



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
 FROM: City Manager
 MEETING DATE: June 3, 1987
 AGENDA TITLE: Public Hearing on Downtown Parking Study Review

RECOMMENDED ACTION: That the Council discuss the following requests and approve the various controls.

BACKGROUND INFORMATION: City Council approved various recommendations on the Downtown Parking Study which was prepared by the City of Lodi Engineering Division with the UDID Committee. The new controls were implemented in October 1986 and are shown on the attached map of the downtown area. Staff had indicated the new controls would be reviewed after a six-month period.

Staff has performed two parking surveys (day after Thanksgiving and Friday before Christmas). The attached bar charts show the before and after peak parking use in the parking lots and the on-street permit areas. We have received various comments and complaints in the last six months. We have not solicited a formal public review. Many of the comments were received verbally by our Parking Enforcement Assistants.

The City of Lodi Finance Department began selling permits quarterly in September 1986. The number of permits sold has increased from approximately 215 to 250.

Attached is a listing of the comments received, together with staff responses. Overall, it appears that the parking changes that were implemented in October of 1986 have improved the parking in the downtown area.

Jack L. Ronsko
 Public Works Director

JLR/PJF/ma

Attachments

cc: Police Chief
 Finance Director
 UDID Committee

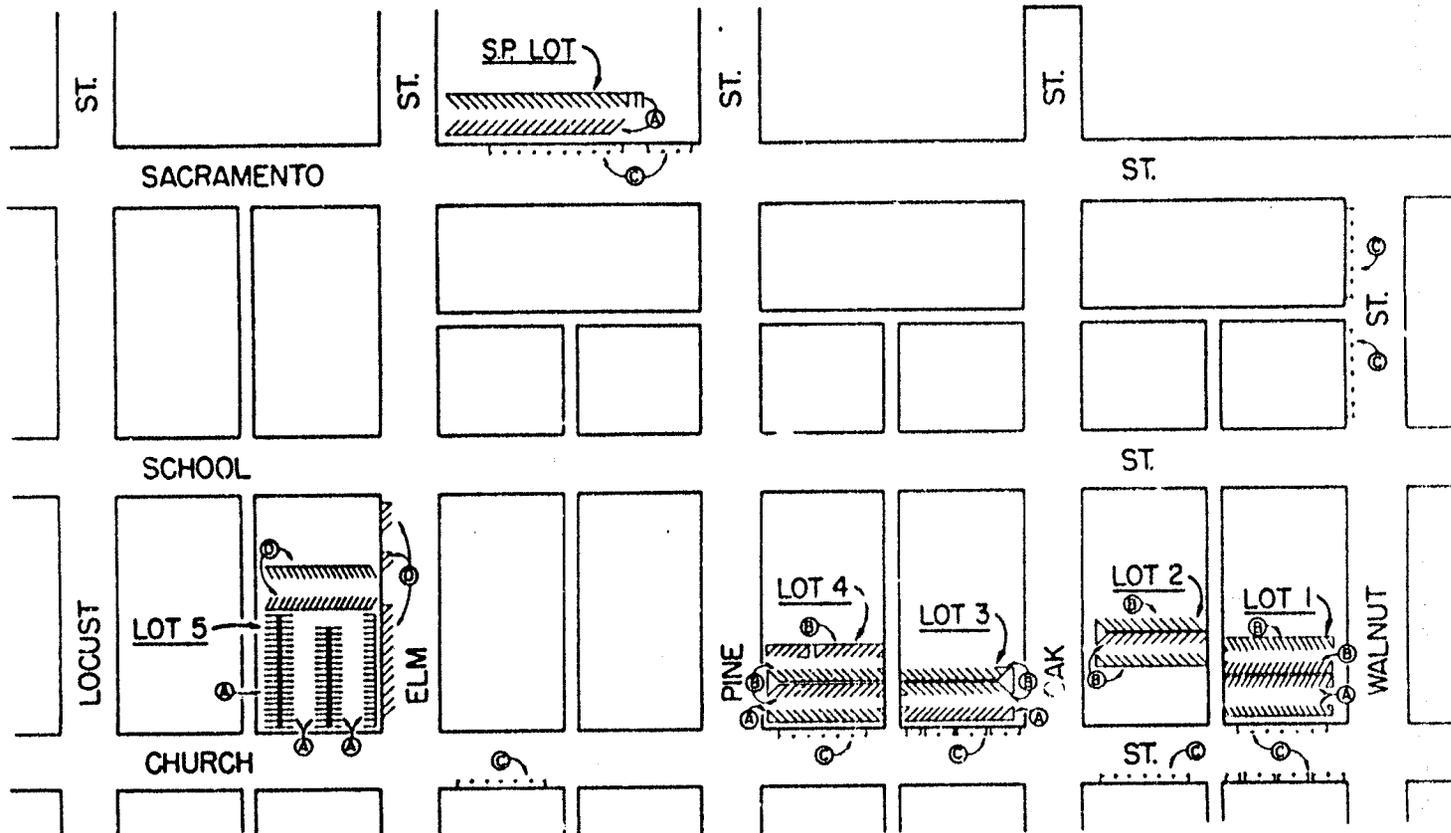
LDBA President
 Novus Development & Management, Inc.
 Art Kiesz, Senior Citizen Center

