

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
WEDNESDAY, JULY 16, 1969

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. on Wednesday, July 16, 1969 in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, HUNNELL,
SCHAFFER and KIRSTEN (Mayor)

Absent: Councilmen - None

Also present: City Manager Graves, Assistant City Manager Peterson, City Attorney Mullen and Planning Director Schroeder

PLEDGE Mayor Kirsten led the Pledge of Allegiance to the flag.

MINUTES On motion of Councilman Culbertson, Schaffer second, the Minutes of July 2 and July 9, 1969 were approved as written and mailed.

PUBLIC HEARINGS

REZONING The hearing on the proposal to rezone the Lone Oak Subdivision
LONE OAK from the R-1, Single-Family Residential District to the P-D,
SUBDIVISION Planned Development District having been continued from the
meeting of May 21, 1969, Mayor Kirsten called for continuation
of the hearing. Planning Director Schroeder introduced the
matter showing a drawing of the area proposed to be rezoned.

ORD. NO. 903 INTRO-
DUCED

At the request of the Council, Public Works Director Jones reviewed the "Soils Investigation Report for the Feasibility of Underground Recharge Storm Water Basin C-1, Lodi, California" by J. H. Kleinfelder & Associates. The Council on May 7, 1969 authorized the study in an effort to determine if the subdivider's proposal to use recharge holes for storm drainage for the Lone Oak Subdivision was feasible as there is at present no drainage facilities for the subdivision. The public hearing on the rezoning had been continued pending receipt of the report.

Mr. Victor Meyer, 41 South Sacramento Street, representing the developer of the subdivision, spoke in behalf of the rezoning and discussed the report of Mr. Kleinfelder. There being no others in the audience wishing to speak on the matter, the public portion of the hearing was closed.

The Council then discussed Mr. Kleinfelder's report and asked questions of Mr. Meyer and Public Works Director Jones. The City Manager stated he could not recommend the rezoning. Upon being questioned by the Mayor as to why he did not recommend rezoning the Lone Oak Subdivision to the Planned Development District, the City Manager stated he did not agree with the concept being proposed. He stated he understood when the Planned Development zone was

Minutes of July 16, 1969, continued

adopted that it would be a zone permitting the developer some flexibility in mixing land uses to improve the development while adhering to good planning principles, rather than a zone permitting uses which do not adhere to other planning standards in the ordinance. He said that rather than being a planned development, this rezoning will result in an unplanned development. He cited problems which might affect the proposed subdivision such as lack of schools, parks and shopping facilities in the area. The City Manager stated that the proposal to construct 175 dwelling units on 22 acres of land without plans or controls as to what will develop around it could result in the beginning of a slum area. He also stated he was not critical of the type of home proposed, but believed it should be planned and developed with its surrounding uses.

After further discussion by the Council concerning storm drainage for the area east of Cherokee Lane, Mr. Robert Houston, developer of the proposed Lone Oak Subdivision, expressed that he would be willing to participate in the financing of storm drainage for the subdivision. Mayor Kirsten stated he felt it would be inadvisable to rezone the proposed subdivision to P-D since this might encourage development in an area where the City is not prepared to furnish drainage facilities.

Councilman Brown then moved introduction of Ordinance No. 903 rezoning the Lone Oak Subdivision to the P-D, Planned Development District. The motion was seconded by Councilman Schaffer and carried by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, HUNNELL,
and SCHAFFER

NOES: Councilmen - KIRSTEN

ABSENT: Councilmen - None

CITY CAB CO.
TAXI STAND

RES. NO.
3285

Notice thereof having been published in accordance with law, Mayor Kirsten called for the hearing on the application of the City Cab Company for a taxi stand with a phone to be located on the west side of South School Street between Oak and Walnut Streets. Mr. Melvin Brown of the City Cab Company spoke in behalf of the request. There being no one else in the audience who wished to be heard on the matter, the public portion of the hearing was closed. City Manager Graves reported that the Public Works Director had recommended approval of the request, with the provision that the telephone service line be installed underground at the City Cab Company's expense. After consideration, on motion of Councilman Brown, Culbertson second, the City Council adopted Resolution No. 3285 granting the taxi stand on the west side of South School Street on the south side of the alley between Oak and Walnut

Minutes of July 16, 1969, Continued

Streets and authorizing the granting of an encroachment permit for the telephone, subject to the telephone service line being installed underground at Cab Company's expense.

