

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
SEPTEMBER 19, 1962

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, September 19, 1962. Councilmen Brown, Culbertson, Dow, Ullmann and Katzakian (Mayor) present. None absent.

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

MINUTES Minutes of August 31, 1962 and September 5, 1962 were approved as written and mailed on motion of Councilman Culbertson, Brown second.

PUBLIC HEARINGS

AMEND ZONING RE MEDICAL OFFICES AND HOME BEAUTY SHOPS  
ORD. NO. 735 INTRODUCED

Notice thereof having been published in accordance with law, Mayor Katzakian called for public hearing on the proposal to amend the Zoning Ordinance by eliminating medical offices as a permitted use in the R-3 and R-4 residential zones and by limiting a beauty shop within a home to one operator and requiring a use permit therefor. There were no protests to the proposal, written or oral. The Council discussed the effect the proposal not to permit medical offices in the R-3 and R-4 zones would have on C-P commercial-professional office zones. It was felt that more study would need to be made of the C-P zone. On motion of Councilman Brown, Ullmann second, the City Council introduced Ordinance No. 735 amending Chapter 27 (Zoning Ordinance) of the Lodi City Code and thereby removing medical offices as a permitted use in the R-3 and R-4 zones and providing that home-operated beauty shops shall consist of one operator, that it will be subject to a use permit, and limiting the size of sign used.

MAURICE RAY RE SYLVIA DR.

Mr. Maurice O. Ray, Jr., 2331 Cabrillo Circle, addressed the Council concerning his plans for the Vista Ray Convalescent Hospital located at the southeast corner of Ham Lane and Sylvia Drive. He had run into difficulties in trying to get the curb and gutter installed as required by the State before the hospital could be opened. At a previous meeting the Council had accepted the deed for Ham Lane but had rejected his offer of a 20-foot right of way for Sylvia Drive because this street will have a 55-foot right of way and he is required to dedicate half of the street. Therefore the Engineering Department had not given Mr. Ray the radius for the corner so that he could have the curb and gutter installed. He said that he was willing to purchase 7½ feet of the property to the north (Cheatham estate), but that the property is in probate and not available for purchase. He said that Mr. Hugh Dow, executor of the estate, had indicated his willingness to have Sylvia Drive go through. Mr. Ray offered to post a bond with the City for purchase of the 7½ feet when it was available; however, the City Council did not want to get involved in this type of transaction. He asked that the City accept his deed for 20 feet so that he could go ahead with his plans. The City Attorney was of the opinion that the executor of the Cheatham estate could convey the property to the City. On motion of Councilman Dow, Culbertson second, the Council accepted the deed from Mr. Ray for 20 feet of right of way for Sylvia Drive, subject to Mr. Ray's obtaining 7½ feet for additional right of way.

COMMUNICATIONS

ABC LICENSE Notice of application for Alcoholic Beverage License, Retail Package Off-Sale, W. Frank and Alma E. Teague, Teague's Liquors, 222 South School Street.

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LEAGUE Acknowledgement with thanks from the League of California Cities of the receipt of Resolution No. 2555 relative to the suggested increase in highway users taxes to finance city streets.

CVD, LCC Reminder from the City of Turlock of the Central Valley Division, League of California Cities, meeting in that city on September 27.

LEAGUE MEET RE INTERNAT. COOPERATION Notice from the League of California Cities concerning the special session on international municipal cooperation at the Annual League Conference, Sunday, October 21.

## REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$149,987.07 were approved by the City Council on motion of Councilman Dow, Brown second.

AWARD - SUBD. PAVING PROJECT 1962 Only one bid was received for the Subdivision Paving Project 1962, from Claude C. Wood Company for a total of \$15,405.00. The City Manager said this was a reasonable bid and recommended that award be made. On motion of Councilman Brown, Culbertson second, the City Council adopted Resolution No. 2567 awarding the contract for Subdivision Paving Project 1962 to Claude C. Wood Company.

