

CITY COUNCIL, CITY OF LODI
 CITY HALL COUNCIL CHAMBERS
 JUNE 20, 1962

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, June 20, 1962. Councilmen Brown, Culbertson, Dow, Ullmann and Katzakian (Mayor) present. None absent.

Also present: City Manager Graves, Planning Director Rodgers, Administrative Assistant Carlton. Absent: City Attorney Mullen.

MINUTES Minutes of June 6, 1962 were approved as written and mailed on motion of Councilman Culbertson, Brown second, after correcting said minutes by changing the vote on the amendment to the motion introducing Ordinance No. 724 as follows:

"AYES: Councilmen - CULBERTSON, ULLMANN
 and KATZAKIAN

NOES: Councilmen - BROWN and DOW"

PUBLIC HEARINGS

S. SCHOOL ST.
 LIGHTING DIST.
 ASSESSMENT

RES. NO. 2544
 ADOPTED

Notice thereof having been published in accordance with law, Mayor Katzakian called for public hearing on the work and the assessment on the South School Street Lighting District. There were no protests, written or oral. However, Mr. Asa Reich, 921 South School Street, said the light was not properly distributed in front of his home, and Mr. Leon Grabow, 745 South School Street, said that he noticed that some of the light standards were scratched which might result in rust developing. The City Manager stated he would investigate both reports. On motion of Councilman Brown, Ullmann second, the City Council adopted Resolution No. 2544 confirming the assessment for the South School Street Lighting District, with the understanding that the above mentioned reports would be taken care of.

REZONE N SIDE
 OF W ELM IN
 200 BLOCK

ORD. NO. 727
 INTRODUCED

Notice thereof having been published in accordance with law, Mayor Katzakian called for public hearing on the proposal to rezone the property on the north side of Elm Street between Church Street and Pleasant Avenue from C-P commercial-professional office zone to the C-2 general commercial zone. There were no protests written or oral. Councilman Culbertson moved the introduction of Ordinance No. 727 rezoning the north side of Elm Street between Pleasant Avenue and Church Street to the C-2 zone. The motion was seconded by Councilman Brown and carried.

FURNITURE
 FACTORY ON
 S. STOCKTON

Mr. George Scheideman reported that he had sold four acres on South Stockton Street near Poplar Street to the Northern Conference of Seventh Day Adventists for the installation of a furniture factory. He said he would like to see Stockton Street widened to accommodate traffic. The City Manager said that Stockton Street is under consideration for improvement this year. Mayor Katzakian said that he was glad to hear that this industry was locating in Lodi.

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PLANNING COMMISSION

FINAL MAP OF
WESTDALE SUBD.
APPROVED

see Minutes
of 7/18/62

The final map of the Westdale Subdivision was submitted for Council approval, all provisions of the Subdivision Ordinance having been complied with. The City Manager explained the problem that would occur because of the storm water drainage in Peach and Willow streets in the Wisner Tract just south of the proposed subdivision. Provision would have to be made so that there would be no drainage from the Wisner Tract into the Westdale Subdivision. He also informed the Council that a decision should be made regarding a 50-foot right of way which had been approved for a storm drainage ditch adjacent to the WID canal where it parallels Mills Avenue. The subdivision has to provide for right of way for the alignment of Tokay Street with Mills Avenue. After considerable discussion regarding amount of right of way needed for a pipe or a ditch and concerning the final alignment of Mills Avenue with Tokay Street, the City Council approved the final map of the Westdale Subdivision as presented on motion of Councilman Brown, Dow second, with the provision that the subdivider would have to provide for the blocking of drainage from the Wisner Tract into the subdivision. The Council did not change its stand on the acquisition of 50-foot right of way for storm drainage along the canal.

MINOR
RESIDENTIAL
STREETS

The Planning Commission has recommended to the City Council that consideration be given to changing the definition of a minor residential street to increase the maximum allowable length from 400 feet to 800 feet. A minor residential street requires a 50-foot right of way with 37-foot pavement. Councilman Culbertson moved that the matter be set for public hearing on July 5, 1962. Mr. Ted Schneider, 205 South Crescent Avenue; Mr. Maurice Ray, Jr., 2331 Cabrillo Circle; and Mr. John Capell, 324 La Vida Drive, spoke in behalf of the change. Mr. Schneider and Mr. Ray asked the Council for a decision at this time as they have subdivisions ready to go pending a decision in favor of the change and delay is difficult. They were told that legally the Council is required to hold a public hearing on the question and a decision could not be made before that time. The motion to hold the public hearing was seconded by Councilman Brown and carried.

The Planning Commission took the following actions at its meeting of June 11, 1962:

1. Recommended approval of the request of the L.R. Sanguinetti Estate for a change of County zoning from the I-PA agricultural zone to the C-3 planned commercial zone for a fifteen acre parcel bounded by Turner Road, Sacramento Street, Louie Avenue, and Church Street.

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2. Approved a use permit for M. O. Ray, Jr. for a 70-bed convalescent home on a 1.6 acre parcel at the southeast corner of Ham Lane and a westerly extension of Sylvia Drive in the R-3 residential zone.

