

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
APRIL 6, 1966

This regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, April 6, 1966, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, DOW, WALTON and KIRSTEIN (Mayor)

Absent: Councilmen - None

Also present: City Manager Graves, City Attorney Mullen (8:10 p.m.), Administrative Assistant Peterson and Planning Director Schroeder.

MINUTES On motion of Councilman Culbertson, Brown second, the minutes of March 16, 1966, were approved as written and mailed.

PUBLIC HEARINGS

PREZONING S/W CORNER OF LODI AVE & LOWER SACTO RD TO C-S
ORD. NO. 813 INTRODUCED

Notice thereof having been published in accordance with law, Mayor Kirsten called for public hearing on the recommendation of the City Planning Commission to prezone 13 acres at the southwest corner of Lodi Avenue and Lower Sacramento Road to C-S Commercial District. Planning Director Schroeder showed a sketch of the area and indicated the 13-acre parcel which is being proposed for a neighborhood shopping center. The following people spoke in favor of the proposal: Mr. Robert Mertz, 404 West Pine Street, representing Mr. Thomas Hom, Mr. Wing Fong and Mr. Raymond Fong. Mr. Mertz referred to the Planning Commission Minutes of March 7, 1966, stating that his presentation would be similar to that presented to the Planning Commission. His clients had originally asked the County for zoning of 23 acres which would be general commercial, but after meeting with the City Planning Commission felt that the Commission's recommendation of a 13-acre C-S development would be acceptable. (City Attorney Mullen arrived) Proceedings for annexation of the 23 acres to the City have been started. Mr. Mertz pointed out that (1) C-S zoning will allow a first class neighborhood shopping center to be built; (2) C-S zoning for this area is in the City's Master Plan; (3) Such a shopping center would be well located to serve future growth in the area; (4) construction would be started within three months after annexation and prezoning were completed; (5) the Woodbridge Irrigation District Canal would be a natural screening device for homes on the east side of Lower Sacramento Road. Mr. Mertz stated they hoped to work out plans with the Irrigation District in connection with the proposed shopping center.

Mr. Ben Schafer, 112 North Church Street, said C-S would give the Planning Commission a certain amount of authority in providing for proper development and he agreed with Mr. Mertz' presentation.

Mr. Victor Meyer, 41 South Sacramento Street, pointed out that the developers had an adequate strip of land on the south and west sides of the 13 acres to provide adequate screening.

The following people spoke against the rezoning:

1. Mr. Victor Goehring, 225 West Elm Street, representing Mr. and Mrs. Kenneth Lobaugh. Mr. Goehring stated that

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interests of people with developments in the area should be protected and that the 13-acre site is not desirable for C-S zoning because of the traffic problem it will create along Lower Sacramento Road and Lodi Avenue; also, a shopping center will devalue the homes in the area because of lights, signs and traffic. He objected to the plans for the shopping center as being vague and premature. He presented petitions signed by 29 residents of the vicinity of Lodi Avenue and Lower Sacramento Road objecting to the proposed zoning.

2. Mr. Elmer Altnow, 2411 Diablo Drive, said the residents on Diablo Drive, which is a cul-de-sac, would be facing additional traffic.

3. Mr. Kenneth Lobaugh, 330 West Lodi Avenue, said the plans for the proposed shopping center had been presented in a nebulous way and he felt it would probably be a disadvantage to homes in Diablo Subdivision.

There being no further persons in the audience who wished to be heard, the public portion of the hearing was closed.

Councilman Culbertson said the proposal fits the Master Plan and he felt this location to be less obnoxious than any other in the area. With C-S zoning the City will be able to control landscaping, parking, types of business, etc. Councilman Dow said that any zone change will effect somebody and that the proposal appears to meet the City standards and is a desirable location. Councilman Walton stated he was not convinced the location was ideal, but considering the over-all area and the master plan, he felt it was the best available and would cause the least inconvenience. Mayor Kirsten was of the opinion that the developers would want to generate good will in the area and would put up a shopping center that would not be a detriment to the area. Councilman Brown moved the introduction of Ordinance No. 813 rezoning 13-acres at the southwest corner of Lodi Avenue and Lower Sacramento Road to C-S Commercial Shopping District. His motion was seconded by Councilman Dow and carried by unanimous vote. Mr. Lobaugh asked if he could be advised when the shopping plans would come before the Planning Commission and Mr. Schroeder said he would so notify him.

IMPROVEMENTS
AT LOMA AND
LAKE STS.