REZONING AREA
BOUNDED BY LODI
AVE., S. STOCKTON,
& KETTLEMAN &
MELHAFF ADDN.

ORD. NO. 904
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Kirsten called for the hearing on the recommendation of the City Planning Commission to rezone from the M, Industrial District to the M-2, Heavy Industrial District the area bounded on the north by Lodi Avenue; on the east by Stockton Street; on the south by Kettleman Lane; and on the west by the rear property line of parcels facing the west side of South Sacramento Street and the Melhaff Addition to Lodi located south of Kettleman Lane on the west side of Stockton Street. Planning Director Schroeder introduced the matter and pointed out the area involved on the map. Mr. Victor Meyer, 41 South Sacramento Street, spoke in favor of the rezoning. There being no others in the audience wishing to speak on the matter, the public portion of the hearing was closed. On motion of Councilman Schaffer, the Council introduced Ordinance No. 904 rezoning the above property to be in the M-2, Heavy Industrial District as recommended. The motion was seconded by Councilman Culbertson and carried by unanimous vote.

STORM
DRAINAGE
POLICY
REQUESTED

Mr. Victor Meyer, 41 South Sacramento Street, then requested the Council to establish the City's policy concerning storm drainage for development east of the Freeway. The Council agreed to discuss the matter later in the meeting.

PLANNING COMMISSION

ACTIONS OF
INTEREST

The City Planning Commission at its meeting of July 14, 1969 took the following actions of interest to the City Council:

1. Approved the Revised Tentative Map for Lot 1 of Town and Country Park located at the southeast corner of West Turner Road and Rutledge Drive in an area zoned P-D(1).
2. Denied the request of Mr. John McDonald for variances (1) to reduce the required side yard from 5 feet to 0 feet, (2) to increase the maximum lot coverage for 60 per cent to 70 per cent and (3) to reduce the driveway length from 20 feet to 9 feet to permit the erection of a carport at 22 South Pleasant Street.
3. Denied the request of Mr. Luigi Baccia for a variance to permit the erection of a 48-inch high chain link fence in the front yard where a 42-inch high fence is permitted at 223 Mission Street.
4. COUNTY REFERRAL - Recommended that the San Joaquin County Planning Commission deny the

Minutes of July 16, 1969, continued

request of Mr. Jim Culbertson for Mr. Fred Guthmiller for a use permit to establish a truck terminal on the east side of South Stockton Street, 172 feet south of East Kettleman Lane in an area zoned I-PA.

5. Approved the request of Mr. John Hein for a variance to permit the reduction of the distance between the main building and an accessory building from 6 feet to 5 feet 4 inches at 200 Cherry Street.

6. Approved the request of Mr. Henry Schock for a variance to permit the addition to a dwelling with non-conforming side yards of 4 feet at 748 South Pleasant Avenue.

COMMUNICATIONS

LAKE PARK A letter was read from Marie Farrell of Cincinnati, Ohio, who recently visited Lodi, commending the personnel at Lodi Lake Park.

LIBRARY A letter signed by 36 residents stating they supported a plan for a new library was also read.

CHAMBER OF
COMMERCE RE
LIBRARY Correspondence had been received from the Chamber of Commerce stating that as a result of a "task force" study the Board of Directors had endorsed the Library Board's proposal for the establishment of a library construction fund.

REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$164,935.64 were approved on motion of Councilman Culbertson, Schaffer second.

JAYCEES -
BUDGET Mr. Don Crews, 2005 Corbin Lane, representing the Lodi Junior Chamber of Commerce, resubmitted the Junior Chamber's request for funds for 1969-70 fiscal year. He stated that after discussion with the City Manager they had reduced their request to \$500. On motion of Councilman Schaffer, Hunnell second, the City Council approved payment to the Lodi Junior Chamber of Commerce in the amount of \$500.

