

HUTCHINS STREET
FRONTAGE ROAD
PARKING AT LODI
SPORTS
CENTER

RES. NO. 81-56

The subject of the Hutchins Street/Lodi Sports Center Parking congestion and deficiency was introduced by Staff. A number of alternate exhibits were presented for Council's scrutiny. Staff recommended that Council adopt the modified design as shown on Exhibit "H". This alternate provides for the parking of approximately 47 vehicles in the vicinity of the Lodi Sports Center, creates an exit of the frontage road onto Hutchins Street at the Sports Center's north property lines, and eliminated parking on the west side of the frontage road from the Lodi Sports Center driveway southerly and on the south side on the frontage road fronting the apartment complex. This alternate also provides for an interim one-way street from the Lodi Sports Center driveway northerly. With the future northerly extension of the frontage road, the one-way would be changed to two-way traffic and the parking would be restricted on the west side.

It was also recommended that, between the Lodi Sports Center driveway and the Hittle driveway, two parking stalls be provided for and that these stalls be painted as shown on an exhibit provided for Council's perusal. The Hittles have recommended that the area between the driveways be painted red and all parking be restricted.

A very lengthy discussion followed with questions being directed to Staff.

Mr. Robert Mertz, Attorney-at law, representing Mr. and Mrs. Hittle apprised the Council that the Hittle's favor the modified design.

Questions regarding Exhibit "F" were posed with Staff responding that this layout is in conformance with the Specific Plan and accommodates 38 on-street parking spaces.

Additional discussion followed with questions being directed to Staff. On motion of Councilman Hughes, Murphy second, Council adopted Resolution No. 81-56 adopting "Design" Plan Exhibit "F" with parking stalls between the two driveways on the east side of the street to be eliminated (therefore providing for approximately 37 parking stalls) for Hutchins Street Frontage Road parking at the Lodi Sports Center. The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, Murphy,
and Pinkerton

Noes: Councilmen - McCarty

Absent: Councilmen - None



CITY OF LODI

PUBLIC WORKS DEPARTMENT

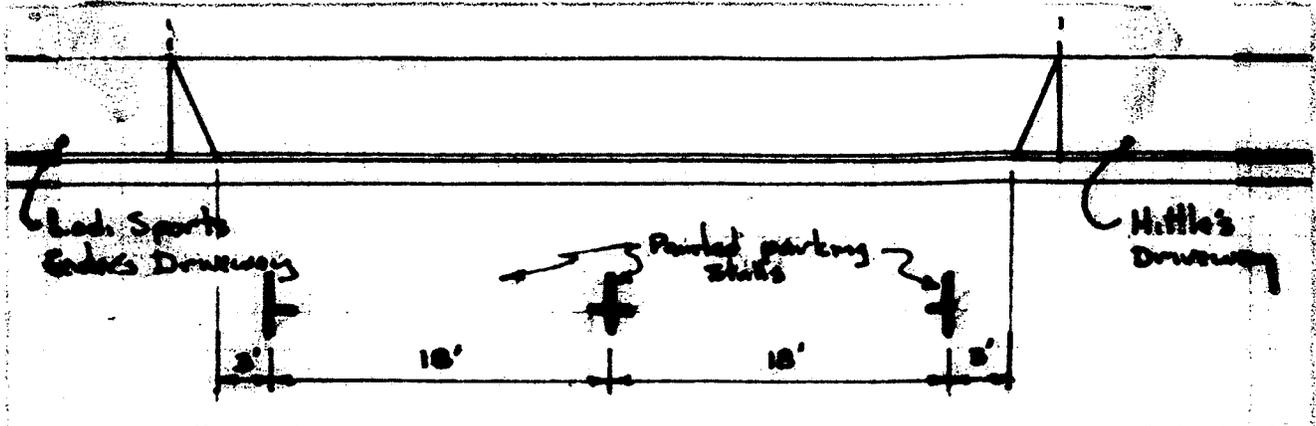
COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: May 18, 1981
SUBJECT: Hutchins Street Frontage Road Parking at Lodi Sports Center

Attached is our previous memo of March 16, 1981, related to this subject.

It is recommended that the Council adopt the modified design as shown on the attached Exhibit "H" of the attached memo. This alternate provides for the parking of approximately 47 vehicles in the vicinity of the Lodi Sports Center, creates an exit of the frontage road onto Hutchins Street at the Sports Center's north property line, and eliminates parking on the west side of the frontage road from the Lodi Sports Center driveway southerly and on the south side on the frontage road fronting the apartment complex. This alternate also provides for an interim one-way street from the Lodi Sports Center driveway northerly. With the future northerly extension of the frontage road, the one-way would be changed to two-way traffic and the parking would be restricted on the west side.

