

REQUEST FROM STONE  
BROTHERS TO ALLOW  
DRIVEWAY INSTALLATION  
ONTO PACIFIC AVENUE  
FROM THE LAKEWOOD  
MALL EXPANSION AREA  
DENIED

CC-6  
CC-27(a)  
CC-45(b)  
CC-46

2

City Manager Peterson reminded the Council that at its last meeting (October 1, 1986), under communications, the City Council reviewed a request from Stone Brothers Management Company for a new driveway exiting onto Pacific Avenue.

Council was informed that the City's present policy is not

to allow commercial or industrial driveways entering or exiting into a residential area. Based on this policy the Public Works Department would not allow the new driveway from the Lakewood Mall expansion to exit onto Pacific Avenue. The City Council, after hearing the developer's request, staff and City policy, determined that the discussion should be continued until residents in the area could be notified and have input.

Area residents had been notified and a copy of the information sent to area residents was presented for Council's perusal.

Speaking in favor of the requested installation was Mr. Wayne Richmond and Mr. Van Johnson, representing the Stone Bros. Management Company.

A petition signed by approximately 30 people indicating that they did not object to Stone Bros. plans to complete development of the Lakewood Mall property was presented to the Council.

Letters opposing the subject driveway installation were received from the following persons:

- a) Mr. and Mrs. Leonard Mayer, 1413 Mariposa Way, Lodi
- b) Mr. Harold W. Britton, 1419 Mariposa Way, Lodi

Speaking in opposition to the proposed driveway installation were:

- a) Mrs. Walter Wagner, 1425 Mariposa Way, Lodi
- b) Mr. Gary Herendeen, 1407 W. Locust Street, Lodi

Addressing the Council regarding the trailer park located in the subject area, and the sight distance problems that would be encountered as it relates to the proposed driveway installation was Ione Taunton, 1390 West Lockeford Street, Lodi.

There being no other persons wishing to address the Council on the matter, Mayor Reid closed the public hearing.

A lengthy discussion followed with questions being directed to staff and to persons giving testimony.

On motion of Council Member Hinchman, Reid second, Council denied the request received from Stone Brothers Management Company to allow commercial access onto a residential street (Pacific Avenue) from the Lakewood Mall expansion area.

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Olson, Snider,  
and Reid (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

Council Member Pinkerton suggested that research be done regarding other like areas in Lodi such as Ham Lane, South Hutchins Street and Lower Sacramento Road.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

TO: City Council  
FROM: City Manager  
MEETING DATE: October 15, 1986  
SUBJECT: Request for Pacific Avenue Driveway For Lakewood Mall Expansion

**RECOMMENDED ACTION:** That the City Council, after hearing from the proposed developer and residents in the area, discuss and take appropriate action which could include:

1. Deny Pacific Avenue driveway access
2. Approve Pacific Avenue driveway access (with or without conditions)

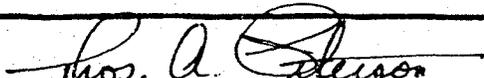
**BACKGROUND INFORMATION:** At the last City Council meeting of October 1, 1986, under communications, the City Council reviewed a request from Stone Bros. Management Company for a new driveway exiting onto Pacific Avenue. Attached is a copy of this request dated September 19, 1986, including their proposed on-site improvements and a conceptual plan which was approved approximately 20 years ago.

The City's present policy is not to allow commercial or industrial driveways entering or exiting into a residential area. Based on this policy Public Works Department would not allow the new driveway from the Lakewood Mall expansion to exit onto Pacific Avenue. The City Council, after hearing the developer's request, staff and City policy, determined that the discussion should be continued until residents in the area could be notified and have input.

The attached letter dated October 7, 1986, was sent out to the residential parcels as highlighted on the attached Exhibit A. This exhibit also shows the zoning in the area and location of the proposed driveway.

It is true that approximately 20 years ago a conceptual plan was approved by the City showing driveway access onto Pacific Avenue. However, many City standards have changed over the past 20 years and it is felt that a circulation plan can be developed to use the existing seven driveways which exit onto Elm Street, Ham Lane and Lockeford Street.

APPROVED:

  
THOMAS A. PETERSON, City Manager

FILE NO.

