

CITY COUNCIL MEETING  
NOVEMBER 4, 1987

REQUEST FOR  
RESIDENTIAL PERMIT  
PARKING ON PLEASANT  
AVENUE FROM WALNUT  
STREET TO PINE  
STREET DENIED

CC-45(i)  
CC-48(1)

Public Works Director Ronsko gave the following staff report concerning the matter:

Council was reminded of a petition it has received from residents on Pleasant Avenue and Oak Street and from the The area in question is zoned Residential-Commercial Professional (R-CP) and General Commercial (C-2).

Diagrams were presented depicting the following information:

- Existing two-hour parking limitations in adjacent areas and other parking restrictions in downtown area.
- Existing land use of parcels fronting Pleasant Avenue between Walnut and Pine.
- Garages and off-street parking spaces available on residential use parcels.

Parking Surveys

Off-Street Parking

The three commercial areas between Pine and Walnut all have provided some off-street parking. The southeast and southwest corners of Pine and Pleasant have provided marked stalls totalling 30 and 18 respectively. The San Joaquin Local Health District office at the southwest corner of Oak and Pleasant has an off-street parking lot, however, stalls are not marked. This lot can hold approximately 10 cars.

On the days that we counted cars in the two commercial onsite lots, it appeared that they were only approximately 50% filled.

On-Street Parking

1. Walnut Street to Oak Street

An exhibit was presented which shows data from 11 surveys taken on 7 days at different times during the day. This

exhibit shows the number of available parking spaces in each half-block and the number of cars parked in the half-block during the survey. The results are summarized below:

Pleasant Avenue - Walnut to Oak	N/Alley	S/Alley
# stalls on-street	10	8
Highest # of parked vehicles	9	5
Average # of parked vehicles	4.6	2.2
Average % occupied	46%	28%

This indicates that there is ample on-street parking available for the residential uses in this block. However, residents often may not be able to park directly in front of their homes.

## 2. Oak Street to Pine Street

Results of the exhibit shown for Oak Street to Pine Street are shown below:

Pleasant Avenue - Oak to Pine	N/Alley	S/Alley
# stalls on-street	11	12
Highest # of parked vehicles	11	8
Average # of parked vehicles	7.7	6.6
Average % occupied	70%	55%

On-street parking in this block is heavier than the block to the south and is highest near Pine Street fronting the commercial uses and nearest to City Hall.

## Discussion

The Finance Department was contacted regarding possible enforcement of two-hour parking on this street. Their comments are attached. They indicate enforcement would be difficult with existing personnel and recommend against establishing two-hour parking. Since the area is zoned R-CP, it can be assumed the daytime parking demand will increase as homes are converted to businesses.

## Recommendation

Since the area is small and parking is available within a reasonable distance to homes, staff is reluctant to recommend establishment of two-hour parking and another permit zone.

If the parking lot behind the Local Health District office was signed for customer use and if the stalls were marked, there may be fewer cars parked on Pleasant Avenue and on Oak Street. The City Council may want to consider asking the Local Health District to sign and stripe their parking lot.

A lengthy discussion followed with questions being directed to staff.

On motion of Council Member Hinchman, Reid second, Council denied the request for Residential Permit Parking on Pleasant Avenue from Walnut Street to Pine Street; however, suggested that Staff follow up on a number of suggestions contained in the staff report regarding this matter.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

TO: City Council  
FROM: City Manager  
MEETING DATE: November 4, 1987  
AGENDA TITLE: Consider Request for Residential Permit Parking on Pleasant Avenue from Walnut Street to Pine Street

RECOMMENDED ACTION: None.

BACKGROUND INFORMATION: Attached as Exhibit A is the petition the Council received from residents on Pleasant Avenue and Oak Street and from the San Joaquin Local Health District office located at the southwest corner of Oak and Pleasant. This petition requests that two-hour parking be established on Pleasant Avenue from Walnut Street to Pine Street and that a residential permit zone be established which would exclude residents from the posted parking restrictions.

### Residential Parking Permits

The general objective of the residential permit parking program is to provide on-street parking for residents in their own immediate neighborhoods and to preserve the residential character of the area. The area east of the Pacific Coast Producers cannery on South Stockton Street is the only residential permit parking area presently in effect.

### Existing Conditions

Pleasant Avenue between Lodi Avenue and Pine Street is a one-way (northbound) 30-foot curb to curb street. It provides one travel lane and parking on both sides. On-street stalls are not marked.

The area in question is zoned Residential-Commercial Professional (R-CP) and General Commercial (C-2). This zoning is shown on Exhibit B.