It is also recommended that, between the Lodi Sports Center driveway and the Hittle driveway, 2 parking stalls be provided for and that these stalls be painted as shown in the sketch below. The Hittles have recommended that the area between the driveways be painted red and all parking be restricted.



Jack L. Ronsko
 Jack L. Ronsko
 Public Works Director

cc: Gary Vochatzer
 Mr. & Mrs. Hittle
 B. Mertz, Atty. at Law

Att.
 JLR:dmy

APPROVED:

FILE NO.

HENRY A. GLAVES, City Manager



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

FILE NO.

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.

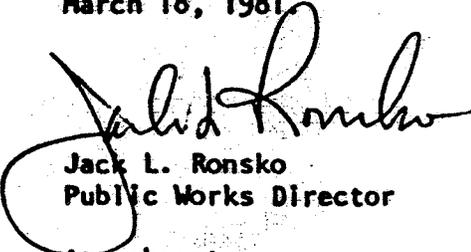
Exhibit F - this layout is in conformance with the Specific Plan and accommodates 38 on-street parking spaces.

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.

City Council
March 16, 1981
Page 3

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

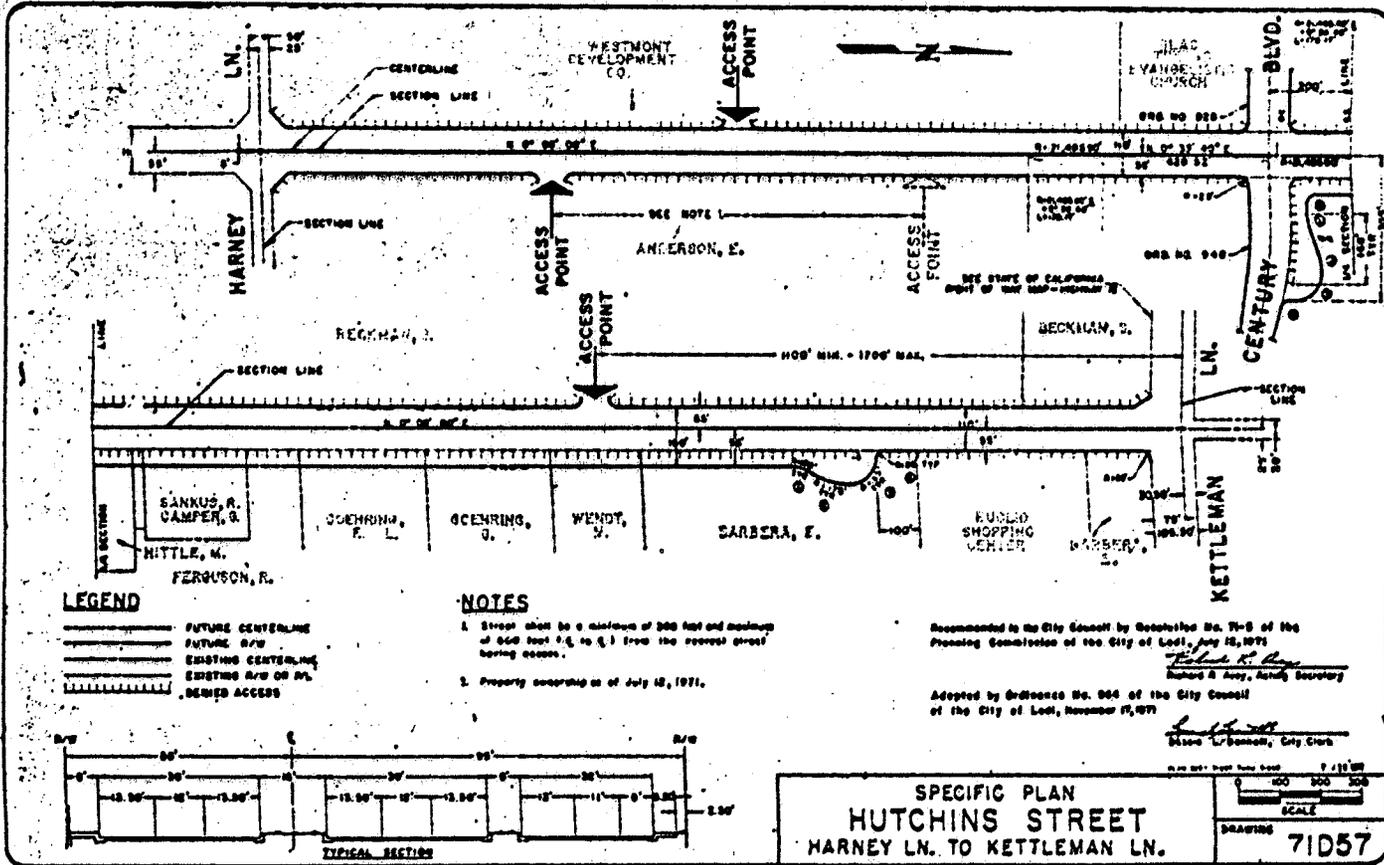
JLR/eeh

ORDINANCE NO. 944
AN ORDINANCE ADOPTING A
SPECIFIC PLAN FOR SOUTH
HUTCHINS STREET BETWEEN
WEST KETTLEMAN LANE AND
WEST HARNEY LANE.
 The City Council of the City of Lodi does ordain as follows:
 Section 1. Authority. Pursuant to the provisions of Chapter 3 (commencing at Section 65430) of Title 7 of the Government Code of the

State of California and pursuant to that certain General Plan, as amended, for the City of Lodi adopted by City Council Resolution No. 1885 on October 3, 1965, a Specific Plan for South Hutchins Street between West Kettleman Lane and West Harney Lane is hereby adopted.
 The Specific Plan adopted hereby includes the regulations prescribed by this ordinance and includes cer-