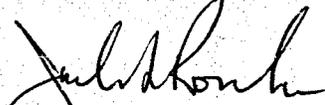
CCPCDVWY/TXTW.01C

October 8, 1986

City Council  
October 15, 1986  
Page 2

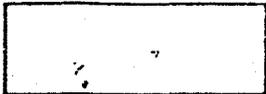
The Council also requested the following information concerning residential parcels fronting Pacific Avenue, north of Elm Street:

- 1401 W. Elm - fronts Elm with garage off of Pacific
- 1400 W. Locust - fronts Locust with garage off of Pacific
- 1401 W. Locust - fronts Locust with garage off of Pacific
- 211 Pacific - fronts Pacific with garage off of Pacific
- 1404 Mariposa - fronts Mariposa with garage off of Mariposa

  
Jack L. Ronsko  
Public Works Director

Attachments

JLR/cag



**STONE  
BROS.**

MANAGEMENT CO.

RECEIVED

September 19, 1986

SEP 22 AM 10:26

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

ATTENTION: Alice M. Reimche, City Clerk

Re: Lakewood Mall Expansion  
Agenda Item Request for October 1, 1986 City Council Meeting

Dear Ms. Reimche:

Stone Brothers is in the process of expanding the existing Lakewood Mall by building additional shops to the west of the existing structure. On September 8, 1986 we presented our plans for expansion at the Lodi Planning Committee meeting. (See drawing AP-3 attached.) The committee unanimously approved the project and there was no opposition expressed by surrounding homeowners.

We have recently met with the Lodi Public Works Department in preparation for the scheduled Site Plan Architectural Committee meeting on October 6, 1986. They have advised us that we would not be allowed a driveway onto Pacific Avenue from the mall expansion. This causes us great concern because of the importance this driveway is to our development plans. We, therefore, request this be brought before the City Council as a regular agenda item in the October 1, 1986 meeting. Specifically our request is that Stone Brothers be allowed a two-way entrance onto our property from Pacific Avenue. The reasons for this entrance is to provide access for customers and delivery traffic to and from Pacific. We feel it is essential for the protection of our center court customers, that especially during the busy parts of the day, delivery trucks can be routed to a Pacific Avenue exit.

Plans for having this exit have not changed from the beginning of our development in the early 1960's. The site plans submitted for zoning and later for use permits all show this access onto Pacific. Attached is a copy of a site plan dated August 17, 1964 submitted for a use permit. While the building layout has changed, our need for the Pacific Avenue entrance has not changed.

In an effort not to have this issue sent to committee, I will list the reason why Public Works wants this planned entrance eliminated. Their only concern is to not increase the truck and car traffic into a residential area.

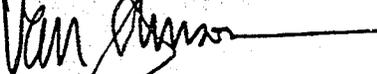
Alice M. Reimche, City Clerk  
City of Lodi

September 19, 1986  
Page Two

We appreciate your thoughtful consideration of this important issue.

Sincerely,

STONE BROS. MANAGEMENT CO.