The attached Exhibit C shows the following information:

- Existing two-hour parking limitations in adjacent areas and other parking restrictions in downtown area.
- Existing land use of parcels fronting Pleasant Avenue between Walnut and Pine
- Garages and off-street parking spaces available on residential use parcels.

APPROVED:

  
THOMAS A. PETERSON, City Manager

FILE NO.

Parking Surveys

Off-Street Parking

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On the days that we counted cars in the two commercial onsite lots, it appeared that they were only approximately 50% filled. (Exhibit D.)

On-Street Parking

1. Walnut Street to Oak Street

Exhibit D shows data from 11 surveys taken on 7 days at different times during the day. This exhibit shows the number of available parking spaces in each half-block and the number of cars parked in the half-block during the survey. The results are summarized below:

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2. Oak Street to Pine Street

Results from Exhibit D for Oak Street to Pine Street are shown below:

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Discussion

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Recommendation

Since the area is small and parking is available within a reasonable distance to homes, staff is reluctant to recommend establishment of two-hour parking and another permit zone.

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Jack L. Ronsko  
Public Works Director

JLR/RCP/ma

Attachments

cc: Adjacent Businesses & Residents  
Street Superintendent  
Finance Director  
Police Chief

Exhibit A

The people who live on S. Pleasant Ave., and W. OAK ST., Request that S. Pleasant Ave. from W. Walnut to W. Pine St. be made into a 2 (two) hour parking area. The residents would be issued free of charge resident parking stickers that would allow them unlimited time parking in the area. A \$1 or \$2 charge for sticker would be O.K.

name	Address
Edith Knittel	404 S. Pleasant
Jessie Graham	1119 S. Pleasant ave
Colleen Shadern	301 W. Oak St.
Bob Sabadone	301 W. OAK ST.
Bob Olds	22 S. Pleasant St.
Pauline Lizza	24 So. Pleasant St.
Christy Gmely	18 So. Pleasant.
E. Renee Lucas	300 W. Oak St.
<b>SAN JOAQUIN LOCAL HEALTH DISTRICT</b>	300 W. Oak St.
Zaish W. Thompson	300 W. OAK ST.
David DeMora	108 So. Pleasant St.

Due to present conditions of people parking all day in front of our building & down to Lee St. our patients have no where to park - some days they are here one hour approx.

