

P 23170

CITY COUNCIL MEETING

October 27, 1982

AREA AND
PARKING LIMITS
EXTENDED IN
PARKING LOT
NO. 5

Agenda item k-3 "Request for extended parking in the lot behind the Senior Citizens Club was introduced by City Manager Glaves. Additional information was provided by Public Works Director Ronsko and discussion followed.

RES. NO.
82-120

On motion of Council Member Snider, Murphy second, Council adopted Resolution No. 82-120 extending the area and the parking limits to five hour parking in a Section of Parking Lot No. 5.



LODI
RACQUETBALL
& SWIM CLUB

RECEIVED

1982 MAY 18 PM 4: 33

ALICE M. 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

*Letter rec'd from Lodi Racquet
ball Club asking Council to take
another look*

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").

*P. Short sleeve
O-2
Halsey all nos*

May 18, 1982
Page 2

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



CITY OF LODI

PUBLIC WORKS DEPARTMENT

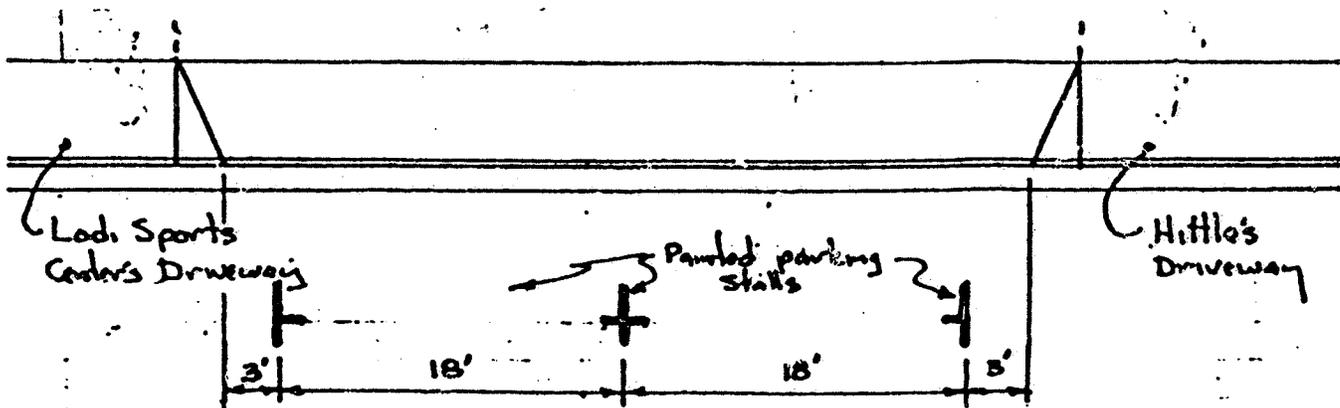
COUNCIL COMMUNICATION

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. Ronko
 Jack L. Ronko
 Public Works Director

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

Att.
 JLR:dmy

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

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

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 30 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. 964
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 65450) 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, 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.