APPROVED:

THOMAS A. PETERSON, City Manager

FILE NO.

CITY OF LODI DOWNTOWN PARKING



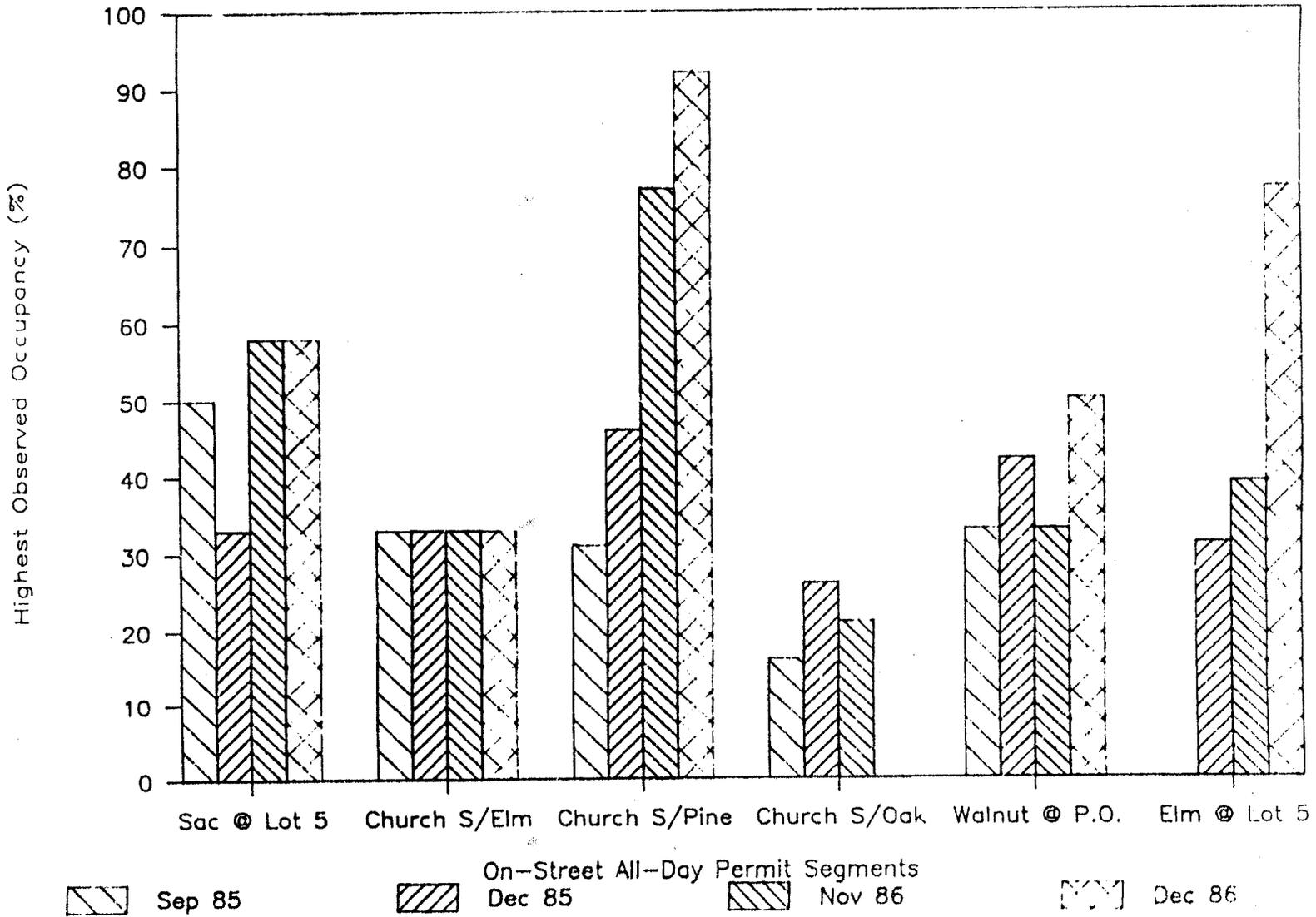
ALL ON-STREET PARKING IS 2 HOUR EXCEPT AS NOTED.