**SAN JOAQUIN LOCAL HEALTH DISTRICT**

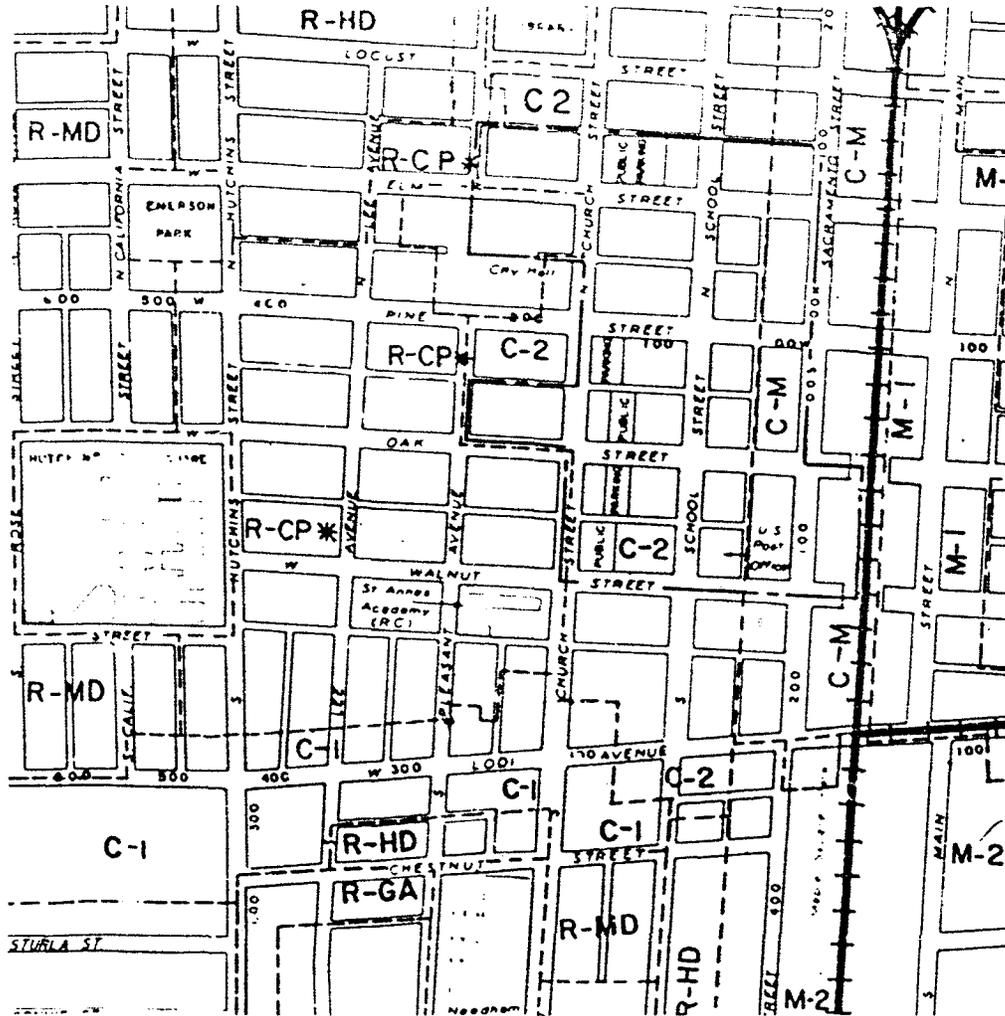


# CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit B

ZONING

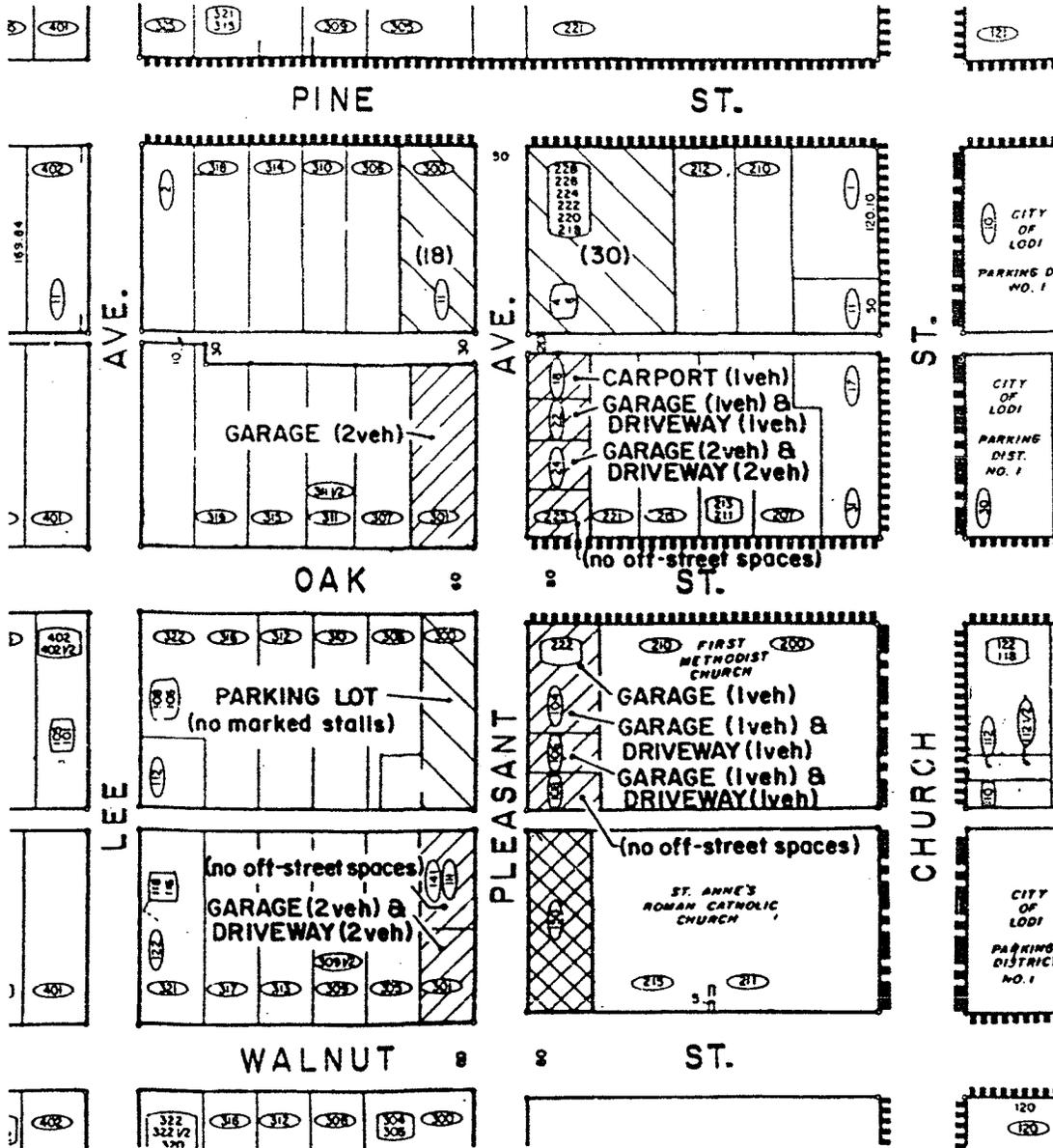




# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## PLEASANT AVENUE PARKING STUDY