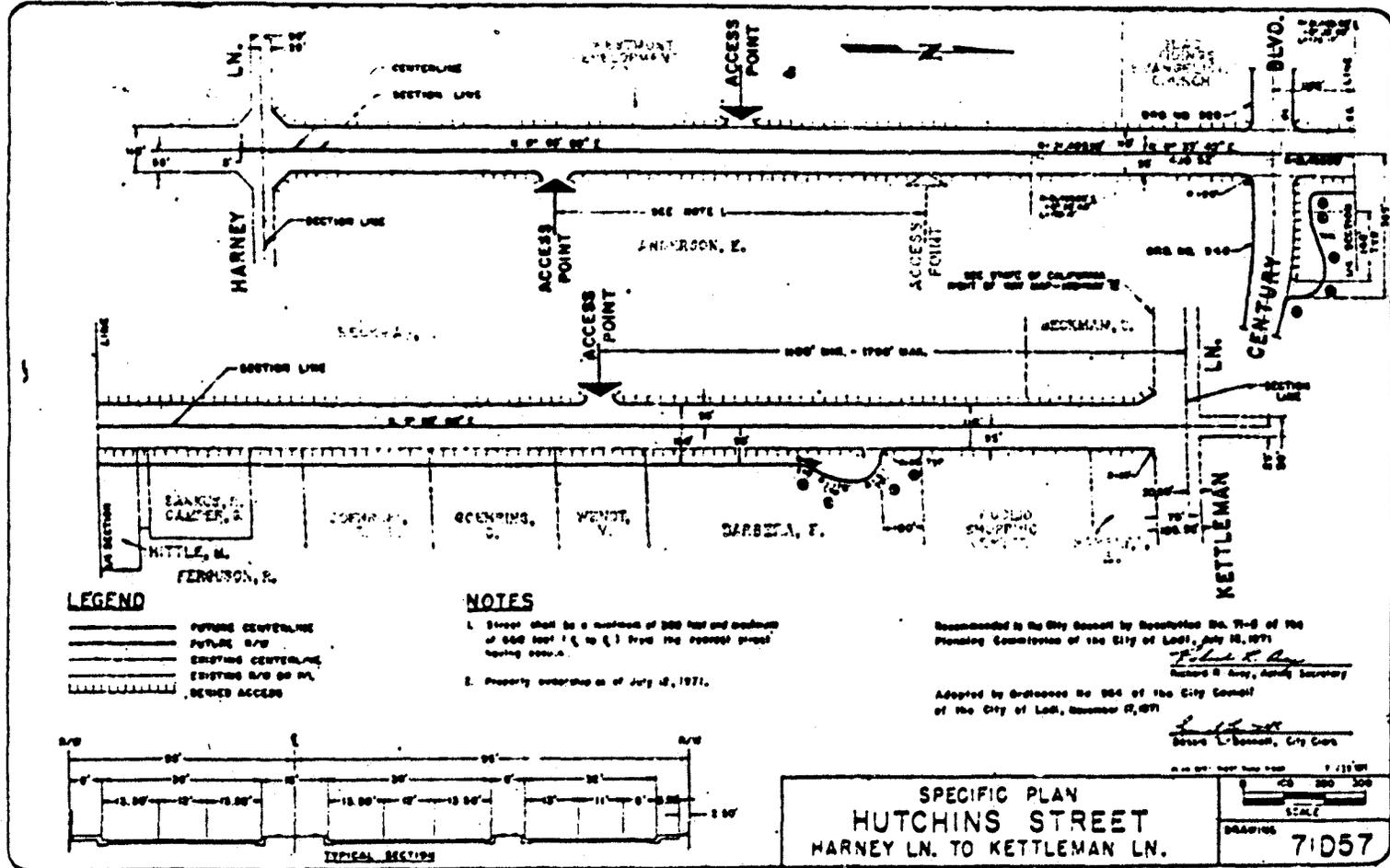
Section 2. Purpose. It is hereby declared that this Specific Plan is adopted to provide for and protect the health, safety, convenience and welfare of the citizens of the City of Lodi.

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 assisting 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. 964 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.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