tain drawings attached to this ordinance.
 Section 2. Purpose. It is hereby declared that this Specific Plan is adopted to provide for and protect the health, safety, convenience and welfare of the citizens of the City of Lodi.
 Section 3. Description. Drawings 71D57, 71D58 and 71D59 display the Plan view of South Hutchins Street

between West Kettleman Lane and West Harney Lane.
 Section 4. Regulations. The minimum front yard or street side yard required for buildings or structures by Section 27 of the Lodi Municipal Code (Zoning Ordinance) as amended, shall be measured from the future right-of-way line as depicted on Drawings 71D57, 71D58 and 71D59.
 Section 5. Violation. Any person



whether as principal, agent, employee or otherwise violating, or causing or permitting or assisting in any use of land which is in violation of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than five hundred dollars (\$500) or by imprisonment in the County Jail for a term of not more than six (6) months or by both

such fine and imprisonment.
 Section 6. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.
 Section 7. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation, printed and published in the city of Lodi, and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 17th day of November, 1971.
WALTER J. KATNICH
 Mayor
 Attest: **Bessie L. Bennett**
 City Clerk
 State of California,
 County of San Joaquin, ss.
 I, **Bessie L. Bennett**, City Clerk of the City of Lodi, do hereby certify that the foregoing Ordinance No. 944 was introduced at a regular meeting of the City Council of the

