

CITY COUNCIL MEETING

August 19, 1981

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CC-491(2)

489

Continued August 19, 1981

STAFF DIRECTED TO INSTALL PARKING NOTICES ON FRONTAGE ROAD IN FRONT OF THE LODI RACQUETBALL AND SWIM CLUB

City Clerk Reimche presented a letter from the Lodi Racquetball and Swim Club requesting that the City of Lodi proceed with the installation of parking notices on the frontage road in front of the subject club. On motion of Mayor Pro Tempore Murphy, Katnich second, Council directed Staff to proceed with the installation of the subject signs.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

K-1

TO: City Council

FROM: City Manager

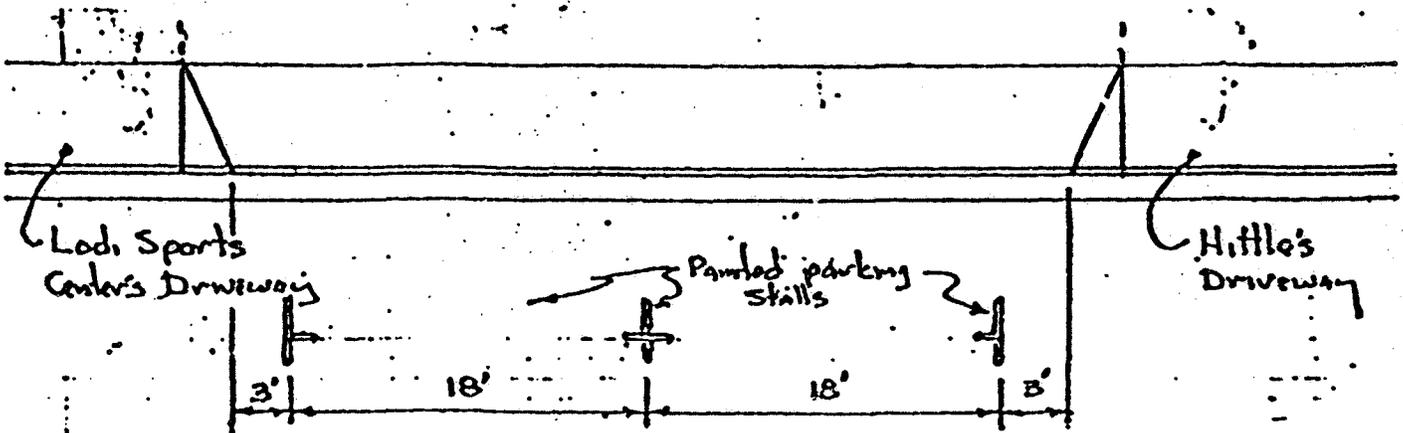
DATE: May 18, 1981

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. Hertz, Atty. at Law

Att.
 JLR:dmd

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

K-1

March 16, 1981

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 60 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

K-1

City Council
March 16, 1981
Page 2

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 32 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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City Council
March 16, 1981
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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

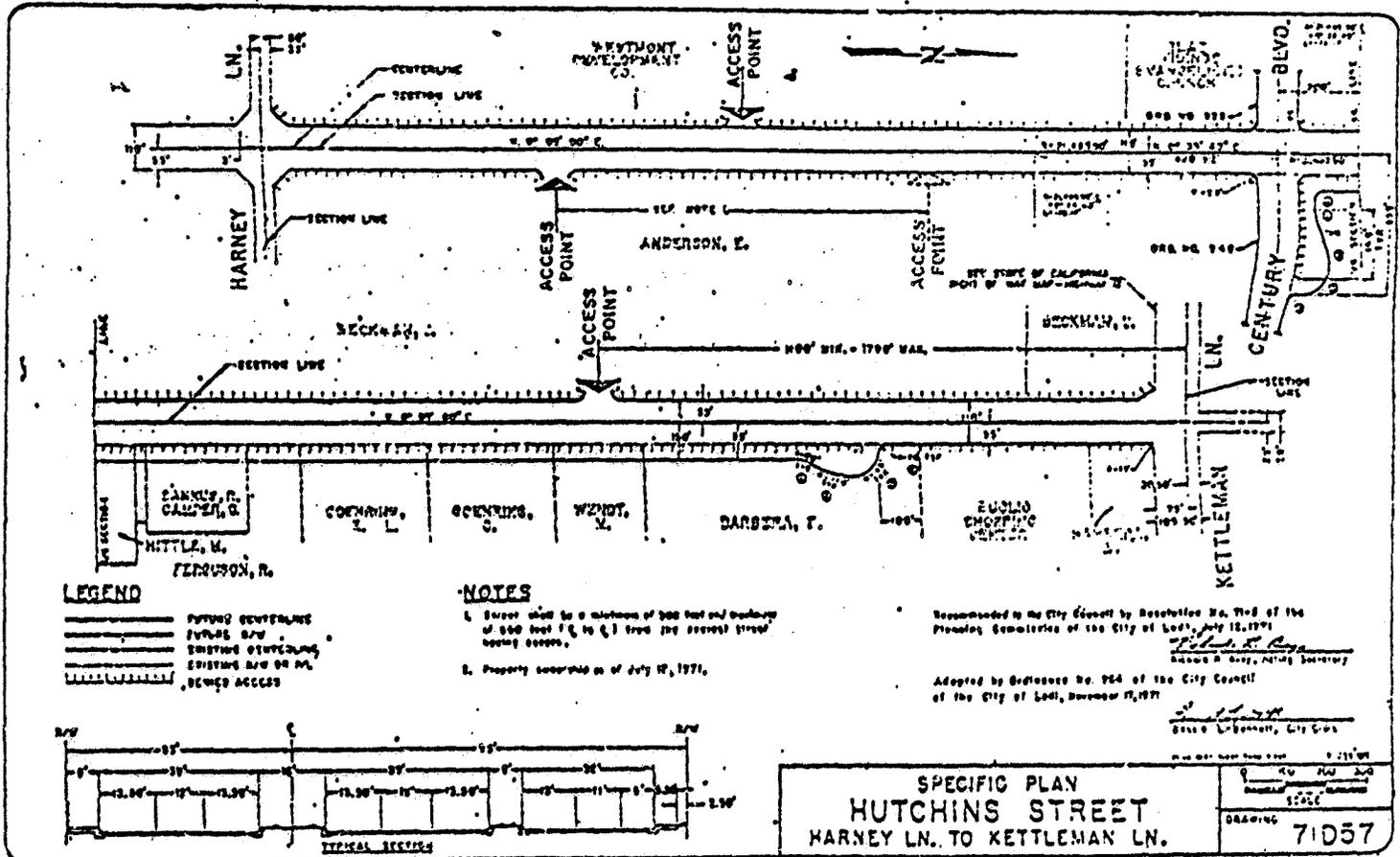
JLR/ech

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 53450) 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 5, 1955, 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

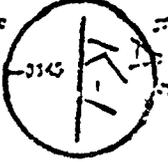


whether as principal, agent, employee or otherwise violating or causing or permitting or assisting in any use of land which is in violation of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than five hundred dollars (\$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. KATNICII
 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, SCHAPFER** and **KATNICII**
 Noes: Councilmen - None
 Absent: Councilmen - None
Bessie L. Bennett
 City Clerk
 November 30, 1971