LODI SPORTS CENTER

16 Space Lot

4 Spaces Lot

M. & M. HITTLE

APARTMENTS

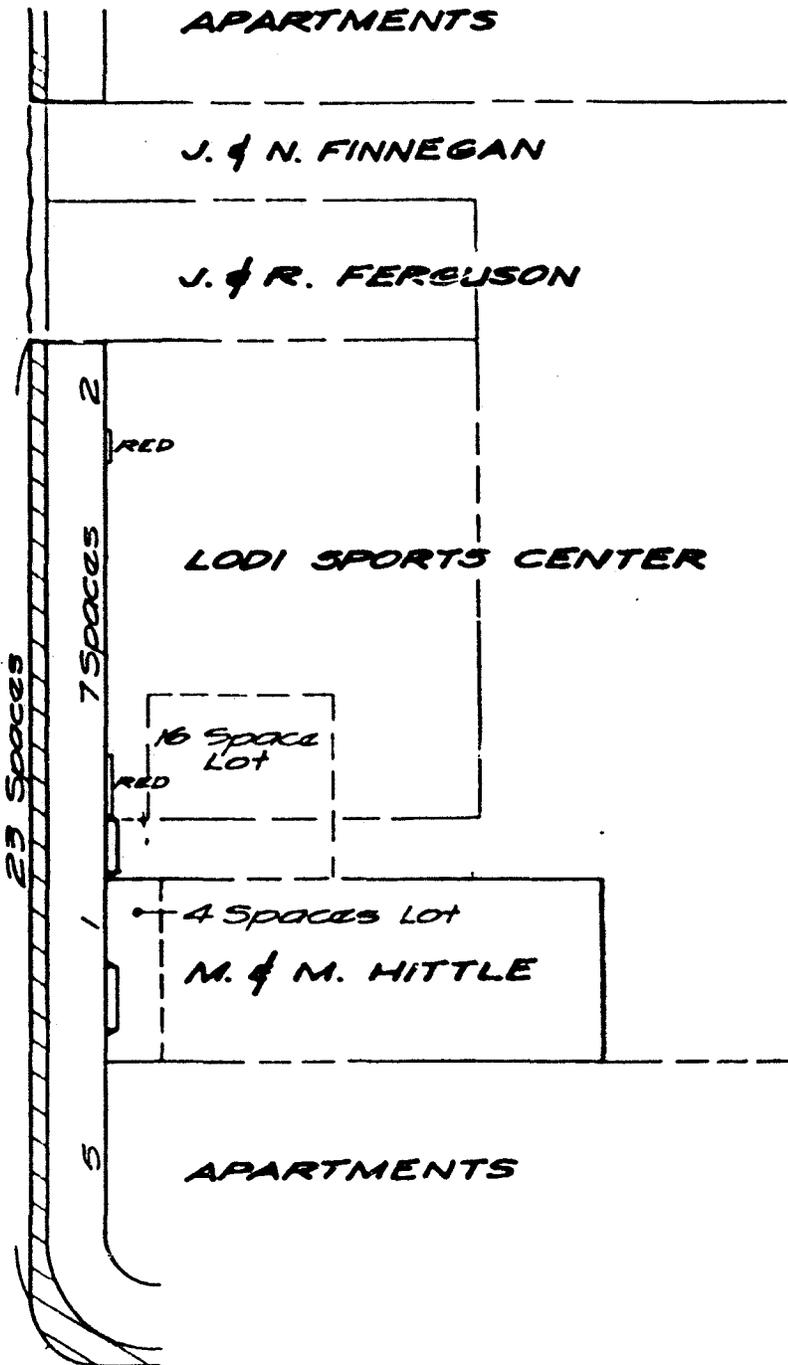
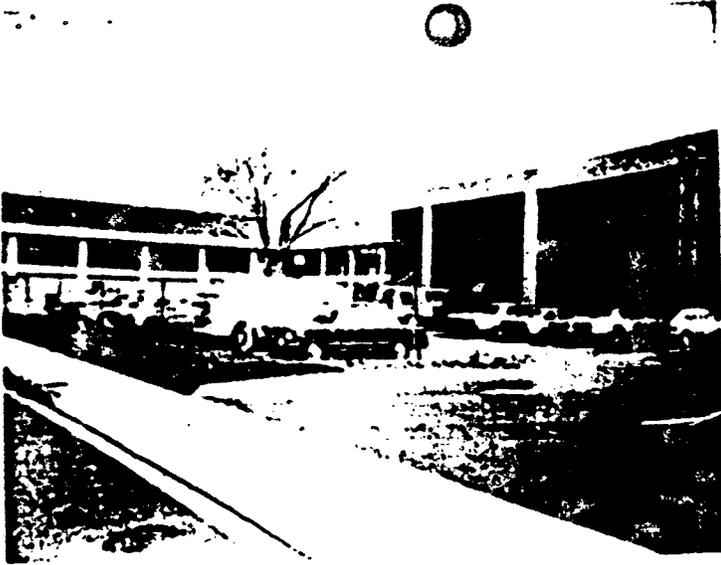