LEGEND

- Ⓐ - ZONE B PERMIT ONLY
- Ⓑ - 2 HOUR
- Ⓒ - 2 HOUR OR ALL DAY WITH ZONE B PERMIT
- Ⓓ - 4 HOUR

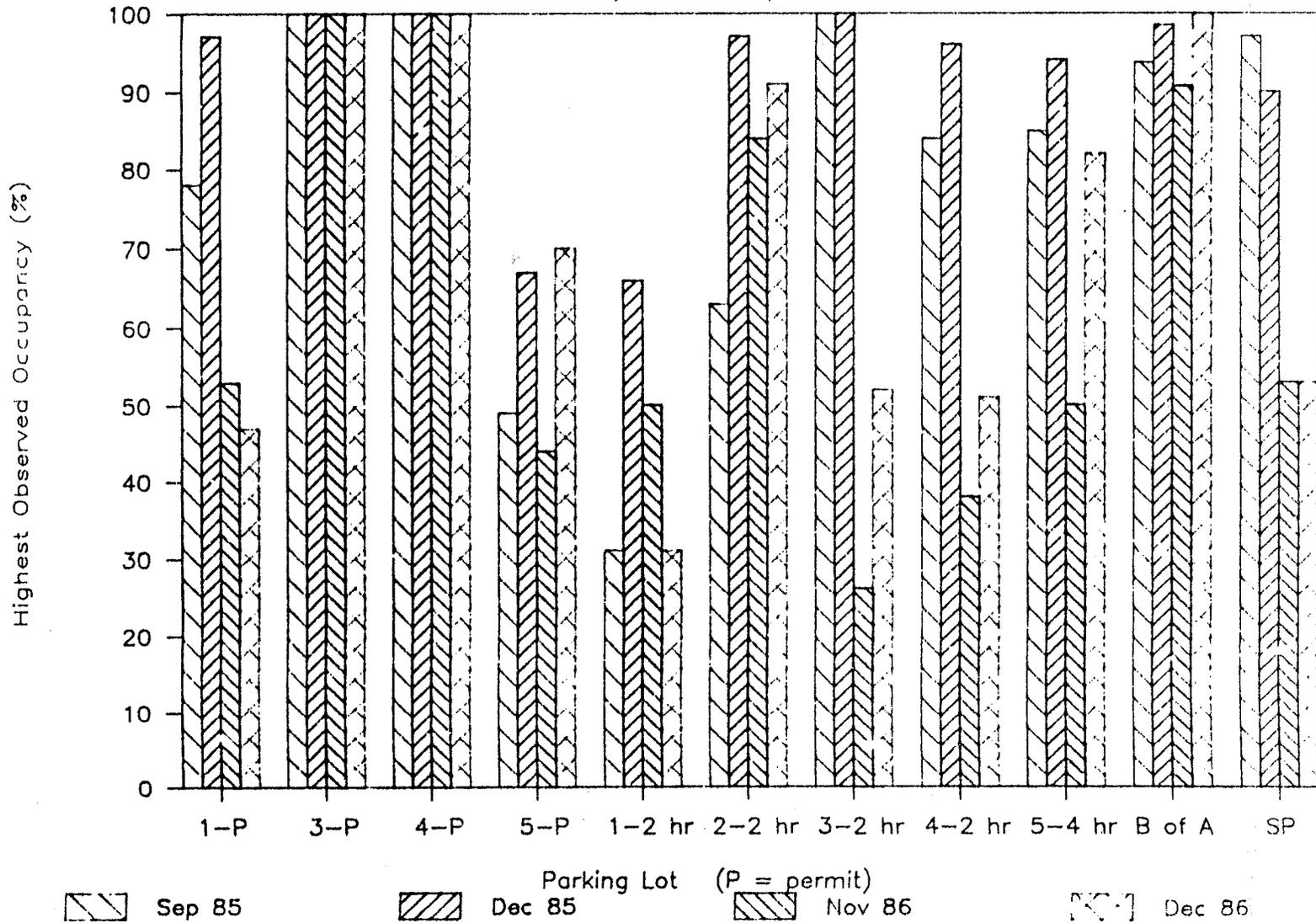
Lodi Downtown On-Street Parking

Friday Peak Occupancies



Lodi Downtown Parking Lots

Friday Peak Occupancies



1. COMMENT: Request to modify parking time limit from 2 hours to 3 hours at the NW corner of Locust and School Streets.

RESPONSE: Staff originally recommended converting 2-hour to all-day parking on School Street N/Locust. The average parking occupancy on School Street and Locust Street was 21% (north side) and 7% (west side), respectively. However, since the northwest corner of Locust and School was being developed with a residential/commercial project, no recommendation was made. This request came from the owners of the northwest building which included a petition with signatures of owners of other businesses in the area. (See attached letter.) The Finance Department recommends against 3-hour parking because of the enforcement difficulties. It is recommended that it either remain as 2-hour or be increased to 4 hours. If Council changes the time limit, it is recommended at least half of the block faces be converted.

2. COMMENT: Request for 2-hour parking on Sacramento Street S/Lodi Avenue.