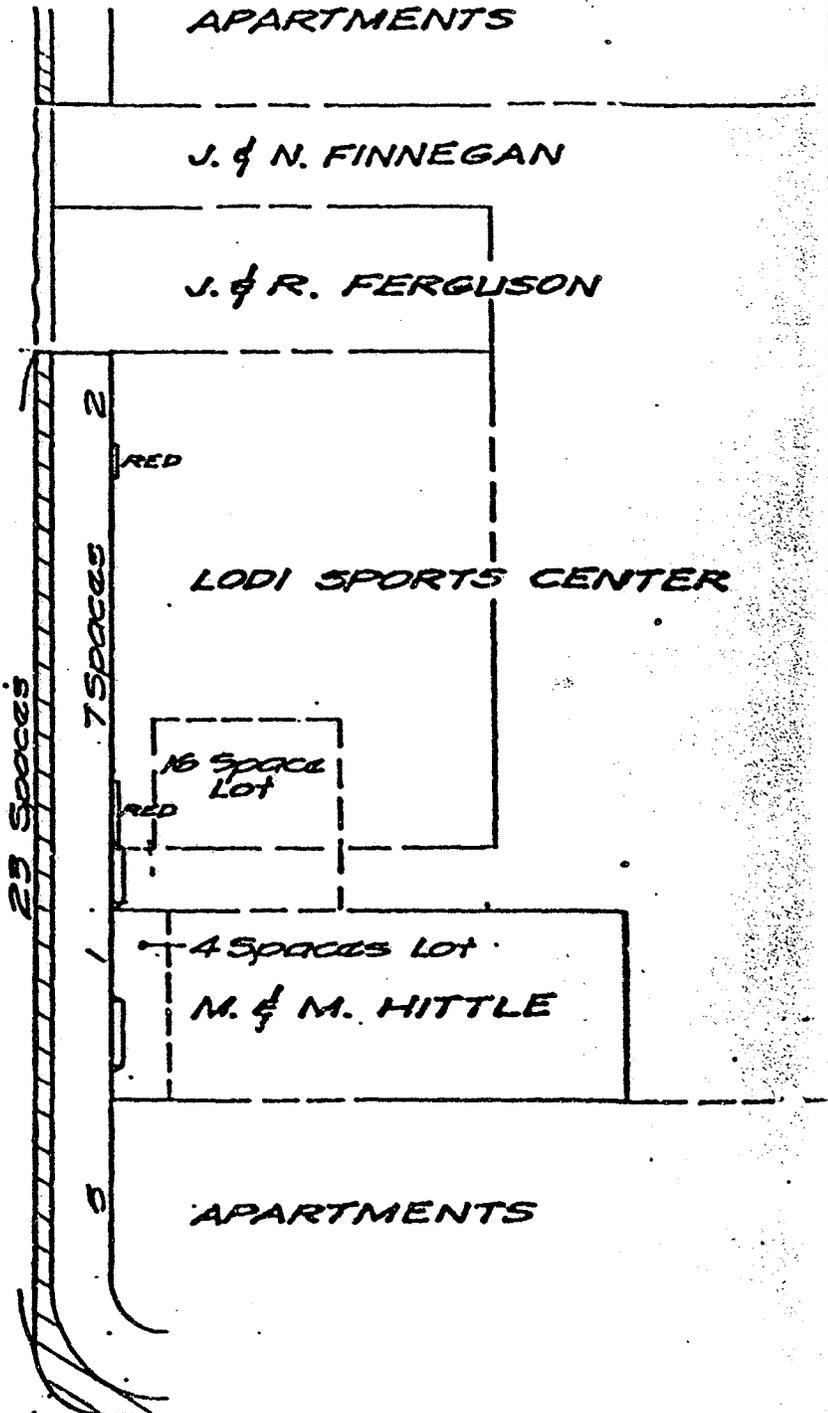


EXHIBIT



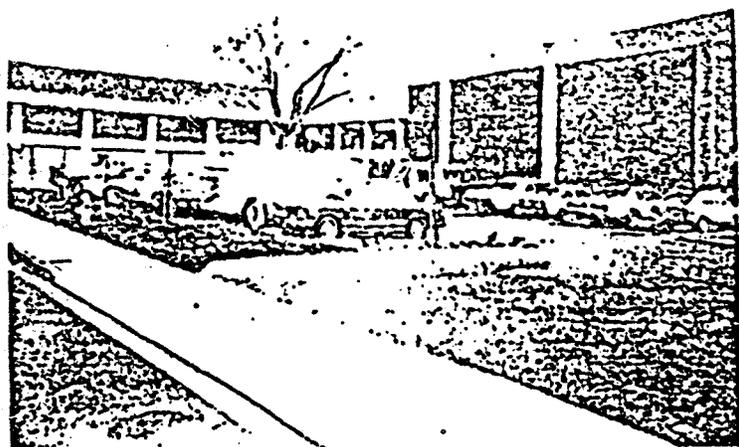
Scale: 1" = 100'

HUTCHINS ST.

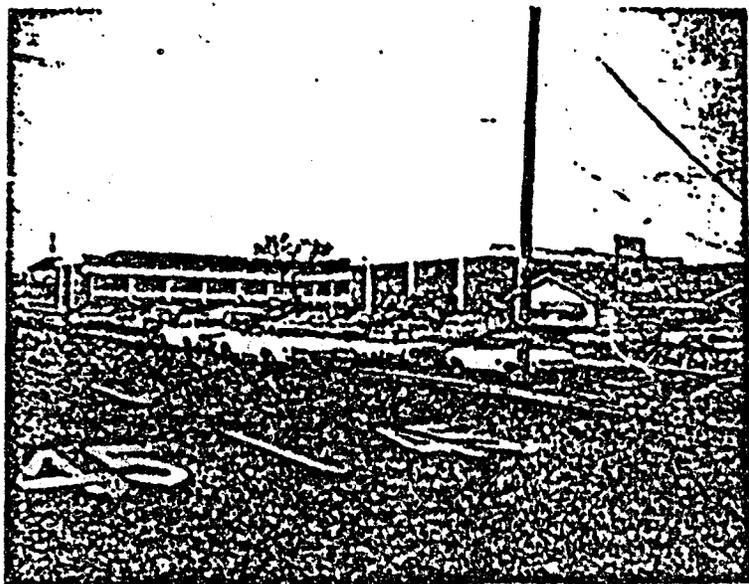


CENTURY BLVD.

K-1



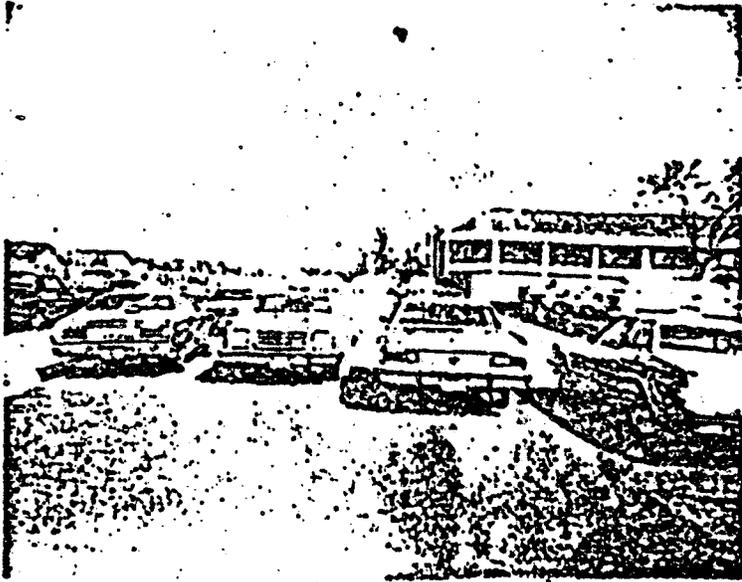
LODI SPORTS CENTER
1700 S. HUTCHINS ST.
10:30 AM MARCH 11, 1981