COMMUNICATIONS

SCHEPPLER ADDITION RES. NO. 2545 ADOPTED	A petition for annexation of the Scheppler Addition signed by owners of more than one-fourth of the land by area and by assessed valuation, the boundary of which was approved as to definiteness and certainty by the County Boundary Commission, was presented for Council action. On motion of Councilman Brown, Ullmann second, the City Council adopted Resolution No. 2545, resolution of intention to annex the Scheppler Addition, and setting public hearing thereon for August 15, 1962.
PROTEST LOBAUGH SUBD. DRAINAGE	A letter protesting the drainage of the Lobaugh Subdivision into the drains in the Kristmont Acres Subdivision was read; it was signed by the following property owners: Lawrence P. and Anne Meyers, 2356 Cabrillo Circle; Dervie Gallagher, 2336 Cabrillo Circle; John P. Seiferling, 2344 Cabrillo Circle; and Joseph K. and Marilyn Thompson, 2375 Cabrillo Circle. The letter was referred to the City Manager.
PARKING ON S. SACRAMENTO CONTINUED	A letter from Hugh Steacy of Henderson Bros. was read requesting that the matter of parking on South Sacramento Street between Pine and Oak Streets be postponed because of additional discussion factors still undeveloped and of inability of representation at the June 20 meeting. The Council agreed to postpone discussion thereon to the meeting of July 5, 1962.
SHORELINE PLANNING ASSOCIATION	A letter was received from the Shoreline Planning Association of California outlining the purposes of the association and asking the Council to join the association at an annual membership fee of \$25. The letter was ordered filed on motion of Councilman Brown, Ullmann second.
S.J. PLANNING ASSOCIATION	An invitation was read from the San Joaquin Planning Association to attend a meeting of that body at the Tokay Bowl on June 22, 1962, at 7:30 p.m.

REPORTS OF THE CITY MANAGER

CLAIMS	Claims in the amount of \$106,562.27 were approved on motion of Councilman Dow, Culbertson second.
BLDG VARIANCE DENIED	The request of Mr. Ed Roth, 507 South Sacramento Street, for a variance to allow a car-port in front of his store building without the construction of a fire wall as required by the Building Code was brought up for Council consideration. The City Manager said that the relationship of the property to the setback line had been clarified and it had been established that there was sufficient room for a car to park without

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being in the setback area. However, the Building Code would not allow construction of the car-port without a firewall since Mr. Roth's property is located in the industrial zone. After discussion regarding this and similar situations and the necessity for adhering to Uniform Building Code requirements, the City Council denied the request of Mr. Roth for the reason that it is not legally possible to provide for variances to the Code on motion of Councilman Culbertson, Dow second, with Councilman Ullmann abstaining from voting because of possible direct interest due to the fact that there was a similar situation at the property adjacent to his residence.

WITHDRAW N.
LOMA ADDN
WRCFPD

RES. NO. 2546
ADOPTED

The annexation of the North Loma Drive Addition having been completed, Councilman Culbertson moved the adoption of Resolution No. 2546 withdrawing the addition from the Woodbridge Rural County Fire Protection District. The motion was seconded by Councilman Brown and carried.

STATE
PERSONNEL
SERVICES

The City Manager presented the annual agreement with the State Personnel Board Cooperative Personnel Services which provides for the use of the State Personnel Services by the City if needed for examinations, etc. On motion of Councilman Brown, Culbertson second, the City Council approved the agreement and authorized the City Manager to execute the same on behalf of the City.

HOOD FOR
GRILL AT
CONCESSION
STAND

Mr. Graves reported that the Chief Building Inspector had inspected the grill at the Lake Park concession stand and found that a draft hood should be installed over this unit in order to comply with the Building Code. The cost of such an installation would be approximately \$400. On motion of Councilman Culbertson, Ullmann second, the City Council authorized the expenditure of \$400 for installation of a hood and fan for the grill at the Lake Park concession stand.

AERIAL
TOWER
BIDS

The City Manager reported that two bids had been received for the aerial tower as follows:

Utility Body Company	\$11,984.13
Calavar Corporation	12,647.96

He said that Loren Cromwell, who was to have evaluated the bids, was ill and he therefore suggested that the award be postponed until Mr. Cromwell was able to review the bids. The Council agreed that the award should be held over.

HEALTH
INSURANCE

City Manager Graves stated that the hospitalization insurance policy for City Employees written by the Pacific Mutual Life Insurance Company in conjunction with the Foundation of Medical Care for San Joaquin County had expired and that a 1960 relative value schedule had been adopted by the Foundation in lieu of the 1957 schedule under which Lodi had been insured. Under the 1960 schedule the coverage would be broadened, but the new scale would result in an additional cost of 86¢ per employee for the City and an additional

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cost of \$1.61 for dependents paid by the employee. The employees have agreed to accept the 1960 scale. The other alternatives would be to continue the present rate under the 1957 relative value schedule, which would have the disadvantage of loss of control by the Medical Foundation, or the 1960 scale could be used with the employees paying a larger share of the expenses. The City Manager recommended that the employees be insured under the 1960 relative value schedule and that the City pay the additional 86¢ per employee. Councilman Culbertson moved that the City accept the new rates for the City employees' hospitalization insurance with coverage under the 1960 schedule of the Foundation for Medical Care. The motion was seconded by Councilman Brown and carried.