RESPONSE: Since the parking was removed on Lodi Avenue in order to install left turn lanes, motorists are parking on Sacramento Street. The business located on the southwest corner of the Sacramento/Lodi intersection requested this area be changed to 2-hour parking. Staff performed two parking surveys and verified the problem. However, staff does not recommend installing 2-hour parking. The business does have some off-street parking. Implementing 2-hour parking on-street would most likely push the problem southerly into the residential area.

3. COMMENT: Install 2-hour plus all-day parking with Zone B permit on Church Street from Elm Street to Pine Street on the east side.

RESPONSE: Staff originally recommended 2-hour or all-day (Zone B) permit parking in areas which had low parking demand and were not adjacent to businesses. This parking area has businesses adjacent to it but the businesses have entrances on other streets. The parking occupancy varied considerably in both the before and after surveys. The average parking occupancy from the previous surveys ranged from 47% to 52% for the entire section. The average parking occupancy from the latest surveys was 17% (Elm to alley S/Elm) and 55% (alley S/Elm to Pine). Farmers and Merchants Bank prefers the alley S/Elm to Pine remain 2-hour for customer use. Staff recommends installing 2-hour or all-day (Zone B) permit parking on Church Street from Elm Street to the alley S/Elm Street.

4. COMMENT: Remove the 2-hour parking and reinstall permit parking at Lots 3 and 4 on both sides of westerly aisle (same as before).