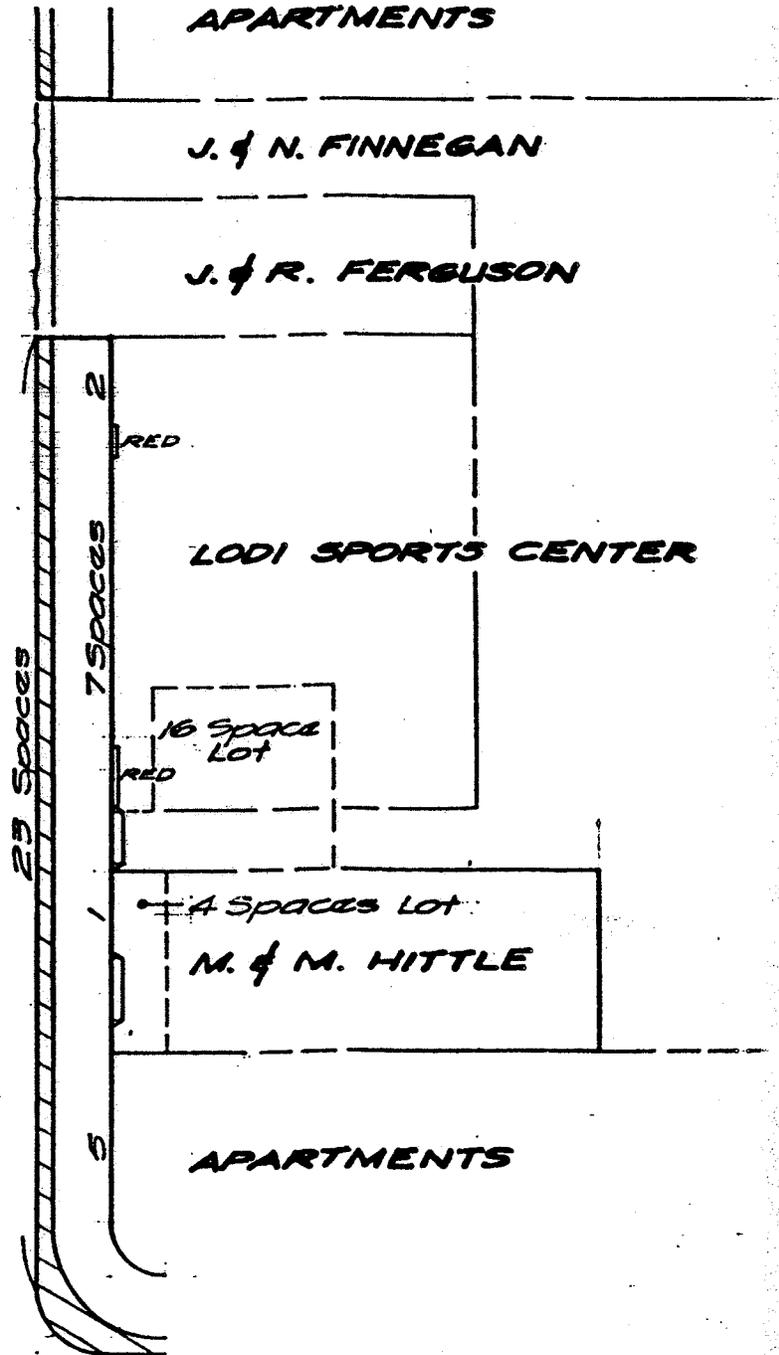
City of Lodi held November 3, 1971, and was thereafter passed, adopted and ordered to print at a regular meeting held November 17, 1971 by the following vote:
 Ayes: Councilmen - **EHRDARDT, HUGHES, KIRSTEN, SCHAFFER and KATNICH**
 Noes: Councilmen - None
 Absent: Councilmen - None
Bessie L. Bennett
 City Clerk
 November 30, 1971

EXHIBIT "A"



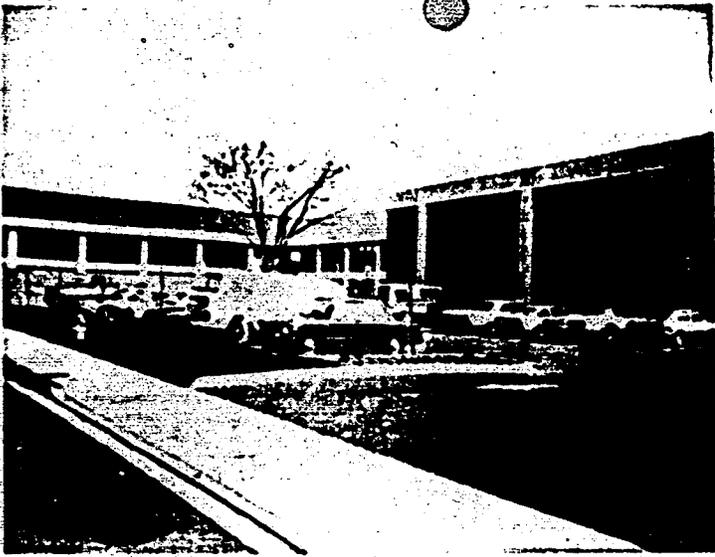
Scale: 1" = 100'

HUTCHINS ST.



CENTURY BLVD.

EXHIBIT "C"



LODI SPORTS CENTER
1900 S. HUTCHINS ST.
10:30 AM MARCH 11, 1981



EXHIBIT "D"