AWARD -
WELL #15 Bids were received for the drilling of a reverse circulation, rotary-type well at Well Site No. 15 as follows:

RES. NO. 3286

Wayne Drilling Company	\$ 16,915.00
Winter-Abajian Well Drilling	17,997.33
Western Well Drilling Co.	18,300.00
Myers Bros. Well Drilling	19,394.96
Roscoe Moss Company	25,193.00

The City Manager recommended the award be made to the low bidder, Wayne Drilling Company, for the amount

Minutes of July 16, 1969, continued

of the bid. On motion of Councilman Brown, Hunnell second, the Council adopted Resolution No. 3286 awarding the contract for the drilling of Well No. 15 to Wayne Drilling Company for a total amount of \$16,915.

PLANS & SPECS -
TURF &
SPRINKLERS
TWIN OAKS PARK

City Manager Graves presented plans and specifications for the sprinkler system and turfing at Twin Oaks Park. On motion of Councilman Culbertson, Schaffer second, the Council approved the plans and specifications and authorized advertising for bids thereon.

EMPLOYEE
SWIM PRIVILEGE

The City Manager reported he had been unsuccessful in determining when the City employees were first given the free swimming privilege at the City-operated facilities. He stated he had determined that the policy was in effect in 1946 or 1947 but did not know when or how it was started. After discussion, Councilman Culbertson moved the matter be continued and discussed at a time when the Council is conferring on matters of a similar nature. The motion was seconded by Councilman Schaffer and carried by unanimous vote.

PLANS & SPECS -
HAM LANE
IMPROVEMENT

City Manager Graves presented plans and specifications for Ham Lane Street Improvement - Iris Drive to Lodi Avenue. On motion of Councilman Schaffer, Culbertson second, the Council approved the plans and specifications and authorized advertising for bids thereon.

HAM LANE
RIGHT OF WAY

Under the discussion concerning the need for the Ham Lane right of way, the City Manager explained that to complete the improvements before rains set in, it would be necessary to get immediate possession of the right of way for two parcels. He recommended instituting condemnation proceedings to accomplish this. On motion of Councilman Schaffer, Culbertson second, the Council adopted Resolution No. 3287 authorizing the City Attorney to start condemnation proceedings for acquisition of the Wagers property. Councilman Schaffer then moved adoption of Resolution No. 3288 authorizing the City Attorney to start condemnation proceedings for acquisition of the Sturla-Smith property. The motion was seconded by Councilman Culbertson and carried by unanimous vote.

RES. NO. 3287
RES. NO. 3288

CURB, GUTTER
& SIDEWALK -
HAM LANE

On motion of Councilman Schaffer, Hunnell second, the City Council adopted Resolution No. 3289 instructing the Superintendent of Streets to give notice for curb, gutter and sidewalk construction at the southeast corner of Ham Lane and Lodi Avenue in accordance with Section 5870 of the Streets and Highways Code.

RES. NO. 3289

Minutes of July 16, 1969, continued

STORM
DRAINAGE

Under discussion of storm drainage for areas east of Cherokee Lane, Councilman Hunnell suggested that a study be made to determine the City's ability to provide utilities and storm drainage for potential subdivisions within the City's total planning area so that the Council may establish a policy in this respect. On motion of Councilman Hunnell, Culbertson second, the Council approved the study as suggested. Mayor Kirsten stated that this should be a priority item when review of the budget has been completed.

LEGISLATION -
AB 1618

Res 3290

Mayor Kirsten discussed Assembly Bill 1618 and explained that the bill provides for an excise tax of 14 per cent of gross revenue to be levied on local government-owned electric systems and a 7 per cent excise tax of gross revenue on local government-owned gas systems. He pointed out that the League of California Cities as well as the Northern California Power Agency had recommended strenuous opposition to the bill. On motion of Councilman Culbertson, Schaffer second, the Council adopted Resolution No. 3290 urging opposition of Assembly Bill 1618.

PUBLIC
RELATIONS

Councilman Culbertson stated he felt there was a need for more public relations information such as an information bulletin to keep the public better informed. Mayor Kirsten said the matter would be put on the agenda for a future meeting.

ADJOURNMENT

At approximately 10:45 p.m. the Mayor adjourned the meeting to 7:30 p.m., Friday, July 18, 1969.


Attest: BESSIE L. BENNETT
City Clerk