### LAND USE      L E G E N D      PARKING

-  - RESIDENCE
-  - CHURCH
-  - OFFICE

- ALL DAY
- ..... - 2 HOUR
- - 2 HOUR OR ALL DAY WITH ZONE B PERMIT
- (18) - NUMBER OF OFF-STREET PARKING SPACES



EXHIBIT D  
PLEASANT AVENUE - WALNUT TO PINE  
PARKING SURVEY DATA

LOCATION	SIDE OF STREET	NO. OF SPACES	SURVEYS											HIGHEST	AVERAGE	AVERAGE %	
			10/7 11:15	10/9 1:20	10/13 2:10	10/15 12:15	10/22 1:20	10/22 1:30	10/26 9:15	10/26 11:45	10/26 1:45	10/26 3:30	10/27 11:45				
<u>ON-STREET</u>																	
Pine to Alley S/Pine	West	5	4	5	3	2	3	3	5	4	2	2	4	5	3.4	67%	
	East	6	4	5	4	4	5	3	6	5	3	4	4	6	4.3	71%	
Alley S/Pine to Oak	West	6	4	5	5	2	5	5	3	5	4	4	4	5	4.2	70%	
	East	6	4	1	2	4	2	2	2	2	2	2	3	4	2.4	39%	
Oak to Alley S/Oak	West	6	2	5	3	3	4	4	5	0	--	0	3	5	2.6	44%	
	East	4	1	3	1	3	3	3	4	3	--	0	1	4	2.0	50%	
Alley S/Oak to Walnut	West	4	0	0	3	1	1	1	1	1	--	1	1	3	0.9	23%	
	East	4	0	2	2	3	0	0	1	3	--	1	2	3	1.3	32%	
<u>OFF-STREET</u>																	
SW Lot of Pine/Pleasant	--	17	--	--	--	--	--	10	--	--	--	11	10	11	10.3	57%	
SE Lot of Pine/Pleasant	--	30	--	--	--	--	--	14	--	--	--	17	22	22	17.7	59%	
SW Lot of Oak/Pleasant	--	10	--	--	--	--	--	6	--	--	--	2	3	6	3.7	37%	

Exhibit D

M E M O R A N D U M

TO: Jack Ronsko, Public Works Director  
FROM: Robert H. Holm, Finance Director  
DATE: October 26, 1987  
SUBJECT: Request for Two-Hour Parking on  
Pleasant Avenue, Walnut to Pine

Staff and I have reviewed your memorandum regarding parking enforcement of the above subject location and recommend the request be denied for the following reasons:

1. We would be unable to chalk both sides of the street in the same hour since Pleasant Avenue is a one-way street.
2. Trying to fit a short one-way street into the downtown routing schedule would require major changes in the routes now established. Our schedule is already rather tight because of the PCP Cannery area enforcement ten months of the year.

  
Robert H. Holm  
Finance Director

RHH/ss



RECEIVED

NOV 04 1987

ALICE A. REIMCHE  
CITY CLERK  
CITY OF LODI

November 2, 1987

CITY OF LODI  
CITY COUNCIL  
c/o Alice Reimche  
City Clerk  
221 W. Pine Street  
Lodi, CA 95240

Re: Request for Residential Permit Parking on Pleasant Avenue  
from Walnut Street to Pine Street

Dear Council Members:

This correspondence is in reference to a topic of your meeting on Wednesday, November 4, 1987, concerning the proposed two-hour parking restrictions and residential permits on Pleasant Street between Walnut and Pine Streets.

Without any consideration for the businesses in this area, this parking restriction would be a very great inconvenience to our employees and employees of other commercial businesses. Off-street parking is already very limited in the downtown Lodi Area. We have researched the possibility of applying for spaces behind the Odd Fellows building for our employees, but it would seem that they do not have an adequate number of spaces to provide parking for this use.

We urge you to vote against this proposal and to vote in agreement with those recommendations of the Department of Public Works.

A representative from our office will be present at the meeting to re-state our position and field any questions that the Council may have.

Sincerely yours,

THE REEVES COMPANY, INC.  
INSURANCE BROKERS

B. T. Reeves  
President

BTR:SJR:dk

attachment