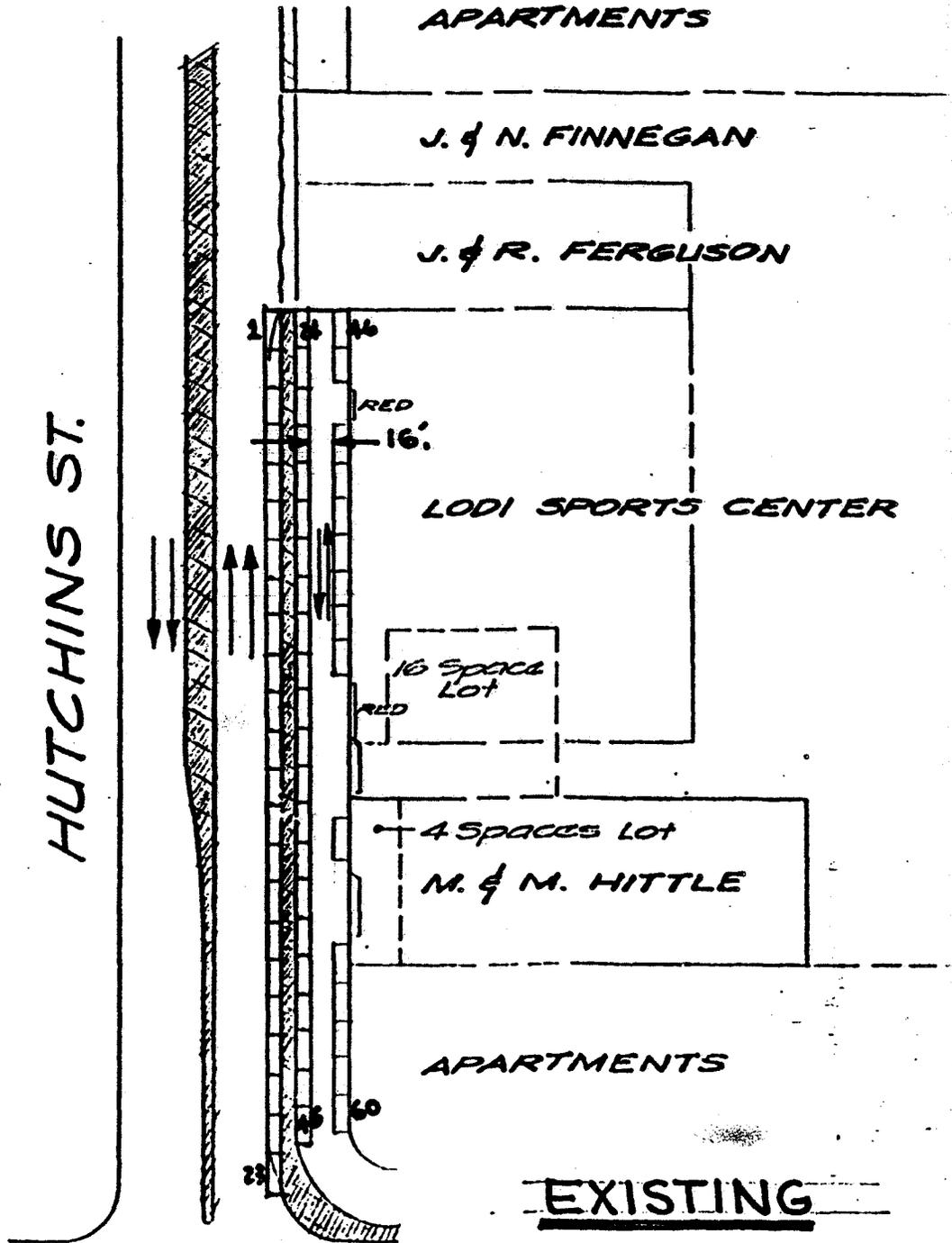
LODI SPORTS CENTER
1900 S. HUTCHINS ST.
10:30 AM MARCH 11, 1981





Scale: 1" = 100'

HUTCHINS ST.



APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

LODI SPORTS CENTER

16 Space Lot

4 Spaces Lot

M. & M. HITTLE

APARTMENTS

EXISTING

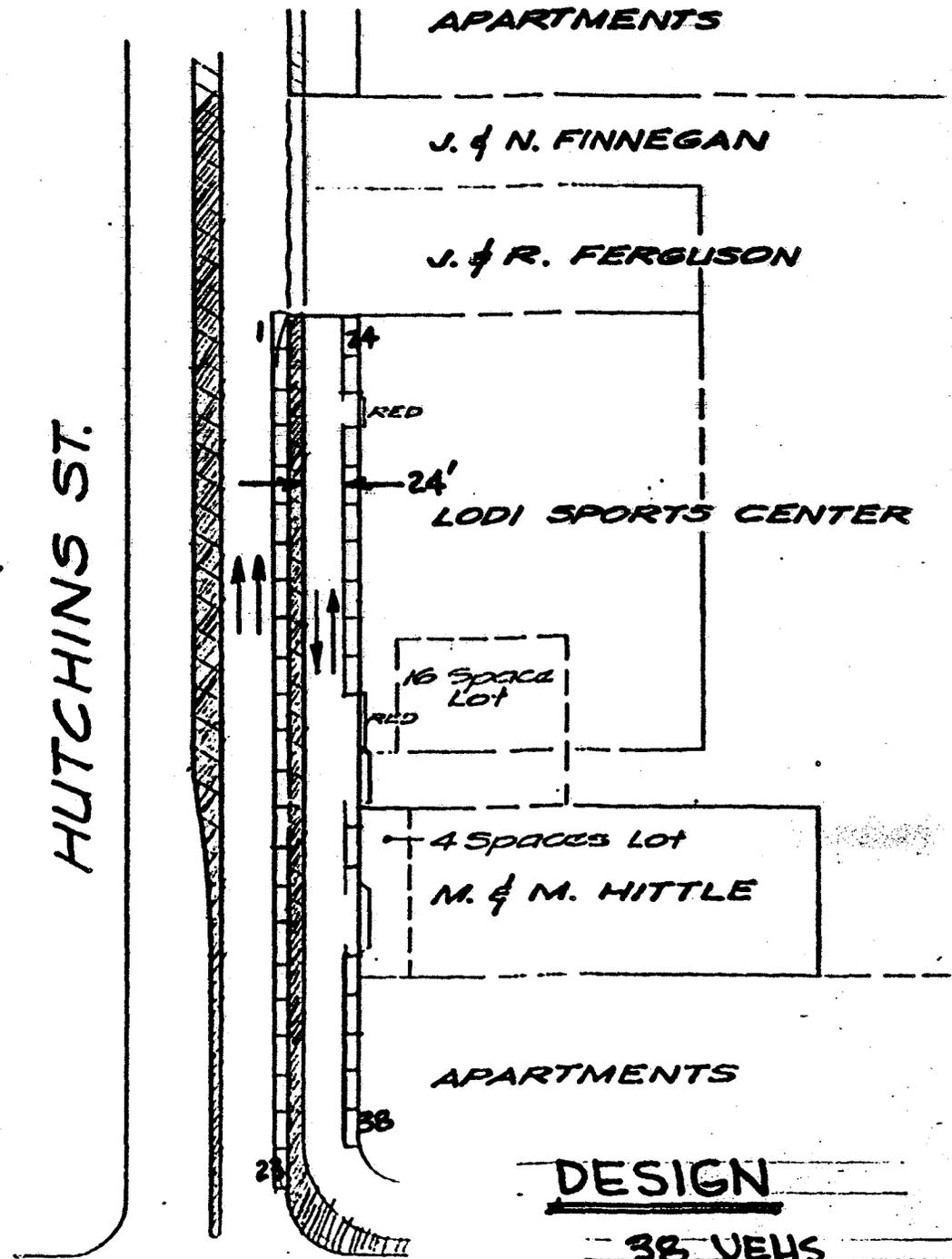
60 VEH.

CENTURY BLVD.



Scale: 1"=100'

HUTCHINS ST.



CENTURY BLVD.

DESIGN

38 VELS.

24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

135'
RED

(32) 45° Angle Stalls.

LODI SPORTS CENTER.

16 Space Lot
RED

4 Spaces Lot

M. & M. HITTLE

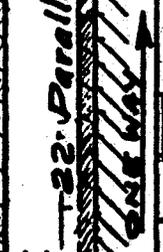
APARTMENTS

ANGLE PARKING
ONE SIDE

54 VEHs.

CENTURY BLVD.