Notice thereof having been posted in accordance with law, Mayor Kirsten called for hearing on the proposed installation of curb, gutter and sidewalk at the southeast corner of Loma Drive and Lake Street. On December 15, 1965 the Council had ordered installation of the improvements and since that time the property owners had been contacted without result. Mrs. Gloria Hagan, owner of the property, said she was financially unable to put in the improvements at this time. Mr. Graves suggested that Mrs. Hagan meet with him to try to work out some plan for paying for the improvements. Councilman Culbertson moved that the City proceed with installation of the curb, gutter and sidewalk at the corner of Loma and Lake Street and that Mrs. Hagan meet with the City Manager to work out some means of payment. The motion was seconded by Councilman Walton and carried unanimously.

GUNSCH
SIDEWALK

Mr. Henry Gunsch stated he was under the impression that he would not be required to put in sidewalk across his center driveway at his trailer park on South Cherokee Lane. Mr. Graves said the Council had agreed that sidewalk would not be necessary in front of the commercial

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building. After discussion, it was moved by Councilman Dow that Mr. Gunsch not be required to put in sidewalk from the commercial building to the south side of the center driveway, providing sufficient funds have been assigned to the City to cover cost of installation. The motion was seconded by Councilman Culbertson and carried by unanimous vote.

THANKS

Mr. George Creighton, local Manager for the Pacific Telephone and Telegraph Company, 720 Palm Avenue, speaking as a property owner and citizen, commended the Council for its outstanding leadership in giving good government to this community. Mayor Kirsten thanked Mr. Creighton for his remarks and said they were appreciated.

EPSILON
SIGMA ALPHA

Councilman Walton called the Council's attention to the young ladies who have been attending Council meetings as representatives of Epsilon Sigma Alpha Sorority. At his suggestion, a letter of appreciation is to be sent to this organization.

PLANNING COMMISSION

Mr. Graves reported on the following actions of the Planning Commission at its meeting of March 28, 1966:

1. Approved the request of Mr. Calvin Helwig to amend the plot plan of a previously-approved variance by lengthening the required connection between two dwelling units from 17 feet to 35 feet at 921 South Garfield Street in an R-3 zone.
2. Approved the request of Mr. Christian Ensminger for a variance to reduce the required driveway length from 20 feet to 10 feet and a second driveway from 20 feet to 18 feet to allow the completion of two additional attached dwelling units presently under construction at 921 South Central Avenue in an R-3 zone.

Planning Director Schroeder explained the above requests.

COMMUNICATIONS

ROAD IN BAJA
CALIFORNIA

A letter was read from Mr. Joseph A. Beek, Secretary of the State Senate, as a member of the Commission of the Californias, asking for endorsement of a highway from the U.S. boundary near Tijuana to Cabo San Lucas at the south end of Baja California. No action taken.

ABC LICENSE

A notice was read of Application for Alcoholic Beverage License, On Sale Beer, Dennis M. Parker and Robert W. Smith III, The Playboy, 7 South Sacramento Street.

OPPOSE AB 114
RE LIBRARIES

A resolution was received from the Library Board of Trustees opposing Assembly Bill 114 which amends the Public Library Development Act by increasing the standards for participation in State aid under the Act. AB 114 would exclude all but a few large libraries or library systems from participating. The League of California Cities is opposing this bill also since the standards have been increased to the point where only five or six libraries could qualify. Mr. Graves recommended that the Council adopt a resolution opposing this bill. On motion of Councilman Brown, Walton second, the City Council adopted Resolution No. 2934 declaring

RES. NO. 2934
ADOPTED

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its opposition to AB 114. Mr. Graves said he would attend a hearing on the bill scheduled for Monday, April 11.

OPPOSE AB 128
RE SERS

RES. NO. 2935
ADOPTED

Councilman Culbertson stated the League of California Cities is also opposing AB 128 which would amend the provisions of the State Employees' Retirement System to reduce the minimum age from 55 to 50 at which local police officers may retire and receive retirement allowances averaging one-half final compensation. On motion of Councilman Culbertson, Brown second, the Council adopted Resolution No. 2935 going on record as opposing AB 128.

LEGISLATION
RE MARIJUANA

Mr. Graves said he had talked to a member of the League Staff in regard to a proposed initiative measure legalizing growth and sale of marijuana in this state. No definite proposals have come before the State Legislature on this matter so action thereon would be premature. The Council therefore tabled the request of Los Angeles County Supervisor Warren Dorn to oppose any proposals in regard to growth and sale of marijuana.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$456,852.57 were approved on motion of Councilman Dow, Walton second.

AWARD -
TRUCKS

Bids received on two, 2-ton trucks were as follows:

RES. NO. 2936
ADOPTED

Loewen Auto Company	\$6,741.51
Tokay Motors	6,895.85
Green-Schwindt	7,056.71

On motion of Councilman Dow, Culbertson second, the City Council adopted Resolution No. 2936 awarding the contract for furnishing two, 2-ton trucks to the low bidder, Loewen Auto Company in accordance with their bid.