K-1



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

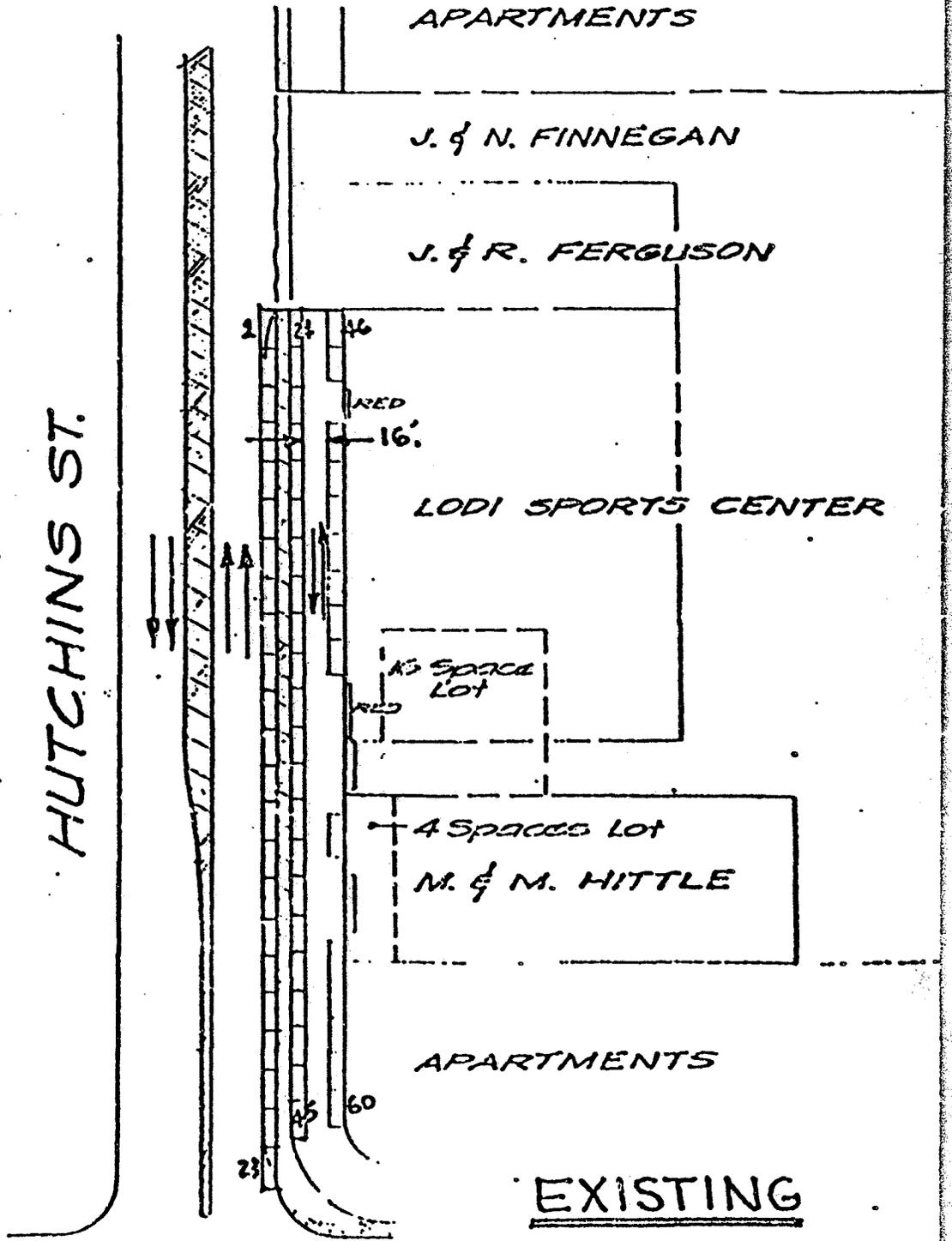


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Scale: 1" = 100'

HUTCHINS ST.

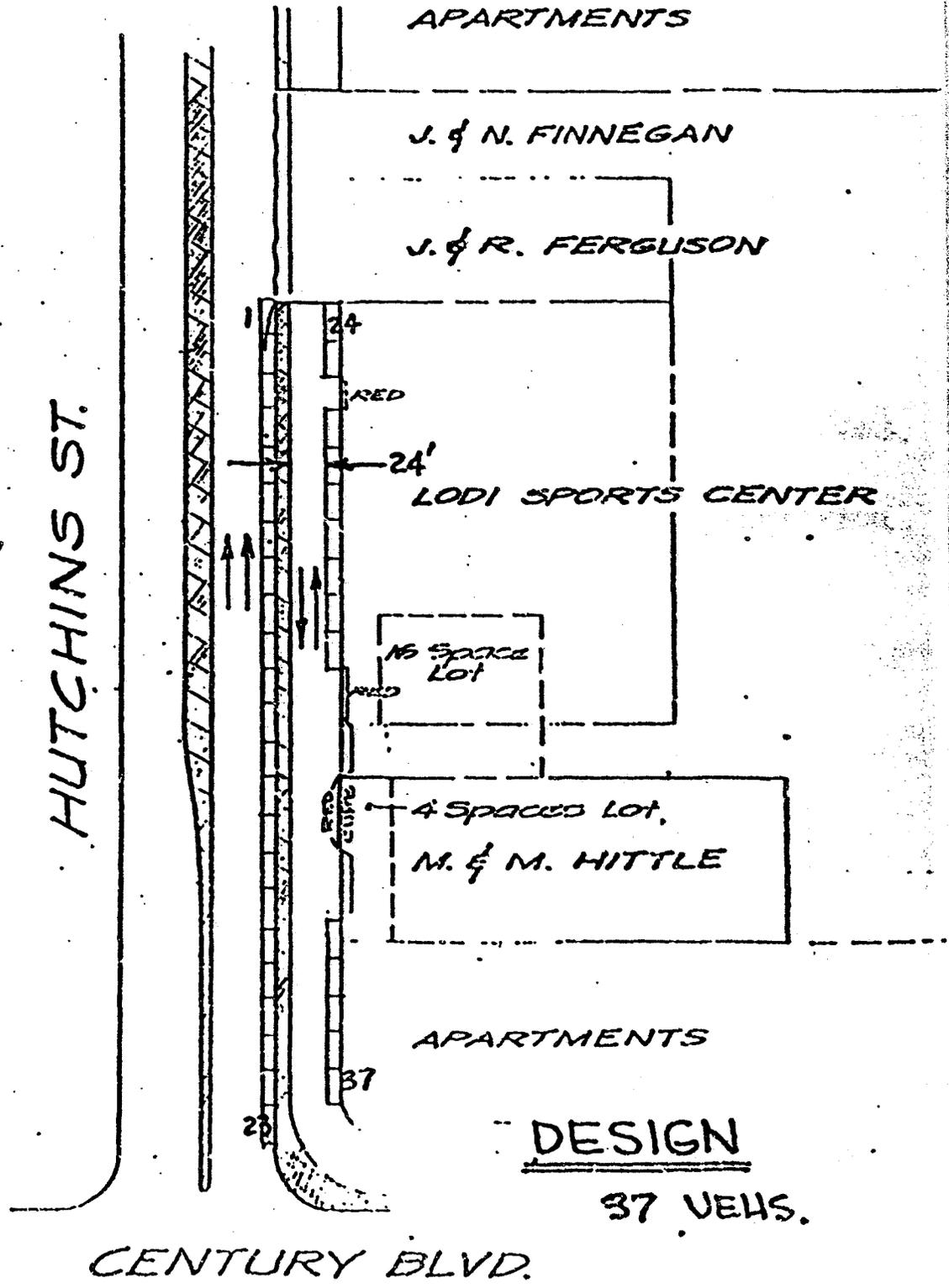
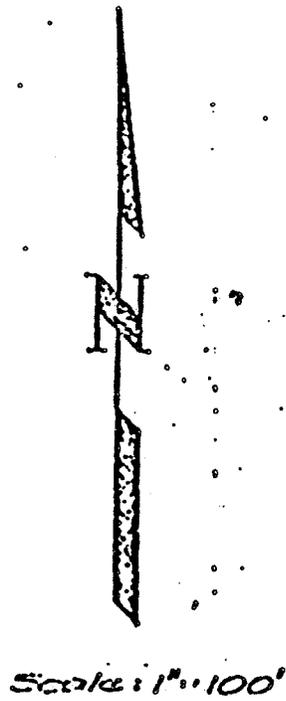


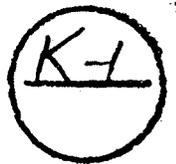
CENTURY BLVD.

EXISTING

60' VEH.

K-1





24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

22 Parallel Spaces

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGLISON

135' RED

(32) 45° Angle Stalls.

LODI SPORTS CENTER.