22 Parallel Spaces



24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

LODI SPORTS CENTER

16 Space Lot

4 Spaces Lot

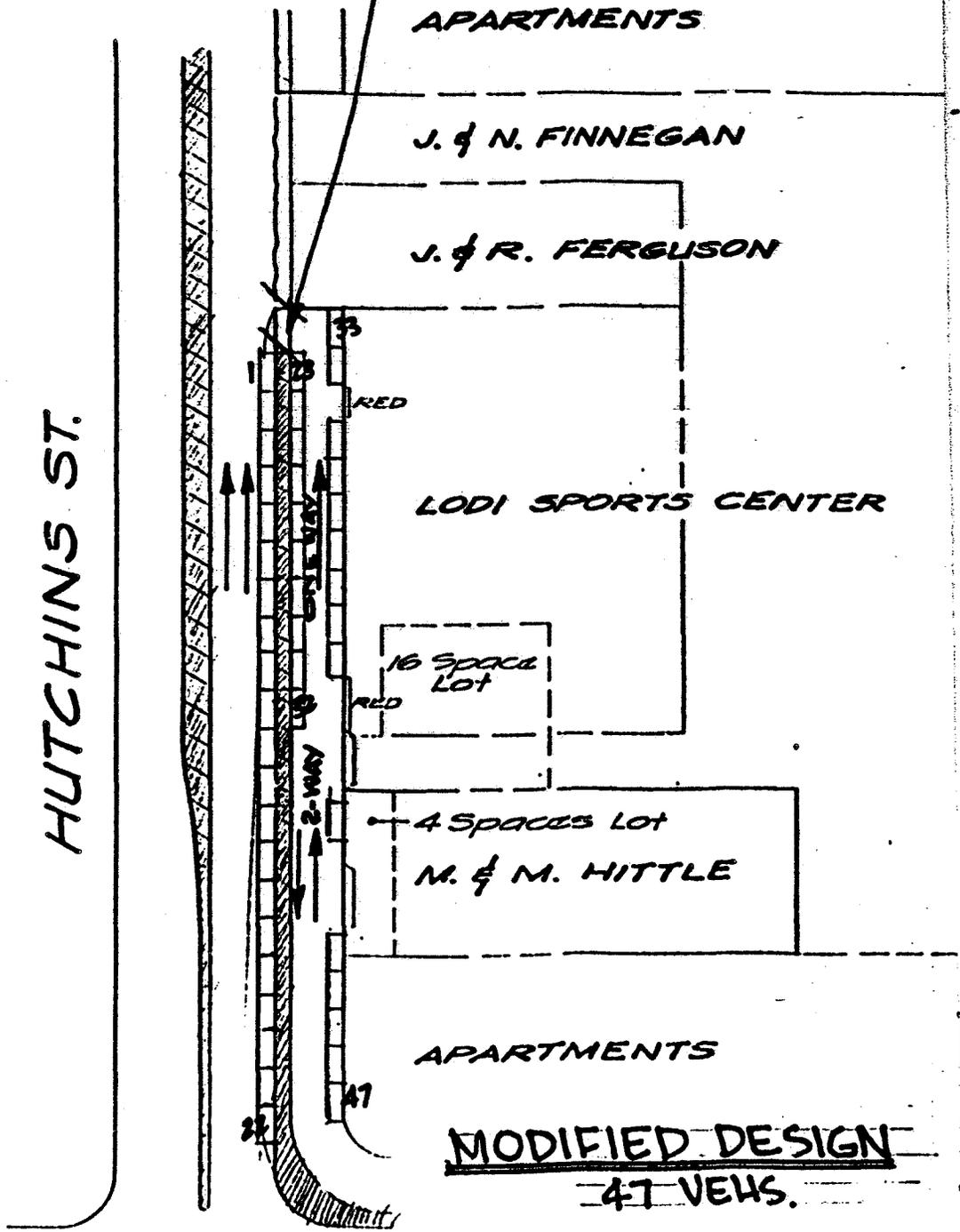
M. & M. HITTLE

APARTMENTS

MODIFIED DESIGN

47 VEH.

CENTURY BLVD.



CITY COUNCIL

JAMES A. McCARTY, Mayor
ROBERT G. 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

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

May 18, 1981

~~Lodi Sports Center
Mr. Gary Vochatzer
P.O. Box 7995
Stockton, CA 95207~~

Gentlemen

SUBJECT: Off Street Parking Proposal

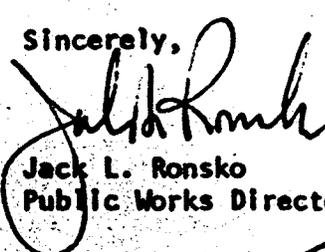
This letter is to inform you that the City Council, at their regular meeting of May 6, 1981, amended the use permit approved by the Planning Commission for the off street parking plan proposed on the Hittle parcel.

The approval and the conditions listed below were based on the fact that you have a temporary lease from the Hittles for the use of this subject parcel, and that the owner of the access way to the Hittle parcel, Mr. Finnegan, will not allow permanent improvements to his property. The Council approval and conditions are as follows:

1. A compacted gravel parking lot was approved;
2. The proposed parking area to be fenced and lighted to the approval of the Community Development Department;
3. If dust does become a problem, the owners of the Lodi Sports Center agree to oiling or paving of the parking area;
4. Railroad ties or telephone poles with parking spaces painted on them will be installed as bumper stops to protect existing and future fencing;
5. The parking layout plan will be as per the City design. This design was previously forwarded to you by the City.

If you have any questions concerning this, please contact me.

Sincerely,


Jack L. Ronsko
Public Works Director

cc: City Clerk

JLR:kw

RESOLUTION NO. 81-56

RESOLUTION ADOPTING PARKING PLAN ON THE HUTCHINS
STREET FRONTAGE ROAD IN THE AREA OF THE LODI
SPORTS CENTER

RESOLVED, that the City Council of the City of Lodi does hereby adopt "Design" Plan Exhibit "F", a copy of which is attached hereto and thereby made a part hereof providing for 37 parking stalls for Hutchins Street Frontage Road Parking in the area of the Lodi Sports Center.