RES. NO. 2567 ADOPTED

SALARIES - CLASSIFIED PERSONNEL The City Manager reviewed his salary survey report, copies of which had been previously submitted to members of the Council, and recommended that classified employees be given a one-step increase. The Council discussed the results of the survey, the salaries of some of the classifications, and the problem of maintaining steps between classes. Councilman Ullmann moved that the Council accept the recommendation of the City Manager and introduce Ordinance No. 736 increasing the salary ranges for classified personnel by one step effective August 1, 1962. The motion was seconded by Councilman Culbertson and carried.

ORD. NO. 736 INTRODUCED

SALARIES - DEPARTMENT HEADS The City Manager recommended the following increases for department heads and the Administrative Assistant:

	<u>From</u>	<u>To</u>
Director of Public Works	\$995	\$1,050
Finance Director	825	860
Police Chief	850	900
Fire Chief	790	870
Supt. of Recreation & Parks	790	825
Planning Director	790	825
Supt. of Utilities	830	880
Salary Range for Administrative Assistant	500-640	550-675

Councilman Culbertson moved that the above recommendation be approved and that said salaries be made effective as of August 1, 1962. The motion was seconded by Councilman Ullmann and carried.

SALARY OF CITY MANAGER Mayor Katzakian then moved that the salary of City Manager Glaves be increased from \$14,000 per annum to \$14,700 retro-active to August 1, 1962. The motion was seconded by Councilman Culbertson and carried.

WIDENING OF CHURCH ST. BTW ELM AND LOCUST Because of present construction of office buildings and pending installation of driveways on the northwest corner of Church and Elm Streets, the City Manager feels that this would be an opportune time to widen Church Street on the west side between

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Elm and Locust Streets. The cost would be around \$4,000. The Bethel Open Bible Church on the southwest corner of Locust and Church Streets is interested in having the street widened and would pay for replacement of the sidewalk along their property. Councilman Brown objected to removal of the trees along this section of the street. The Council discussed the amount of traffic generated on Church Street. Councilman Dow moved that Church Street be widened on the west side between Elm and Locust Streets. The motion was seconded by Councilman Culbertson and carried by the following vote:

AYES: Councilmen - CULBERTSON, DOW, ULLMANN and KATZAKIAN

NOES: Councilmen - BROWN

STOP SIGNS

RES. NO. 2568  
ADOPTED

Mr. Graves reported that the Engineering Department had requested that stop signs be authorized on Diablo Drive at Sacramento Road, on Allen Drive at Lodi Avenue, on Benson Drive at Lodi Avenue and on Gerard Drive at Ham Lane. It was also requested that the Traffic Ordinance be amended to provide for a stop sign on Hutchins Street at Pine Street, in accordance with existing conditions, instead of on Pine Street at Hutchins Street. The Engineering Department also recommended that the stop sign on Lake Street at Loma Drive be removed since Loma Drive is not designated as a through street. However, members of the Council felt that this sign should not be removed. Councilman Dow moved the adoption of Resolution No. 2568 establishing stop signs as recommended, and changing the traffic ordinance to provide for the stop sign on Hutchins at Pine Street and for the stop sign on Lake Street at Loma Drive. The motion was seconded by Councilman Brown and carried.

PARKING METERS

RES. NO. 2569  
ADOPTED

The City Council then adopted Resolution No. 2569 on motion of Councilman Brown, Ullmann second, amending Resolution No. 2160 and thereby providing for 2-hour parking meters on Church Street from Walnut Street north to the alley north of Elm Street.

VOGEL ANNEXATION REQUEST

The City Manager stated that Dr. Philip Vogel was asking the City to make a determination regarding his request that the City annex 100 acres which he owns east of the Freeway. He wishes to develop this property as a residential area. Mr. Graves stated that providing this area with sanitary sewer service was the controlling factor. Present facilities can take care of only an additional 35 acres and new lines would be required at a cost of \$290,000. He felt that such a line would need to be constructed within three or four years; however, under present circumstances, it would be best to defer plans for this annexation until the City can see its way clear to service the area. Mr. Marshall Dunlap of Stockton, representing Dr. Vogel, said Dr. Vogel would be willing to put in septic tanks as an interim measure, but he was told this would be contrary to City policy. On motion of Councilman Brown, Culbertson second, the Council stated its interest in annexing the property of Dr. Vogel, but needed to have more information as to how the City will provide services before proceeding with annexation.