RESPONSE: This request was received verbally from the Parking Enforcement Assistants. The recent surveys taken the day after Thanksgiving and the Friday before Christmas showed the parking usage was low compared to when this area was permit parking. It is felt that expanding permit parking in this area should be considered. An option

5. COMMENT:

- A. Replace 2-hour parking zone with 4-hour parking on Elm Street from School to Sacramento on the north side (adjacent to Beauty College).
- B. Reinstall the 5-hour parking zone at Lot 5 (4-hour).

RESPONSE: The Parking Enforcement Assistants have received a number of requests from the Beauty College students that longer time limits are needed. Staff has no position on this matter.

6. COMMENT: Improve the Southern Pacific lot.

RESPONSE: The City does not have a long-term lease with Southern Pacific Railroad Company. Therefore, staff does not recommend making any substantial improvements.

7. COMMENT: Install two handicapped parking spaces in the vicinity of the Senior Citizen Center on School Street.

RESPONSE: This request was from the President of the Senior Citizen Center on School Street. The request was for one handicapped parking space to be installed in Lot 5 (4-hour) near the alley, and the other space to be located on School Street N/Elm Street adjacent to the Center. One handicapped parking space is 14 feet wide which provides a 9-foot parking space and a 5-foot loading area. If the handicapped parking space is located near an open area, the 5-foot loading area is not needed.

NOVUS
DEVELOPMENT AND
MANAGEMENT, INC.

April 13, 1987



PUBLIC WORKS DEPARTMENT

Mr. Richard Prima
Engineering Division
Public Works Department
City of Lodi
P.O. Box 320
Lodi, CA 95241

Re: Request To Modify Parking Time Limit At The NW Corner of Locust
And School Streets Adjacent To Locust Square

Dear Rich,

This will confirm our recent conversations regarding the current
2 hour public parking limit in force adjacent to Locust Square.

Some Clients of the commercial businesses as well as visitors
to the seniors residing in the apartments require a little longer
parking limit.

We've received the enclosed informal petitions and have met with
our neighbors, Gierhart & Wells Funeral Home, Glidden Paint and Pantel
Lighting. They have told us they prefer to retain the 2 hour limit,
but have no objection to a longer time limit on our side of the street.

Our request, therefore, is for a 3 hour parking limit in place
of the existing 2 hour limit.

Please let me know of your decision so that I may keep the busi-
nesses and residents informed.

Thank you.

Sincerely,


Ronald B. Thomas

RBT/dl
encls.

DECLARATION OF MAILING

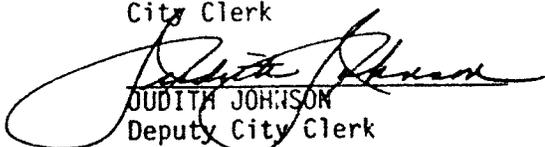
On May 11, 1987 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 11, 1987, at Lodi, California.

ALICE M. REIMCHE
City Clerk



JUDITH JOHNSON
Deputy City Clerk

DEC/01
TXTA.02D

Exhibit "A"

NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF LODI
TO ALLOW FOR FORMAL PUBLIC REVIEW AND
COMMENT CONCERNING DOWNTOWN PARKING WITHIN
THE CITY OF LODI

NOTICE IS HEREBY GIVEN that on June 3, 1987 the City Council of the City of Lodi, at its regular meeting of that date to be held at 7:30 p.m. in the Council Chambers located at 221 West Pine Street, Lodi, California, will conduct a public hearing to allow for formal public review and comment concerning downtown parking within the City of Lodi.

Copies of the Downtown Parking Study Review, as prepared by City of Lodi staff, are available during regular business hours in the office of the City Clerk, 221 West Pine Street, Lodi.

Information regarding this matter may be obtained by calling Assistant Civil Engineer Paula Fernandez at 333-6706.

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

If you challenge the above matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, at or prior to, the public hearing.