16 SPACE Lot

45 SPACES Lot

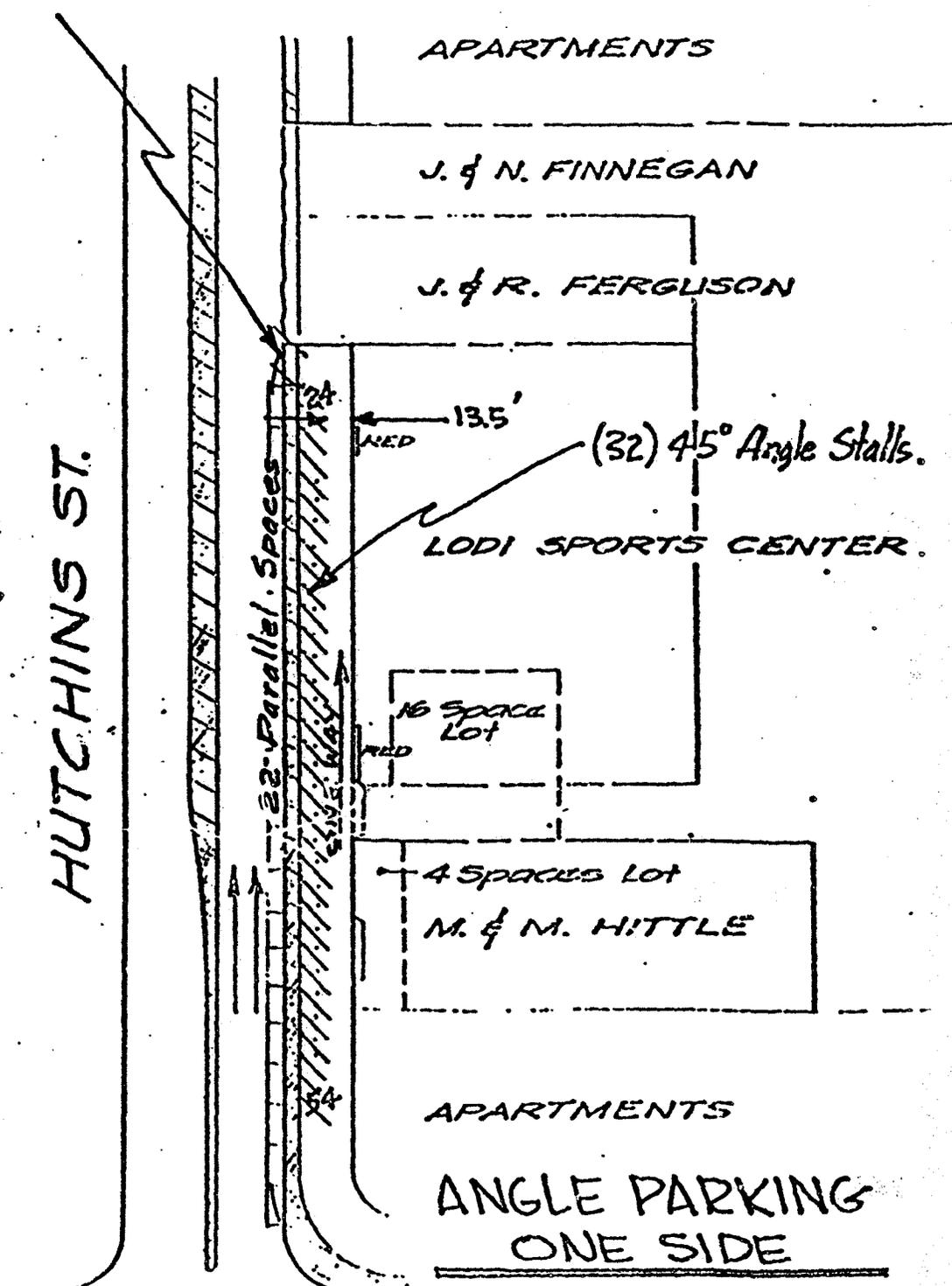
M. & M. HITTLE

APARTMENTS

ANGLE PARKING ONE SIDE

54 VEHs.

CENTURY BLVD.



K-1

May 26, 1982

Gary Vochatzer
General Partner
Lodi Racquetball & Swim Club
1900 South Hutchins Street
Lodi, CA 95240

Dear Mr. Vochatzer:

Please be advised that your May 18, 1982 letter requesting that the Council take another look at the parking situation at your club was presented to the Lodi City Council at its regular meeting of May 19, 1982.

The City Council directed that the matter be considered by Council at future shirtsleeve session and referred same to staff for review and report.

Should you have any questions regarding this information, please do not hesitate to ask.

We will be in touch with you as to the date that this is scheduled for shirtsleeve discussion.

Very truly yours,

Alice M. Reimche
City Clerk

AR:dg



Of course, as you know, the previous Council decided to accept Exhibit "F" which, as said before, has caused several problems:

1. Parking tickets to our customers!
2. Difficulty of large trucks to travel in and out of our business.
3. Lack of parking spaces

We would, at this time, appreciate your consideration and acceptance of the Public Workds proposal dated, May 18, 1981. We would also appreciate it if you would look at Exhibit "G", which is the design that would suit us most. Of course, the advantages would be:

1. No more parking tickets, which would relieve the Police Department to more important work and relieve the frustration of our customers in having to pay \$20.00 for a ticket because they parked on the wrong side of the frontage road.
2. It would give us ten "additional" parking spaces in Exhibit "H" or thirty additional spaces in Exhibit "G".
3. It would allow large trucks to come into the business from the south and continue north from the frontage road.

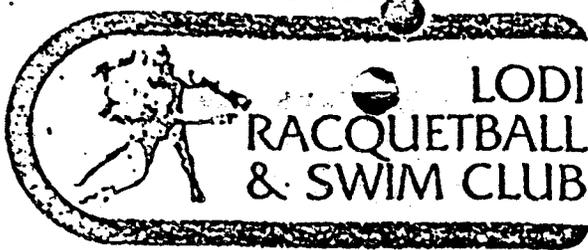
Of course, we would help for whatever cost would be incurred to install stripping, signs or blacktop over the present dirt area between the frontage road and Hutchins; and, as always, we will cooperate 100%.

Thank you for your time in listening to our request, and we look forward to an action on your part that will help relieve our present situation.

Most sincerely,

Gary J. Vochatzer
General Partner

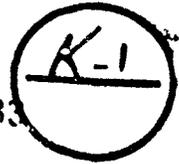
GJV/msm
Attachments



LODI
RACQUETBALL
& SWIM CLUB

RECEIVED

1982 MAY 18 PM 4: 33



ALICE H. REIMCHE
CITY CLERK

"The Athletic Club For The Whole Person"

May 18, 1982

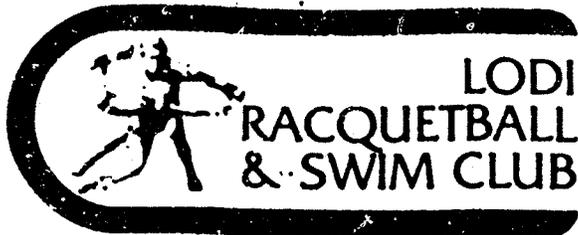
The Honorable Alice Reimche
City Clerk
221 West Pine Street
Lodi, CA 95240

Dear Ms. Reimche:

My purpose in writing you is to request that another look may be given to the parking situation at Lodi Racquetball & Swim Club. It has been almost eight months since the "No Parking" signs have been installed by the City. Of course, to say the least, this has affected our business! We have, in all honesty, done all the City has asked us to do since the inception of this project. We installed a frontage road with sidewalks and gutters at a cost of \$40,000, which was then given to the City as a gift. We installed a new parking lot in the rear of Max Hittle's home on our south side at a cost of \$8,000, plus a monthly lease payment of \$500.00.

The council asked us to look for property to purchase. We have, but to no avail. The northside property is up for sale, but at a price that is beyond our means and likewise on our southside. The property is up for sale, but beyond our means. The property directly behind us is not up for sale, so that leaves us with parking in the leased property, in our front parking lot and on the east side of the frontage road and on the east side of Hutchins.

I have waited until now to attempt to re-open discussions with you hoping a change of decision might be made on your part. I asked Jack Ronsko to send me copies of the proposals made to the Council back in May, 1981. In looking them over, you will notice that the Public Works Department suggested to the City Council that they approve the "modified design", which is the last page of a group of 12 (Exhibit "H").