EXHIBIT C

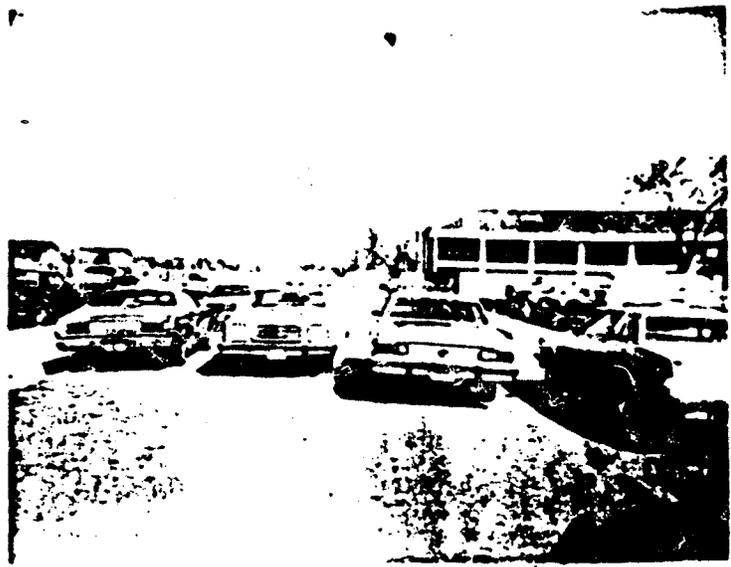


LODI SPORTS CENTER
1900 S. HUTCHINS ST.
10:30 AM MARCH 11, 1981





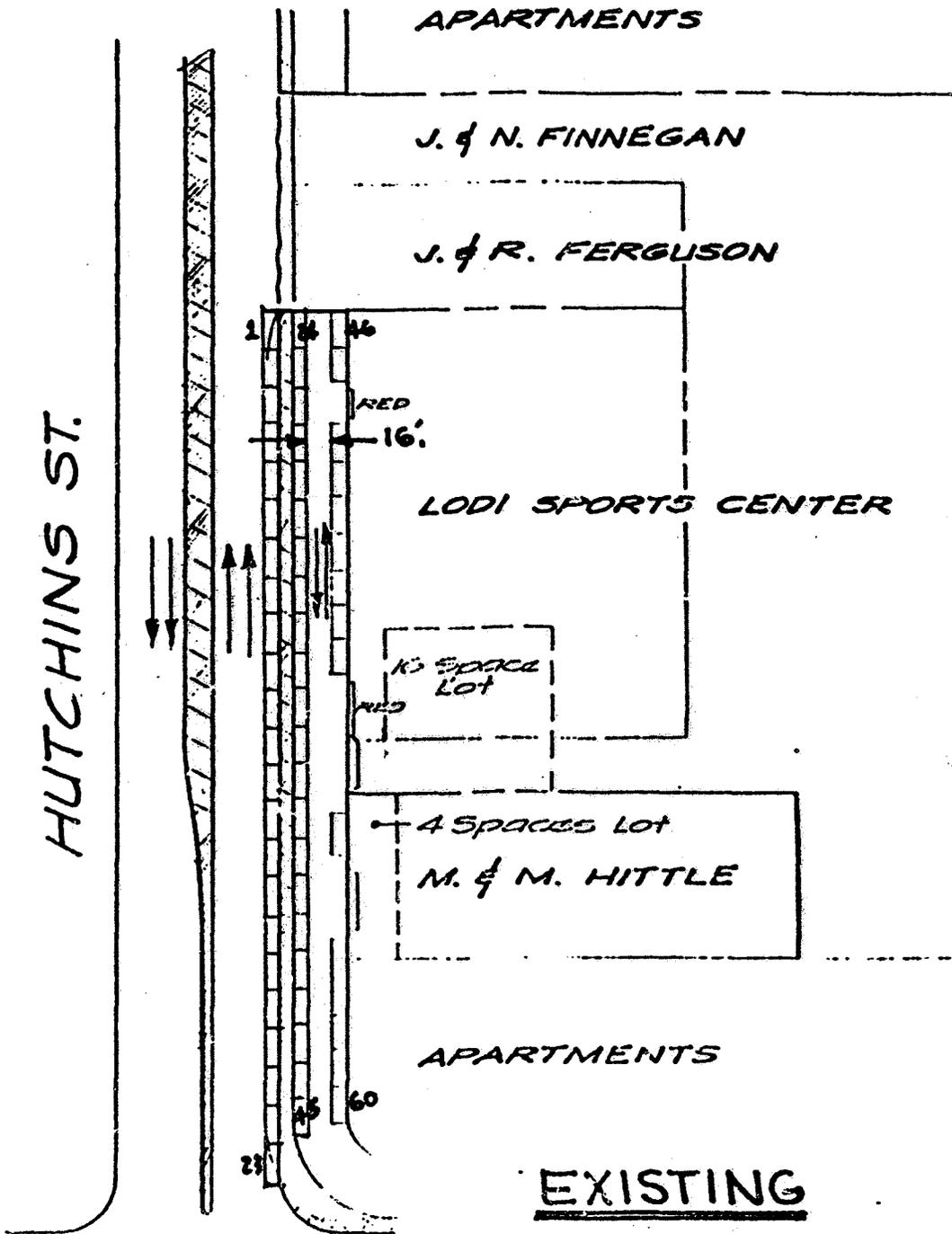
LODI SPORTS CENTER
1900 S. HUTCHINS ST.
10:30 AM MARCH 11, 1981





Scale: 1" = 100'

HUTCHINS ST.



EXISTING

60 YRS.

CENTURY BLVD.