DRIVEWAYS
BEL AIR
SHOPPING
CENTER

Mr. Graves presented a request from Stone Bros. for driveways on Ham Lane to serve the Bel Air Shopping Center at the northeast corner of Ham and Lockeford Streets. He presented a sketch of the area. They are asking for one 25-foot driveway and the widening of an existing 30-foot driveway to 47 feet. The 47-foot driveway would be used jointly with the existing service station. Councilman Culbertson moved that the request for one 25-foot driveway and the enlargement of a 30-foot driveway to 47 feet on Ham Lane for the Bel Air Shopping Center be granted. The motion was seconded by Councilman Brown and carried.

ORDINANCES

AMEND CODE
CH. 22 RE
SUBDIVISIONS
ORD. NO. 724
ADOPTED

ORDINANCE NO. 724, entitled "AN ORDINANCE OF THE CITY OF LODI AMENDING THE LODI CITY CODE CHAPTER 22 'SUBDIVISION ORDINANCE OF THE CITY OF LODI' BY AMENDING SECTION 22-4 (b) AND (d) AND PARAGRAPH ENTITLED 'EXCEPTIONS' PROVIDING FOR AN INSTRUMENT OF CREDIT AND AMENDING SECTION 22-6 OF SAID ORDINANCE CHANGING THE WIDTH OF EXPRESSWAYS AND THE LENGTH OF CUL-DE-SACS," having been introduced at the regular meeting of June 6, 1962, was brought up for passage on motion of Councilman Brown, Dow second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW
ULLMANN and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

REZONE 514 W.
LOCKEFORD ST.
TO C-1
ORD. NO. 725
ADOPTED

ORDINANCE NO. 725, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING 514 WEST LOCKEFORD STREET TO BE IN THE C-1 NEIGHBORHOOD COMMERCIAL ZONE," having been introduced at the regular meeting of June 6, 1962, was brought up for passage on motion of Councilman Dow, Brown second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

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AYES: Councilmen - BROWN, CULBERTSON, DOW
ULLMANN and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

REZONE RAY
PROPERTY ON
S. FAIRMONT
TO R-3

ORD. NO. 726
ADOPTED

ORDINANCE NO. 726 entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING PROPERTY ON THE WEST SIDE OF FAIRMONT AVENUE AND SOUTH OF SYLVIA DRIVE EXTENDED TO BE IN THE R-3 LIMITED MULTIPLE FAMILY RESIDENTIAL ZONE," having been introduced at the regular meeting of June 6, 1962, was brought up for passage on motion of Councilman Ullmann, Culbertson second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW
ULLMANN and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

1962-63 BUDGET

The City Council continued the review of supplemental requests for the 1962-63 Budget covering the Police Department, the Utilities Department and the Planning Department.

CHAMBER OF
COMMERCE

The Council then proceeded with the study of the department budgets, starting with the City Clerk-City Council budget. The City Manager read the request of the Chamber of Commerce for \$6,500 which was \$1,000 more than the previous year. An itemized account of how the money was to be spent was read also. Mr. Jack Butler, Manager of the Chamber of Commerce, and Mr. Maurice Crosby, 1508 West Locust Street, spoke in behalf of the request. After considerable discussion concerning advertising for industry at this time in view of the City's inability to provide services, it was moved by Councilman Dow that the request of the Lodi District Chamber of Commerce for \$6,500 be approved. The motion was seconded by Councilman Brown and carried by the following vote:

AYES: Councilmen - BROWN, DOW and ULLMANN
NOES: Councilmen - CULBERTSON and KATZAKIAN

JR. C OF C

The City Council then considered the request of the Junior Chamber of Commerce for \$200. After consideration of use to which the funds would be put as explained by Mr. Crosby and Mr. Butler, it was moved by Councilman Brown that the City approve \$200 for the Junior Chamber of Commerce. The motion was seconded by Councilman Ullmann and carried, with Councilman Dow abstaining because of direct interest since he is on the Board of Directors of the Junior Chamber.

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SJ SAFETY
COUNCIL

The San Joaquin County Safety Council has requested \$1,000 for the coming fiscal year. Mr. Loren Powell, Secretary-Manager of the Safety Council, said that the Safety Council was striving for 50% support from industries and 50% from governmental sources, but that this goal would not be reached for four or five years even though industrial membership was growing. Councilman Culbertson moved that the request of the San Joaquin County Safety Council for \$1,000 be approved. The motion was seconded by Councilman Dow and carried.

On motion of Councilman Culbertson, Brown second, the Council adjourned to June 27, 1962 for further study of the budget.



ATTEST: BEATRICE GARIBALDI
City Clerk