RECEIVED

MAY 18 PM 4:33

ALICE M. REMICHE
CITY OF LODI
"The Athletic Club For The Whole Person"

May 18, 1982

The Honorable James W. Pinkerton
City Council Member
221 West Pine Street
Lodi, CA 95240

Dear Councilman Pinkerton:

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GJV/msm
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

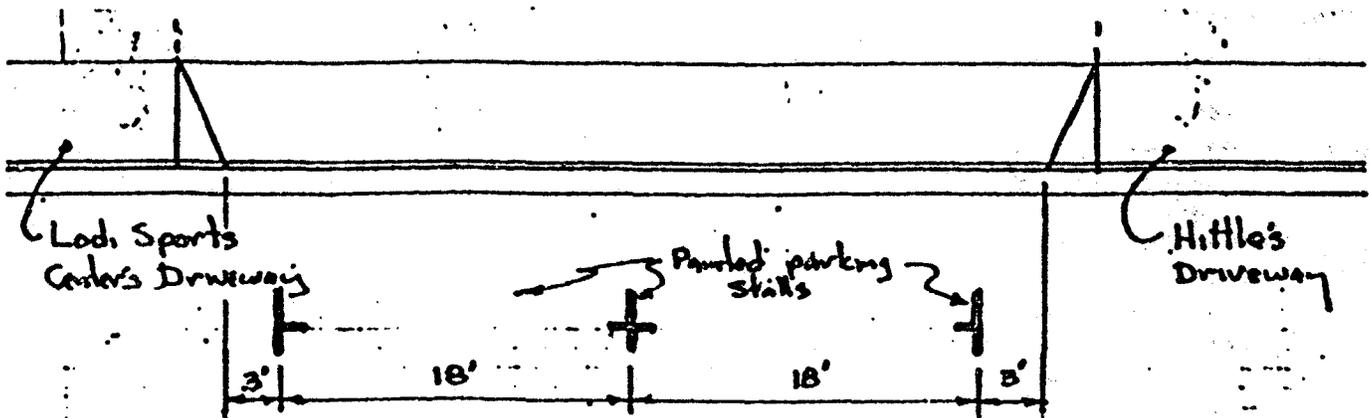
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 JLR:dmy

APPROVED:

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Public Works Director

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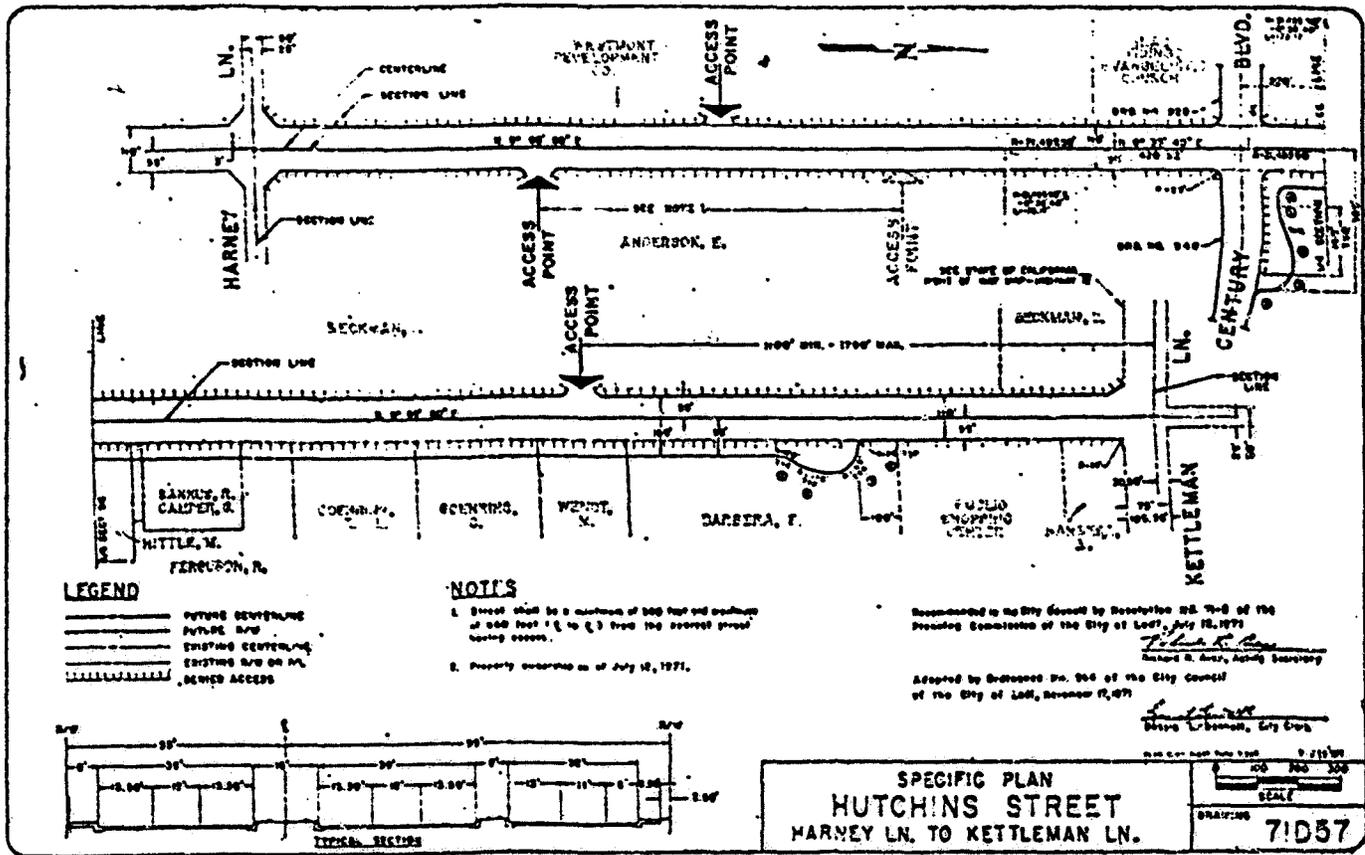
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Approved this 17th day of November, 1971.
WALTER J. KATNICH
 Mayor
 Attest: **Bessie L. Bennett**
 City Clerk
 State of California,
 County of San Joaquin, ss.
 I, **Bessie L. Bennett**, City Clerk of the City of Lodi, do hereby certify that the foregoing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