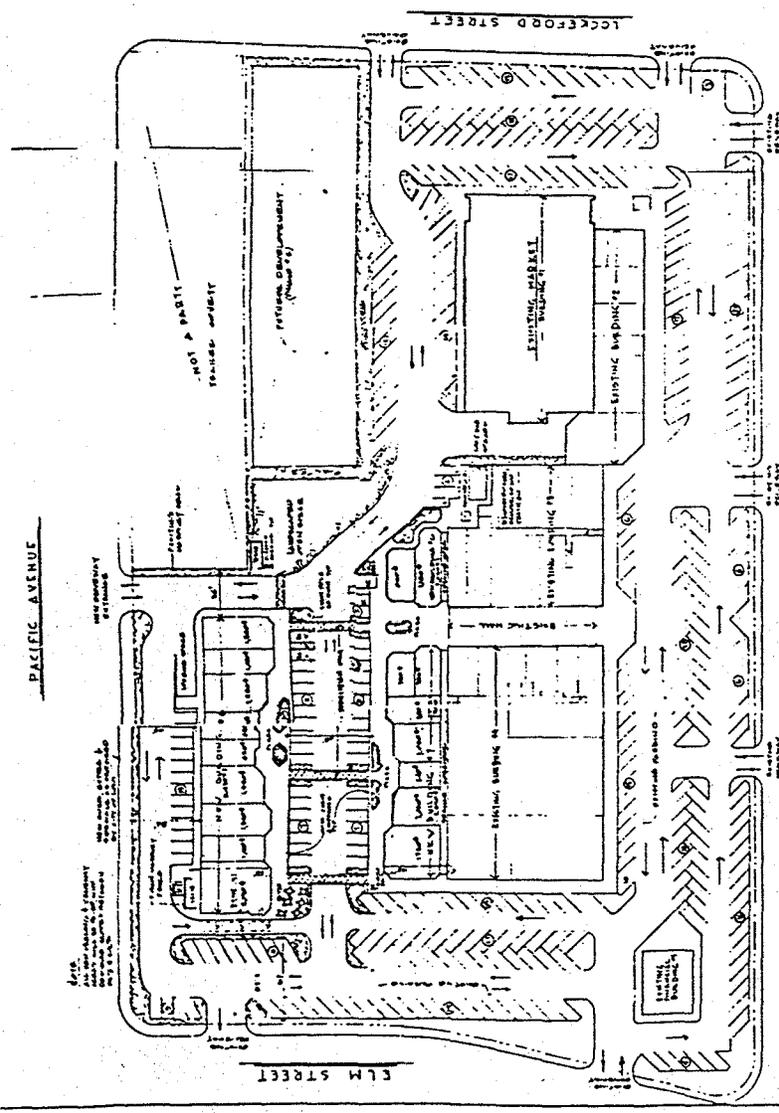


Van Johnson  
Assets Manager

VJ:ct

Enclosures

cc: Jack L. Ronsko, Public Works Director, City of Lodi  
Merrill Stone  
Bert Foris



**SITE UTILIZATION**

**SITE**  
 1. 100' x 100' (10,000 sq. ft.)  
 2. 100' x 100' (10,000 sq. ft.)

**BUILDING AREA**  
 1. 10,000 sq. ft.  
 2. 10,000 sq. ft.  
 3. 10,000 sq. ft.

**WITH THESE AREAS, UTILIZATION**

1. 10,000 sq. ft. (10,000 sq. ft.)  
 2. 10,000 sq. ft. (10,000 sq. ft.)  
 3. 10,000 sq. ft. (10,000 sq. ft.)

**TOTAL FLOOR AREA 30,000 SQ. FT.**

**LAND COVERAGE**  
 TO THE MAXIMUM PERMITTED

**PARKING**  
 1. 100' x 100' (10,000 sq. ft.)  
 2. 100' x 100' (10,000 sq. ft.)  
 3. 100' x 100' (10,000 sq. ft.)

**EXISTING**  
 1. 10,000 sq. ft. (10,000 sq. ft.)  
 2. 10,000 sq. ft. (10,000 sq. ft.)  
 3. 10,000 sq. ft. (10,000 sq. ft.)

**RATIO OF THE ABOVE AREAS TO THE TOTAL SITE AREA**  
 1. 10,000 sq. ft. (10,000 sq. ft.)  
 2. 10,000 sq. ft. (10,000 sq. ft.)  
 3. 10,000 sq. ft. (10,000 sq. ft.)



PACIFIC AVENUE  
 ELM STREET  
 HAM LANE  
 LOCKFORD STREET  
 PROPOSED EXPANSION  
 LOCKFORD HALL SHOPPING CENTER  
 ROBERT B. LILES, INC.  
 PRELIMINARY  
 1/2" = 1'-0"  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"  
 1/32" = 1'-0"  
 1/64" = 1'-0"  
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CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

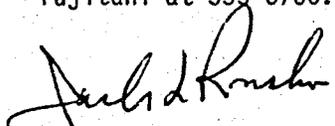
October 7, 1986

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The City Council, at its meeting on October 15, 1986, will discuss this matter. The meeting will be held in the Council Chambers of City Hall and will start at 7:30 p.m. If you wish to express your opinion and cannot attend the meeting, you may write to the City Council, Attention: Alice M. Reimche, City Clerk. The City Clerk must receive your letter by noon, October 15, 1986.

If you have any questions concerning this matter, please contact Wes Fujitani at 333-6706.

  
Jack L. Ronsko  
Public Works Director

Enclosure

JLR/WF/ma

LOCKEFORD ST.

1418

1400

1419

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1401

MARIPOSA WY.

1422

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PACIFIC AVE.

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LOCUST ST.