Dated: May 6, 1987

By Order of the Lodi City Council

Alice M. Reimche
Alice M. Reimche
City Clerk

Exhibit "B"

Lodi Downtow. Business Association
Mike Lapenta
c/o The Toggery
28 South School Street
Lodi, CA 95240

Lodi District Chamber of Commerce
215 West Oak Street
Lodi, CA 95240

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

May 19,

all in the year 19⁸⁷.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 19th day of

May 19⁸⁷.....

Stan Batilana
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
1987 MAY 28 AM 10:21
ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

Proof of Publication of

Notice of Public Hearing
By The City Council of The City of Lodi
To Allow For Formal Public Review And
Comment Concerning Downtown Parking Within
The City of Lodi

**NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF LODI
TO ALLOW FOR FORMAL PUBLIC
REVIEW AND COMMENT CONCERNING
DOWNTOWN PARKING WITHIN
THE CITY OF LODI**

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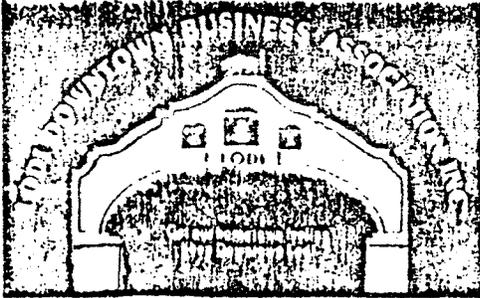
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Dated: May 6, 1987
By Order of the Lodi City Council
s: ALICE M. REIMCHE
City Clerk
May 19, 1987

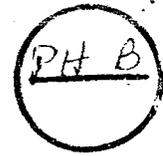
—7519

JUN 01 '87

City Manager's Office



May 29, 1987



City of Lodi
Mr. Thomas A. Peterson
221 W. Pine St.
Lodi CA 95240

RE: Downtown Parking Study Review
(4/28/87)

Dear Mr. Peterson:

Reference is made to the Council Communication signed by Jack L. Ronsko addressing the Downtown Parking Study Review.

The Board of Directors for the Lodi Downtown Business Association Inc. have reviewed the above referenced Downtown Parking Study and offer the following comments/recommendations:

- 1) Request to modify parking time limit from 2 hours to 3 hours at the NW corner of Locust & School Streets.

The LDBA Board of Directors agree with the staff comments in that it would be more difficult to enforce the 3 hour limit than a 4 hour limit. It is the Board's recommendation that the current parking limit of 2 hours be retained.

- 2) Request for enforcement on 12 minute parking stall adjacent to PG&E Building at 12 W. Pine Street.

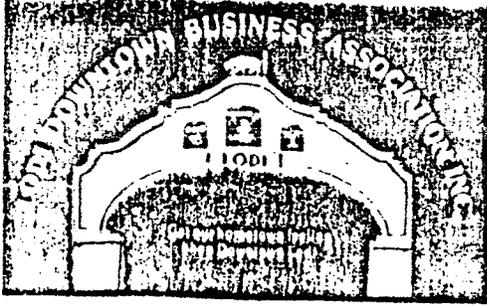
The LDBA Board of Directors agrees with staff recommendations that the required ordinance be revised to officially establish a short time zone.

- 3) Install 2-hour plus all-day parking with Zone B permit on Church Street from Elm to Pine Street on the east side.

The LDBA Board of Directors agrees with staff recommendation to the installation of a 2-hour or all-day (Zone B) permit parking at all or a portion of this location.

- 4) Remove the 2-hour parking and reinstall permit parking at lots 3 & 4 on both sides of westerly aisle (same as before).

The LDBA Board of Directors agrees with staff recommendation to expand permit parking in this area, by approving the option to make this area a 2-hour or all-day (Zone B) permit parking.



- 5) A. Replace 2-hour parking zone with 4-hour parking on Elm Street from School to Sacramento on the north side (adjacent to Beauty College).
B. Reinstall the 5-hour parking zone at lot 5 (4-hour).

The LDBA Board of Directors recommends retaining the current 2 hour parking as described in Item 5. A. The Board also recommends that lot 5 be a 2-hour or all-day (Zone B) permit parking.

Sincerely,

Lodi Downtown Business Assoc. Inc.
Board of Directors