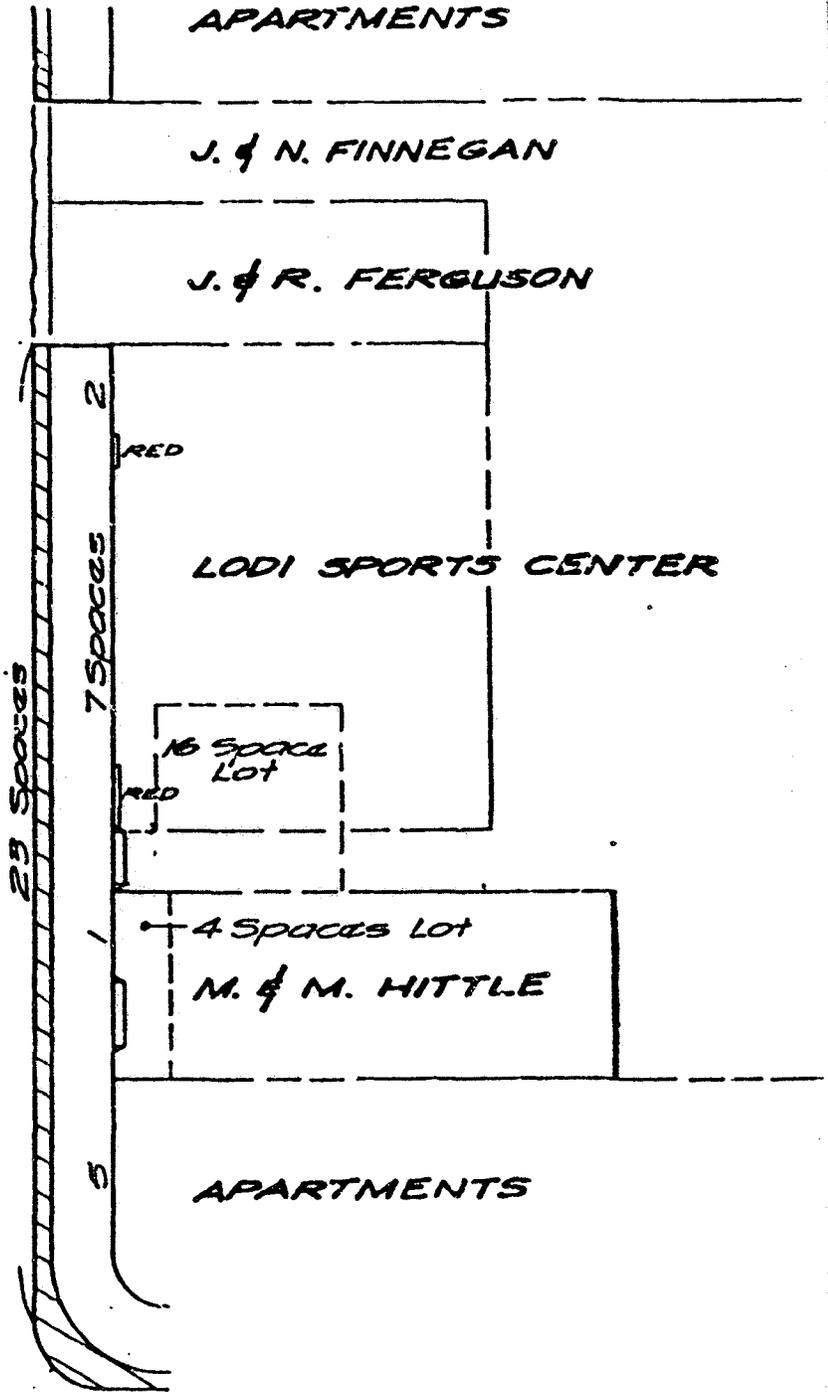
City of Lodi held November 3, 1971, and was thereafter passed, adopted and ordered to print at a regular meeting held November 17, 1971 by the following vote:
 Ayes: Councilmen - **EHRDARDT, HUGHES, KIRSTEN, SCHAFER and KATNICH**
 Noes: Councilmen - None
 Absent: Councilmen - None
Bessie L. Bennett
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

EXHIBIT "A"

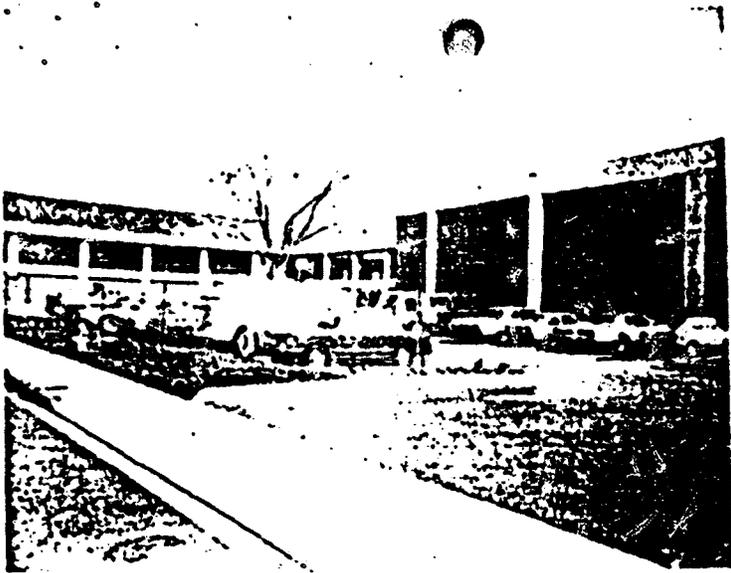


Scale: 1" = 100'

HUTCHINS ST.



CENTURY BLVD.



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





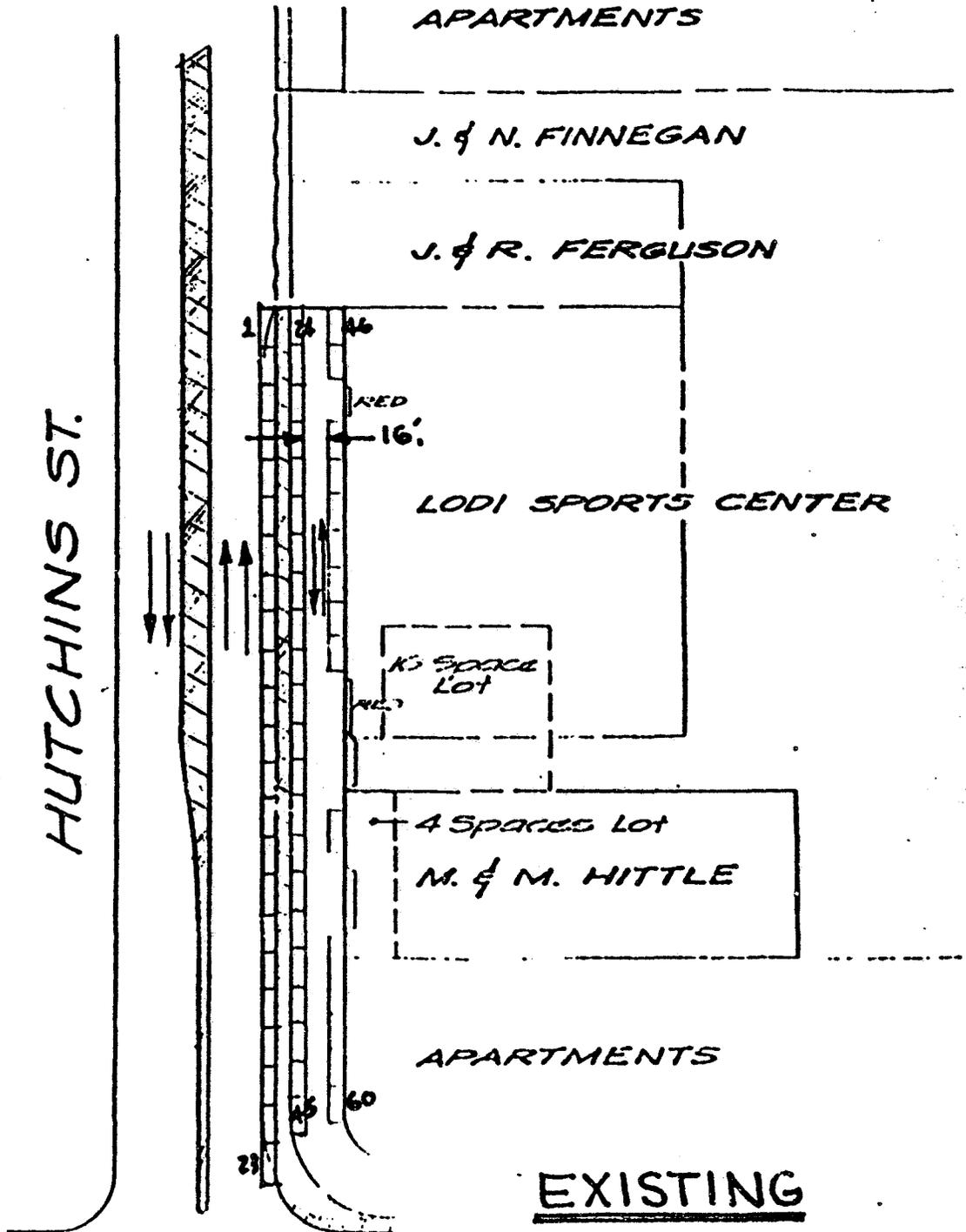
LODI SPORTS CENTER
1900 S. HUTCHINS ST.
10:30 AM MARCH 11, 1981





Scale: 1" = 100'

HUTCHINS ST.



CENTURY BLVD.