Dated: May 20, 1981

I hereby certify that Resolution No. 81-56 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 20, 1981 by the following vote:

Ayes: Councilmen - Hughes, Katnich, Murphy, and Pinkerton

Noes: Councilmen - McCarty

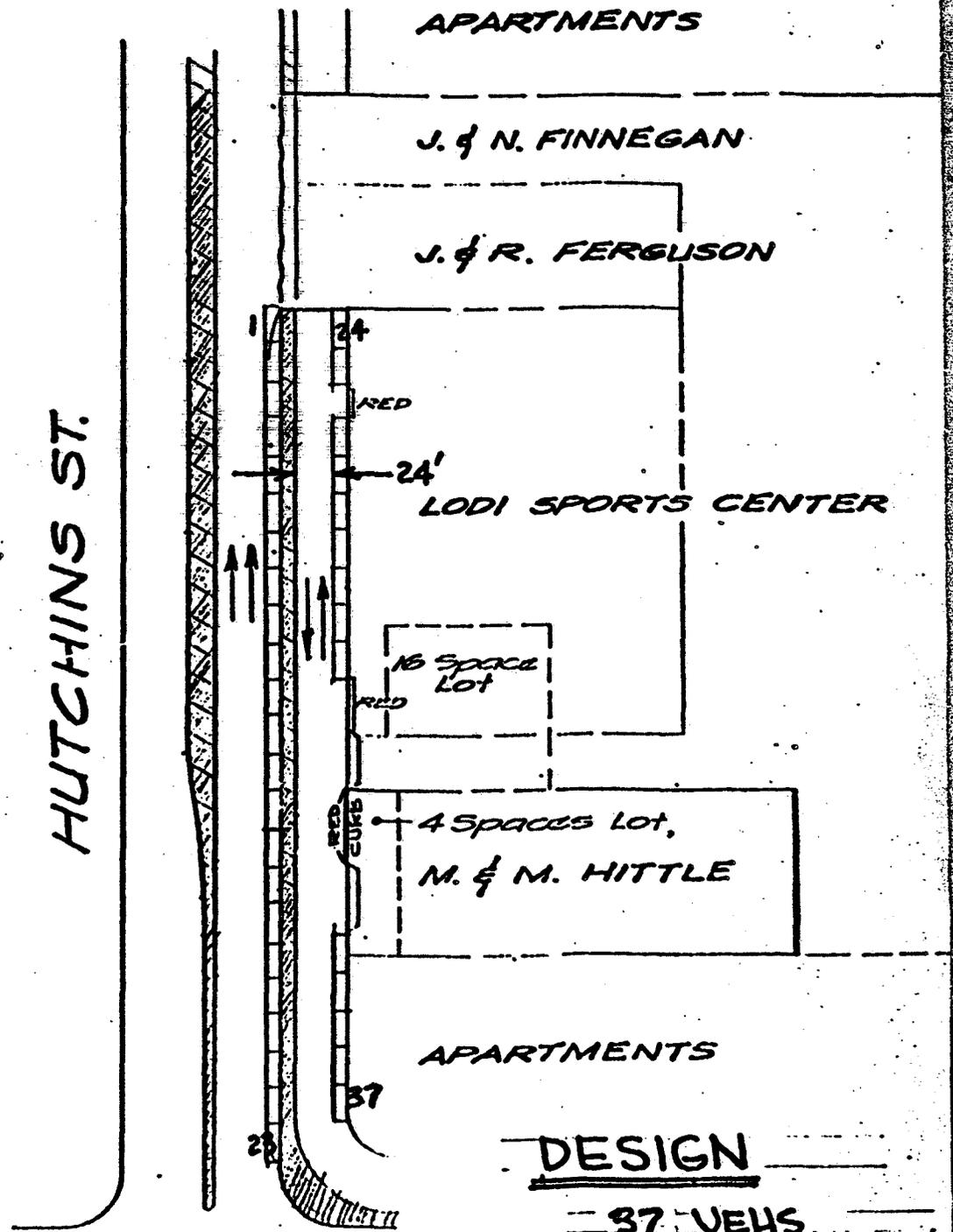
Absent: Councilmen - None


ALICE M. REIMCHE
City Clerk



Scale: 1" = 100'

HUTCHINS ST.



DESIGN

37' VEHS.

CENTURY BLVD.