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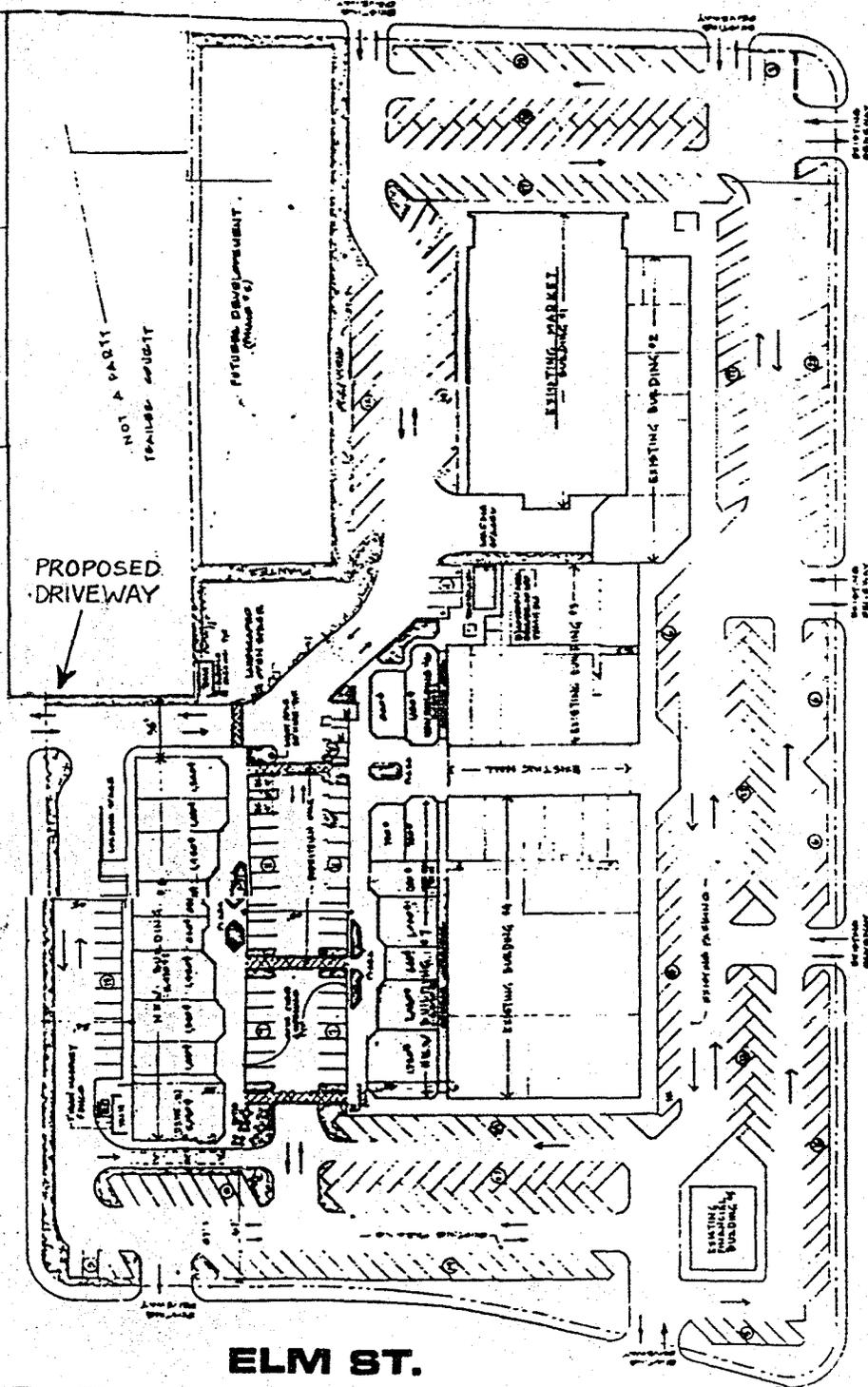
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ELM ST.