EXISTING

60 VEHs.



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

LODI SPORTS CENTER

16 SPACE
LOT

4 SPACES LOT

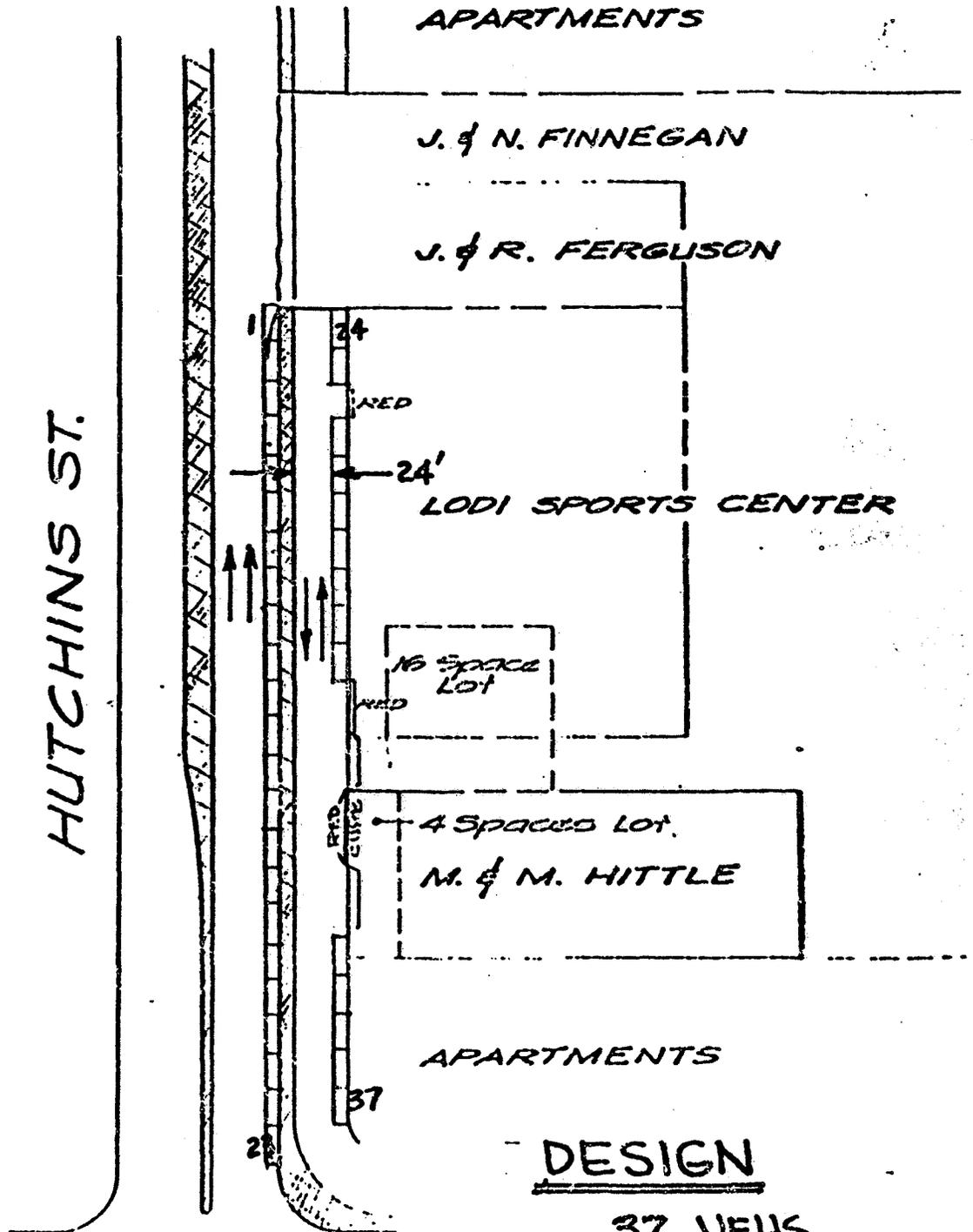
M. & M. HITTLE

APARTMENTS

DESIGN

37 VEHLS.

CENTURY BLVD.



24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

135'

(32) 45° Angle Stalls.

LODI SPORTS CENTER

16 Space Lot

4 Spaces Lot

M. & M. HITTLE

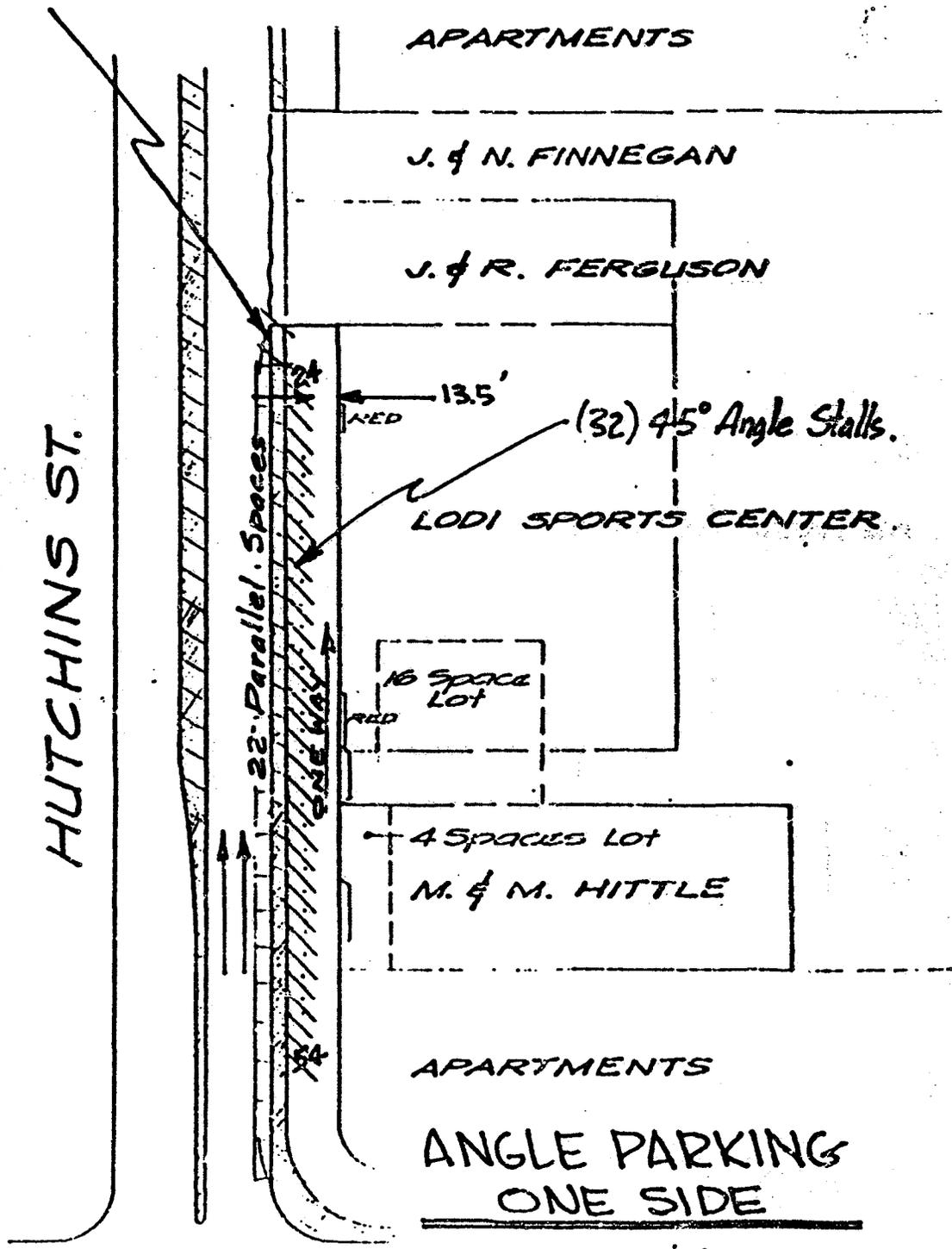
APARTMENTS

ANGLE PARKING
ONE SIDE

54 VEHs.

CENTURY BLVD.

