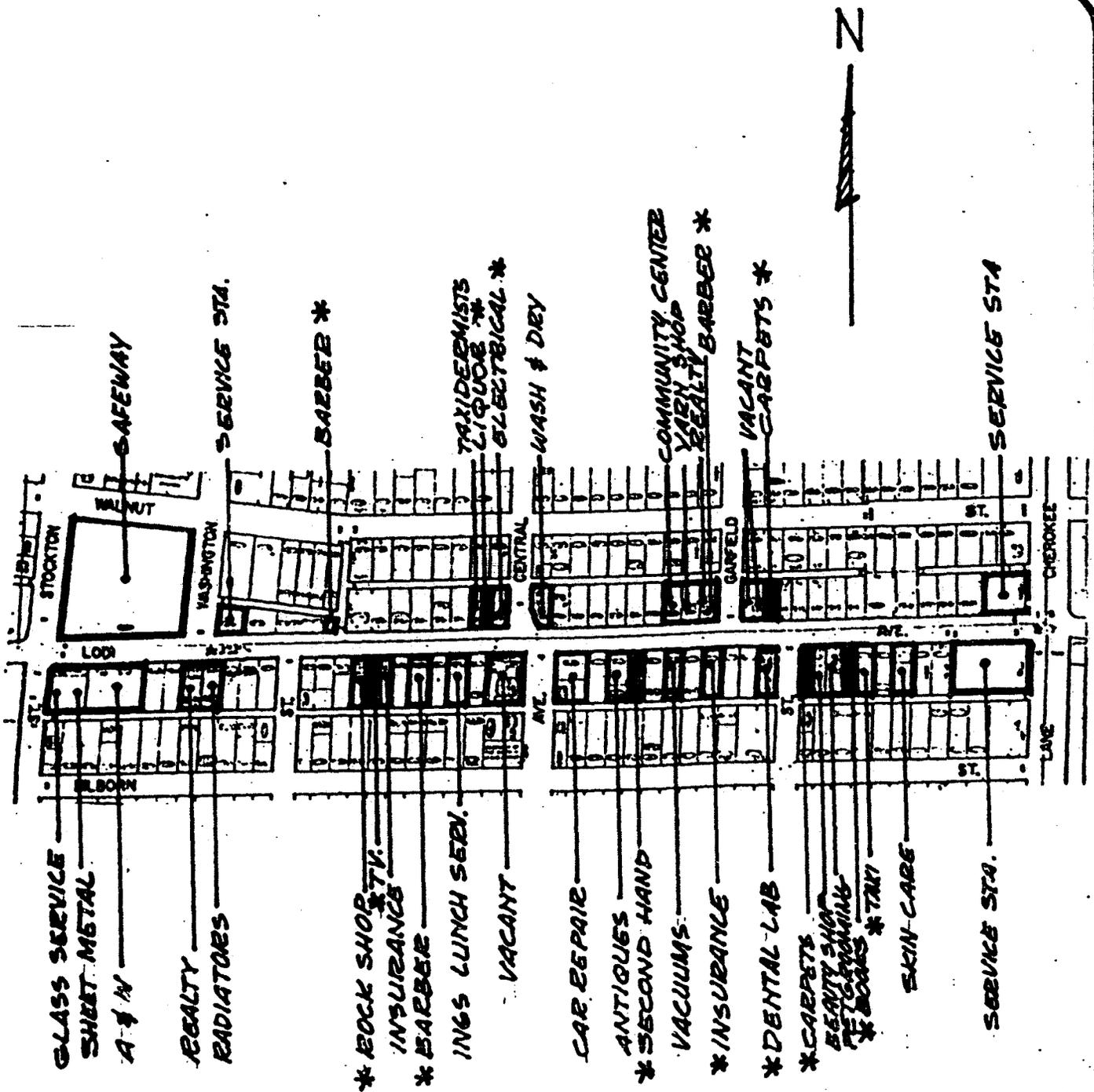
(over)



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EAST LODI AVENUE BUSINESSES STOCKTON-CHEROKEE



DENOTES BUSINESS USE  
 \* DENOTES SIGNERS OF PETITION FOR

Drawn <b>NEP</b>	No.	Revised	By	Approved By
Checked				
Date <b>4. 81</b>				Public Works Director RCE 17509

### EXHIBIT A



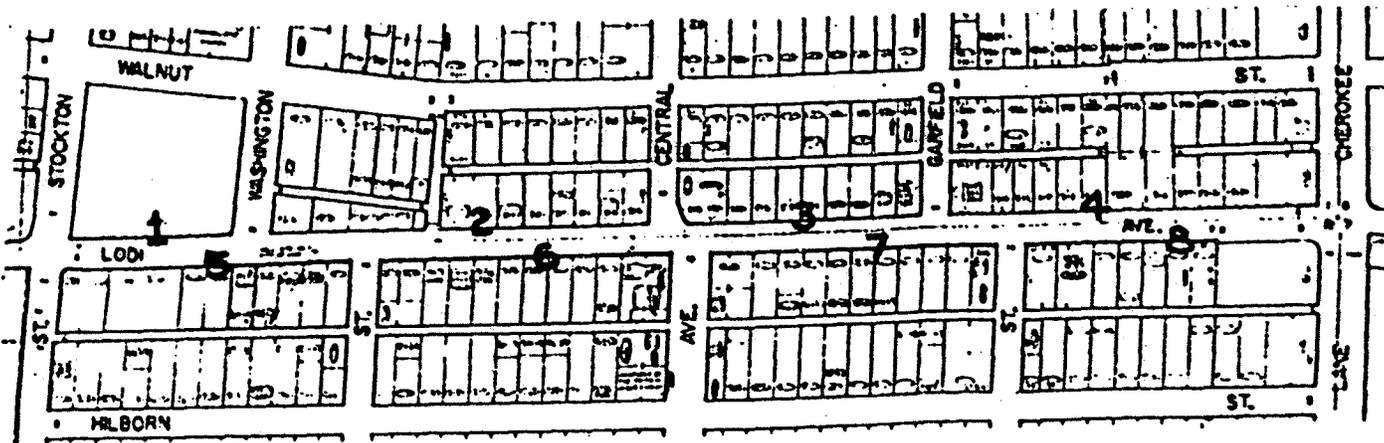
# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EAST LODI AVENUE PARKING STUDY