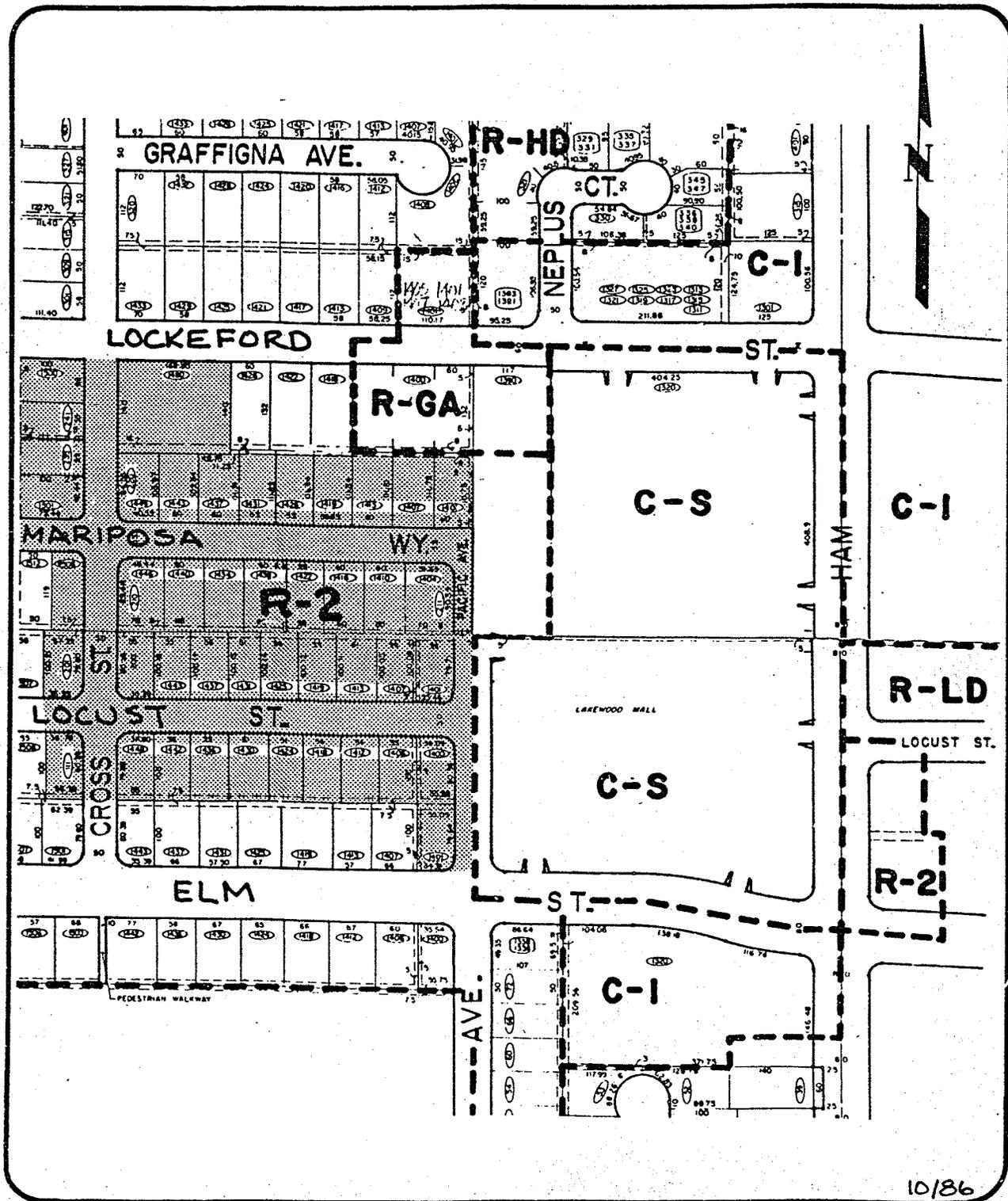
HAM LN.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit A



CITY COUNCIL

FRED M. REID, Mayor  
EVELYN M. OLSON  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
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# CITY OF LODI

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THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

October 3, 1986

Mr. Van Johnson  
Assets Manager  
Stone Bros. Management Company  
1024 West Robinhood Drive  
Stockton, California 95240

Dear Mr. Johnson:

This letter will confirm action taken by the Lodi City Council at its Regular Meeting of October 1, 1986. Following receipt of your letter requesting Council approval for the installation of a driveway onto Pacific Avenue from the Lakewood Mall Expansion area and discussion regarding the subject, Council asked for a complete staff report concerning the matter, that it be placed on the Regular Agenda for the Council meeting of October 15, 1986, and that area residents be notified that this matter will be discussed by the Council at that time.