AWARD -
COMPACT CARS

The following bids were received for two compact cars:

RES. NO. 2937
ADOPTED

Loewen Auto Co.	Chev. II	\$2,926.87
Green-Schwindt	Falcon	3,453.94

On motion of Councilman Brown, Walton second, the Council adopted Resolution No. 2937 awarding the bid to the low bidder, Loewen Auto Company.

AWARD -
VINE STREET
STORM DRAIN

The following bids were received on the Vine Street Storm Drain, Fairmont Avenue to Sacramento Street:

RES. NO. 2938
ADOPTED

Merril Yost Co.	\$53,126.80
W. M. Lyles Co.	57,119.18
Stockton Construction Co.	64,834.60
A. Teichert & Son	65,678.60
Cecil Sand & Gravel Co.	73,933.70
Claude C. Wood Co.	79,017.00
R. Goold & Son	84,286.10

On motion of Councilman Dow, Brown second, the City Council adopted Resolution No. 2938 awarding the contract for the above project to the low bidder, Merrill Yost Company, in accordance with their bid.

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AWARD -
STREET
IMPROVEMENTS
VINE AND
STOCKTON STS.

RES. NO. 2939
ADOPTED

Bids received for Street Improvements, Vine Street and Stockton Street, were received as follows:

Claude C. Wood Co.	\$24,347.22
A. Teichert & Son	28,936.80
Tompkins & Gallaven	29,544.47

On motion of Councilman Walton, Culbertson second, the City Council adopted Resolution No. 2939 awarding the contract on the street improvements to the low bidder, Claude C. Wood Company.

SPECS -
SANITARY SEWER
KETTLEMAN LANE

Plans and specifications were submitted for a 12-inch sanitary sewer on Kettleman Lane between Stockton Street and Central Avenue. On motion of Councilman Dow, Walton second, the City Council approved the plans and specifications submitted and authorized calling for bids thereon. Mr. Graves mentioned that in connection with this project it may be necessary to remove six trees on the south side of Kettleman Lane which is in the County. Approval for removal, if necessary, has been obtained from the Division of Highways.

LCDI FAB
REQUEST FOR
CROSSWALK

The City has received a request from Lodi Fab Company for two mid-block crosswalks in the 1000 block of South Sacramento Street adjacent to the Company's building. One crosswalk was wanted for equipment and the other for both equipment and pedestrians. The Director of Public Works discussed the request with Mr. Roy White of Lodi Fab indicating that he did not feel the mid-block crosswalks would be advisable from a safety standpoint. However, because of the amount of pedestrian traffic between the two buildings on each side of the street, he recommended that a crosswalk be installed across Sacramento Street on the north side of Park Street for pedestrian use only. This recommendation was agreeable to Mr. White. After discussion of movement of equipment back and forth across the street and possible liability of the City if a crosswalk is put in, it was moved by Councilman Brown, Culbertson second, that the matter be referred back to Lodi Fab for further study.

PARKING STALLS
ON S. SACTO ST.

The City has received a request from Mr. Marvin Miller of MEMCO to paint parking stalls adjacent to his property in the 1200 block of South Sacramento Street. After study of the parking situation in the block, the Public Works Director recommends the painting of parking stalls on both sides of the street in front of Holz Rubber Company, Mosquito Abatement, MEMCO and Fred Brown properties in accordance with a sketch submitted to the Council. Councilman Culbertson said he likes the stalls which are painted so as to have a space for driving in or out. Councilman Culbertson moved that the recommendation for parking stalls be approved providing that the stalls be painted so as to provide a space for ingress and egress. His motion was seconded by Councilman Dow and carried with Councilman Brown abstaining because of direct interest.

CENSUS

Mr. Graves stated that the preliminary census count was 26,842 and that the Census Bureau would have the final figure at a later date.

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ORDINANCES

BUILDING
HEIGHT IN
"M" ZONE

ORD. NO. 812
ADOPTED

ORDINANCE NO. 812, entitled "AMENDING SECTION 27-12(b)1 OF THE CODE OF THE CITY OF LODI AND THEREBY PERMITTING BUILDINGS IN EXCESS OF THIRTY-FIVE FEET IN HEIGHT IN THE 'M' INDUSTRIAL ZONE," having been introduced at the regular meeting of March 16, 1966, was brought up for passage on motion of Councilman Dow, Culbertson second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - BROWN, CULBERTSON, DOW,
WALTON and KIRSTEN

Noes: Councilmen - None

Absent: Councilmen - None

ADJOURNMENT

There being no further business, at 10:40 p.m. the Council adjourned to Tuesday, April 19, 1966, at 8:30 p.m. on motion of Councilman Dow.



Attest: BEATRICE GARIBALDI
City Clerk