3/31/81 - 4/3/81

BLOCK FACE NO.	AVAILABLE SPACES 126 TOTAL	AVERAGE NO. OF VEHICLES PARKED		HIGHEST NO. OF VEHICLES PARKED	
			%		%
1	9	0	0	0	0
2	23	7	30%	10	43%
3	16	6	38%	9	56%
4	14	7	50%	9	64%
5	16	3	19%	6	38%
6	20	8	40%	11	55%
7	17	8	47%	13	76%
8	13	5	38%	8	62%



SURVEY TAKEN TUES. 3/31/81 THRU FRI. 4/3/81  
BETWEEN 8:45A. & 4:30P.

16 OBSERVATIONS

Drawn <b>NED</b>	No.	Revised	By	Approved By
Checked				
Date <b>4.6.81</b>				Public Works Director RCE 17509

EXHIBIT B



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

NO LIMIT

## EAST LODI AVENUE

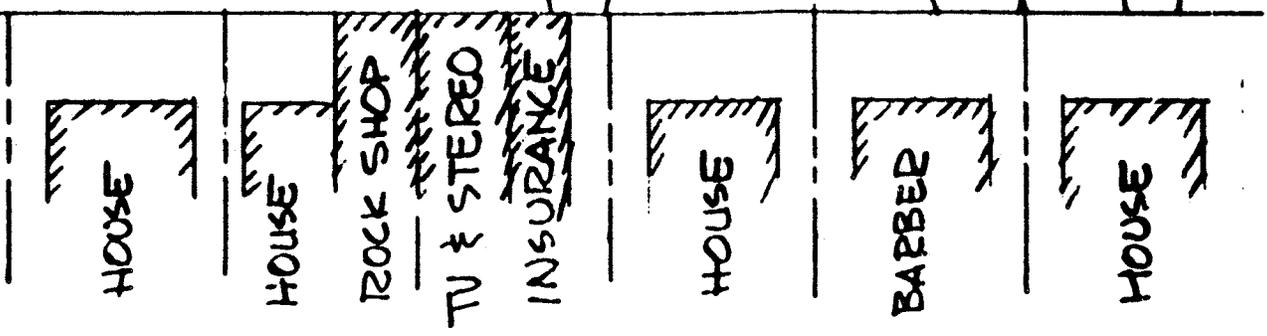
NO LIMIT

2-HR  
LIMIT

NO LIMIT

2-HR  
LIMIT

NO LIMIT



Drawn <b>MED</b>	No	Revised	By	Approved By
Checked				
Date <b>4.7.81</b>				Public Works Director RCE 17509

**EXHIBIT C**

L O D POLICE DEPARTMENT

Memorandum

To: Jack L. Ronsko, Public Works Director  
Date: April 10, 1981  
Subject: Your Memorandum - Restricted Parking on East Lodi Avenue

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We find the placing of limited parking spaces in front of business establishments on East Lodi Avenue would be inconsistent with acceptable traffic administration procedure. Such a selective method will be difficult to enforce, giving preferential treatment to some commercial enterprises and individuals.

Failure to consistently enforce the parking areas will generate concern on behalf of the merchants. They could not be colligated to inform the Police Department of every violation.

It appears from the formal petition that each merchant is only concerned with parking directly in front of his/her business. If traffic engineering evaluation determines a need for restrictive or limited parking in the area, it should be for the entire effected area, not for the selected business establishments.

At this time the south side of East Lodi Avenue, between Washington Street and Cherokee Lane, should receive the primary consideration as it is predominantly commercial. The north side of the street is still primarily residential and changes should not occur in that area until such time as commercial versus residential relationship changes.

Should it be determined that limited or restrictive parking areas are established on East Lodi Avenue, be assured this department will make every effort to assist in the enforcement as designated by the City Council.

MARC YATES  
Chief of Police

By:   
Capt. Albert C. Cross  
Patrol Division Commander

ACC:jkm

EXHIBIT D

CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
LODI, CALIFORNIA 95240  
(209) 334-5634

HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

April 17, 1981

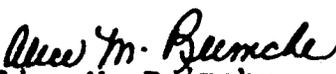
Mr. Roy J. Roberts  
3016 E. Lodi Avenue  
Lodi, CA 95240

Dear Mr. Roberts:

Please be advised that the Lodi City Council, in action taken at a regular meeting held April 15, 1981, denied your request for a two hour limit parking zone on East Lodi Avenue with the direction that the City will continue to monitor the situation and will assist both the commercial and residential community in this area.

Should you have any questions regarding this action, please feel free to call this office at any time.

Very truly yours,

  
Alice M. Reimche  
City Clerk

AR:dg