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

Very truly yours,

ALICE M. REIMCHE  
City Clerk

HAROLD W. BRITTON  
1419 Mariposa Way  
Lodi

15 OCT 86  
RECEIVED  
1986 OCT 15 PM 12:36

ALICE M. REIKCHE  
CITY CLERK  
CITY OF LODI

TO: CITY COUNCIL:

I strongly object to the commercial entrance on Pacific Avenue.

There is currently an existing problem only a few feet from the proposed entrance site inasmuch as Pacific Ave

narrows to a one way street as it merges with Mariposa Way.

There are existing traffic problems where Pacific crosses Elm. due to High School pedestrian and auto traffic from Elm south to the school.

It is my firm belief that this proposal will turn Maniposa way into an alley for delivery trucks trying to avoid the congestion at Elm and Pacific. To increase traffic on Maniposa way will also increase the possibility of a head on collision at the dead end area of the two streets. Two cars cannot go thru this area at the same time without one car going on to the side walk.

absolutely no on this project.

Haroldus Bruns

LOCKEFORD ST.

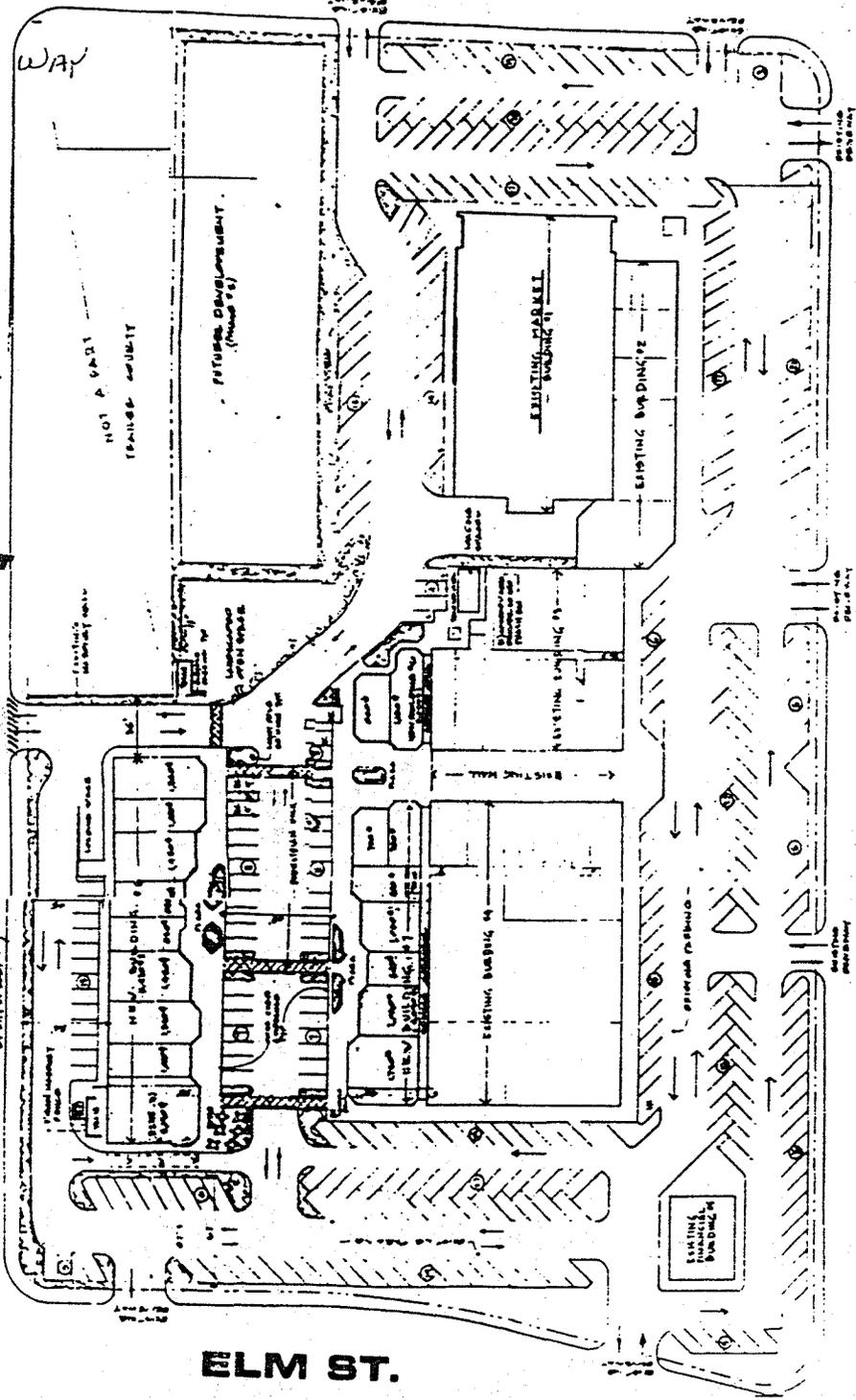
1419 MARIPOSA WAY



MARIPOSA WAY

PACIFIC AVE.