22' Parallel Spaces
ONE WAY



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

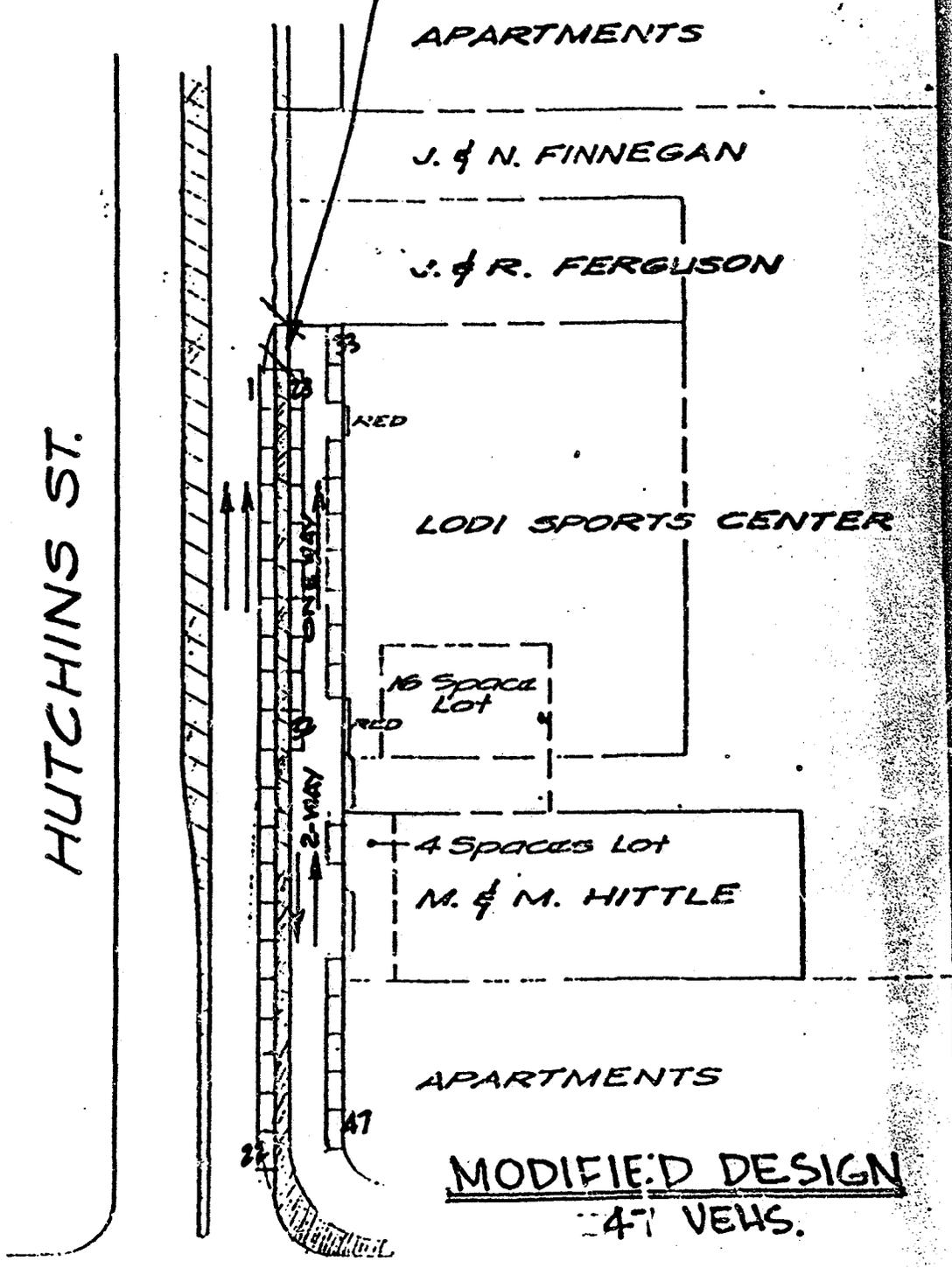
M. & M. HITTLE

APARTMENTS

MODIFIED DESIGN

47 VEH.

CENTURY BLVD.



K-1

City Council
July 30, 1982
Page 2

CITY OF LODI

COMMUNICATION

at their costs by a contractor and that the work be done under a City of Lodi Encroachment Permit.

- 3. That the Lodi Racquetball & Swim Club pay the City for the modification of any signing and curb marking prior to the issuance of an Encroachment Permit.
- 4. That the Lodi Racquetball & Swim Club pay the City of Lodi for the replacement of the curb and gutter which must be removed for the construction of the proposed exit or enter into an agreement with the City that this curb and gutter replacement will be done by them upon request of the City of Lodi.

Jack L. Ronsko
 Jack L. Ronsko
 Public Works Director

Attachments

cc: Police Department

JLR/eeh

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K-1



CITY OF LODI
PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: July 30, 1982
SUBJECT: Request for Reconsideration of Parking Restrictions at Lodi Racquetball Club

The attached letter of May 18 from the Lodi Racquetball & Swim Club requests the Council to reconsider the parking restrictions fronting the Lodi Racquetball facility. The letter requests that the Council consider modifying the existing parking by considering the alternates shown under Exhibit H and G of the attached staff report dated March 16, 1981. It appears that the City Council now has three alternates to consider:

Alternate No. 1 - Leave existing signing.

This is shown on Exhibit "F" in the attached staff report. This existing situation appears to be working, however, has apparently caused frustration to those customers of the Lodi Racquetball facility who elect to park in the "no parking" zone.

Alternate No. 2 - Provide angle parking on one side.

This is Exhibit "G" in the attached staff report and essentially makes a parking lot out of the frontage road. This provides 17 parking stalls over the existing or design alternate. Based on the comments in the staff report, it is not recommended that this alternate be considered.

Alternate No. 3 - Modified existing.

This is Exhibit "H" in the attached staff report. This modified design provides one-way traffic and parking on both sides north of the Lodi Racquetball Club driveway. This would provide for an approximate additional 10 parking places, however, would require construction of a driveway exit from the frontage road to Hutchins Street at the Racquetball Club's north property line. If it is felt that additional parking is needed and that this alternate should be considered, it is recommended that the following conditions be applied:

1. The City of Lodi will furnish the plan needed to show the work required.
2. That the Lodi Racquetball & Swim Club have the work done

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

FU 814
CITY COUNCIL

FRED M. REID, Mayor
ROBERT G. MURPHY,
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
JOHN R. (Randy) SNIDER

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

August 16, 1982

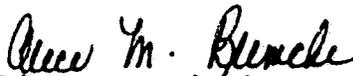
Mr. Gary Vochatzer, General Partner
Lodi Racquetball and Swim Club
1900 S. Hutchins
Lodi, California 95240

Dear Mr. Vorchatzer:

Enclosed herewith please find a certified copy of Resolution 82-80, "Resolution Adopting Parking Plan on the Hutchins Street Frontage Road in the Area of the Lodi Racquetball and Swim Club", which was adopted by the Lodi City Council at its regular meeting held August 4, 1982. The attached exhibit shows the alternate that was selected by this Resolution, that being Alternate 3 - Modified Existing.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/lf
Enc.

F.V. 814

RESOLUTION NO. 82-80

RESOLUTION ADOPTING PARKING PLAN ON
THE HUTCHINS STREET FRONTAGE ROAD IN
THE AREA OF THE LODI RACQUETBALL AND
SWIM CLUB

RESOLVED, that the City Council of the City of Lodi does hereby adopt Alternate 3 - Modified Existing plan Exhibit H, a copy of which is attached hereto and thereby made a part hereof providing for approximately 47 parking stalls for Hutchins Street Frontage Road Parking in the area of the Lodi Racquetball and Swim Club.

BE IT FURTHER RESOLVED that the City Council of the City of Lodi does hereby rescind Resolution No. 81-56.

Dated: August 4, 1982

I hereby certify that Resolution No. 82-80 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1982 by the following votes:

Ayes: Council Members - Olson, Pinkerton and Reid
Noes: Council Members - None
Abstain: Council Members - Snider
Absent: Council Members - Murphy

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

K-1

24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGLISON

LODI SPORTS CENTER

16 Space Lot

RED

RED

4 Spaces Lot

M. & M. HITTLE

APARTMENTS

MODIFIED DESIGN

47 VEH.

CENTURY BLVD.