DEED FOR TOKAY-MILLS INTERSECTION

On motion of Councilman Culbertson, Dow second, the City Council accepted a deed from Mrs. Ada L. Hutchins for a parcel of land at the intersection of Tokay and Mills Avenue to provide for the realignment of this intersection.

LEASE - GRAPE FESTIVAL FACILITIES

The City Manager then submitted a new contract which had been prepared by the County for lease of the Grape Festival facilities for recreation purposes. It provides for an annual rental of \$3,000 with a clause to the effect that adjustment in the rental shall be made if costs justify a change. The contract is for five years starting July 1, 1962, but may be terminated

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at any time by mutual consent of both parties or by either party upon the furnishing of 90 days written notice. The agreement was approved and the Mayor authorized to execute same on motion of Councilman Culbertson, Brown second.

DISPOSAL  
PLANT  
ODOR CONTROL

The City Manager reported that the Engineering Department had investigated the cost of starting a program for masking odors at the Sewage Treatment Plant with Airkem and had come up with an estimate of \$630. There had been odor complaints during the summer, but there should be no further trouble with odors this year. However, it was felt that it would be expedient to have the equipment installed before the trouble period started next year, and the City Manager so recommended. Councilman Dow moved that \$630 be appropriated for the purpose of installing equipment and materials for an odor control program at the Sewage Treatment Plant. The motion was seconded by Councilman Ullmann and carried.

ENSMINGER  
DRIVEWAY  
REQUEST

A request from Mr. Chris Ensminger for a 30-foot driveway to his proposed apartments on Orange Street immediately north of Lot 8 of the Clancy Tract was presented for Council consideration. The Engineering Department recommended that the request be granted. Councilman Culbertson moved that the request of Mr. Ensminger for a 30-foot driveway be approved. Motion was seconded by Councilman Dow and carried.

RESURFACING  
WEST CAMPUS  
TENNIS COURTS

City Manager Graves informed the Council that due to an error in quotations which were given to the City for the resurfacing of the West Campus tennis courts, only half of the work could be done for the \$2,000 each which the School District and the City had budgeted for this project. The Director of Recreation and Parks had felt it best to drop the project for this year and to make a study of the City having its own courts and had so recommended to the City Manager.

ORDINANCES

ZONING ORD.  
AMENDMENTS

ORD. NO. 732  
ADOPTED

ORDINANCE NO. 732, entitled "AN ORDINANCE OF THE CITY OF LODI AMENDING THE LODI CITY CODE CHAPTER 27 THEREBY INCREASING THE LAND AREA REQUIREMENTS FOR APARTMENTS IN THE C-P COMMERCIAL PROFESSIONAL OFFICE ZONE AND PROHIBITING RECONSIDERATION OF AN APPLICATION FOR REZONING WHICH HAS BEEN DENIED WITHIN THE PAST YEAR," having been introduced at the meeting of September 5, 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

REZONE w/S  
HAM BTW  
LOCKEFORD  
AND ELM STS  
TO C-S

ORD. NO. 733  
ADOPTED

ORDINANCE NO. 733, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING PROPERTY ON THE WEST SIDE OF HAM LANE BETWEEN ELM STREET AND LOCKEFORD STREET TO BE IN THE C-S COMMERCIAL SHOPPING ZONE," having been introduced at the meeting of September 5, 1962, was brought up for passage on motion of Councilman Culbertson, Brown 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 ULLMANN and  
KATZAKIAN

NOES: Councilmen - NONE

ABSTAIN: Councilmen - DOW

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REZONE 201-209  
N. SCHOOL ST  
TO C-2

ORD. NO. 734  
ADOPTED

ORDINANCE NO. 734, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING 201-209 NORTH SCHOOL STREET TO BE IN THE C-2 GENERAL COMMERCIAL ZONE," having been introduced at the regular meeting of September 5, 1962, was brought up for passage on motion of Councilman Dow, Ullmann 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

The Council then adjourned.

*Beatrice Garibaldi*  
Attest: BEATRICE GARIBALDI  
City Clerk