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGLISON

LODI SPORTS CENTER

No Space Lot

4 Spaces Lot

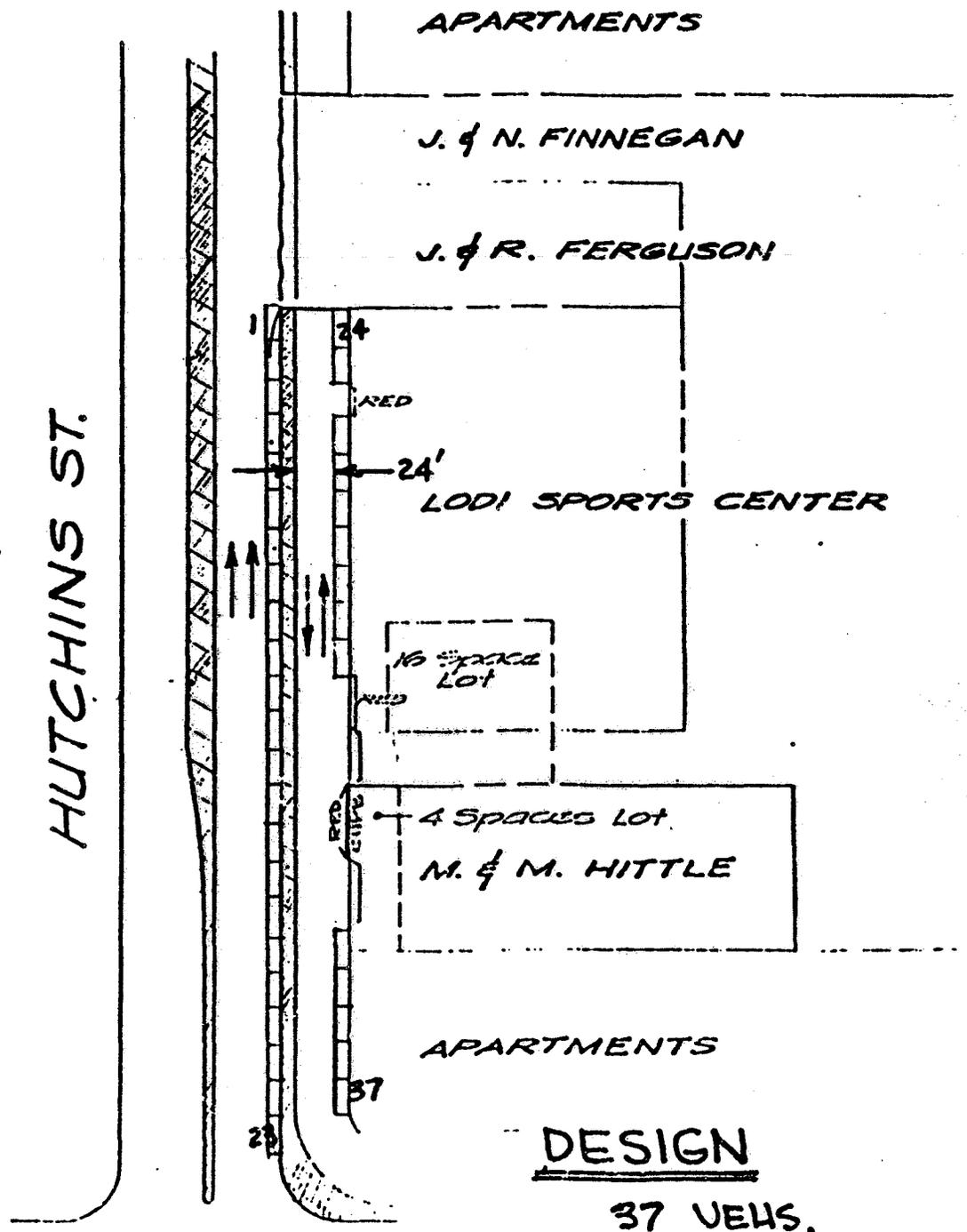
M. & M. HITTLE

APARTMENTS

DESIGN

37 VEHLS.

CENTURY BLVD.



24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

(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

135'

54

54

24' DRIVE EXIT ONLY



Scale: 1" = 100'

HUTCHINS ST.

APARTMENTS

J. & N. FINNEGAN

J. & R. FERGUSON

LODI SPORTS CENTER

RED

RED

16 SPACE LOT

4 SPACES LOT

M. & M. HITTLE

APARTMENTS

MODIFIED DESIGN

47 VEH.

CENTURY BLVD.