Proposed Driveway



ELM ST.

HAM LN.

1419  
ALL EXISTING BUILDINGS  
AND DRIVEWAYS TO BE  
REMOVED AND REPLACED  
BY NEW CONSTRUCTION  
AS SHOWN ON THIS PLAN

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CITY COUNCIL

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EVELYN M. OLSON  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241  
(209) 334-5634

RECEIVED

OCT 14 AM 8:40

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RONALD M. STEIN  
City Attorney

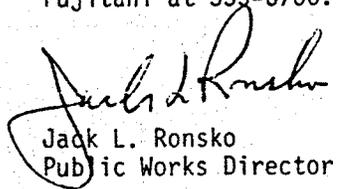
October 7, 1986

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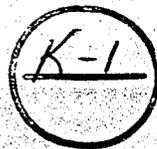
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Jack L. Ronsko  
Public Works Director

Enclosure

JLR/WF/ma

Oct. 13, 1956  
Lodi, ca. 95240



Dear Council members,

Mrs. Mayer and I oppose the developer's  
changing of the street access into residential  
areas. we do not need commercial traffic  
at all. It's enough from Lodi High.

So please stick to your present policy  
no commercial traffic into residential  
areas.

we thank you.

Mr & Mrs. Leonard Mayer  
1413 Mariposa way.  
Lodi, ca.

RECEIVED

DATE: 11/15/86

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

I AM AGAINST ANY DRIVE FROM  
THE LAKELWOOD MALL GOING ONTO  
NORTH PACIFIC AVE. NORTH PACIFIC IS  
TO NARROW TO ACCOMMODATE ANY  
MORE TRAFFIC.

THANK YOU

Jim Seibel 1443 Mariposa Way  
Blond Seibel 1443 Mariposa Way  
Verna Weigum 1449 Mariposa Way  
Alpha Corner 1431 W. Locust St.  
Ronald Corner 1431 W. Locust St.  
Susie Mangrich 1412 W. Locust St.  
Mike Mangrich 1412 W. Locust St.  
Dorothy Nichols 1442 W. Locust St.

RECEIVED

DATE: 10/15/86

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

October 7, 1986

Lodi City Planning Department  
Lodi, California

Re: Expansion of Lakewood Mall

Gentlemen:

We, the undersigned, are owners and/or residents of real property located adjacent to the Lakewood Mall Shopping Center.

A representative of the Stone Bros. and Associates, the developer of the property, has shown us and discussed the proposed plan of expansion (Drawing AP-3 Dated September 30, 1986).

We do not object to Stone Bros. plans to complete development of the Lakewood Mall property.

NAME	ADDRESS
<u>Lorraine Waddell</u>	<u>2007 1/2 Kern</u>
<u>Hilda Konrad</u>	<u>1203 W. Locust</u>
<u>Bill Gizey</u>	<u>1109 W. Locust</u>
<u>George E. Young</u>	<u>1100 W. Locust</u>
<u>Edna P. Foppiano</u>	<u>1110 W. Locust St.</u>
<u>Floyd Foppiano</u>	<u>1110 W. Locust St.</u>
<u>David M. Cullter</u>	<u>1221 W. Elm St</u>
<u>Claire Lima</u>	<u>1121 W. Elm St.</u>
* <u>E. W. Hanson</u>	<u>1336 W. Elm St.</u>
* <u>Susan Bittencourt</u>	<u>1400 W. Elm St.</u>
<u>Joseph Amo</u>	<u>1430 W. Locust</u>
<u>LeRoy Linn</u>	<u>1411 W. Locust</u>
<u>Alice Wyatt</u>	<u>1418 W. Locust</u>
<u>Gloria Walker</u>	<u>1413 W. Locust St</u>
<u>Sam Gippersbach</u>	<u>1437 W. Locust St.</u>

