

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
JULY 5, 1961

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, July 5, 1961. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Graves, Admin. Asst. Carlton, Planning Director Rodgers and City Attorney Mullen.

MINUTES Minutes of June 21, 1961 and June 22, 1961 were approved as written and mailed on motion of Councilman Brown, Ullmann second.

PUBLIC HEARINGS

C-S ZONING BARBERA PROP.
ORD. NO. 698
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Culbertson called for a public hearing on the proposed rezoning of the Edward Barbera property from R-1 family residential and C-1 neighborhood commercial to the C-S commercial shopping zone. There were no protests, written or oral. Mr. Barbera, 120 S. Orange Avenue, spoke in favor of the 10-acre rezoning as the first stage of a 25-acre development on his property bounded by Church Street, Kettleman Lane and West Lane. He reviewed the history of the property and cited the points in favor of the rezoning and development as a shopping center. City Manager Graves read the Planning Commission report of May 12, 1961 in favor of the proposal. Councilman Katzakian asked several questions regarding the planned development and C-S zoning procedures. Councilman Brown commented favorably on the proposal. Councilman Mitchell agreed and expanded on these remarks. Mayor Culbertson questioned Mr. Barbera on the probable timing of the staged development of the site. Mr. Barbera traced his past development plans but indicated that his present plans await the rezoning of the site by the City Council. On motion of Councilman Katzakian, Brown second, the City Council introduced Ordinance No. 698 by reading of title only and waiving the reading of the ordinance in full, rezoning the Barbera property from R-1 family residential and C-1 neighborhood commercial to the C-S commercial shopping zone.

C-S ZONING
REJECTED
WM. FORD PROP.

Mayor Culbertson then called for a public hearing on the request of Mr. William Ford for a change of zoning from the R-1 family residential to the C-S commercial shopping zone for a 14.2-acre parcel located along the north side of Kettleman Lane between Ham Lane and Fairmont Avenue. City Manager Graves read the Planning Commission report in favor of this proposal dated May 16, 1961. Mr. Ford, 465 South Tuxedo Avenue, Stockton, spoke in favor of his proposed Community Shopping Center. He read a letter he had written to the Lodi Planning Commission on May 4, 1961 regarding the Community Shopping Center. He indicated there would be between 24 and 26 stores in the proposed center. He stated that two loaning agencies were willing to loan up to \$1,500,000

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on the project. He indicated that within 90 days he would be able to announce two to five prospective tenants. Prospective local business tenants would be given priority. He displayed an artist's rendering of the proposed development. Mr. Barbera spoke in opposition to the proposal as being too close to his shopping center; an example of excessive shopping center zoning; and not good planning. He detailed his objections from a planning point of view. Howard Babcock, 9 Chestnut Street felt the proposed center was too early and too close to the one just approved. Mr. Ford reiterated his plans to start construction in early 1962 and build continuously in four stages until the whole center is completed in 1964. Mr. Rodgers quoted the definition of a Community Shopping Center and indicated that Lodi's present Central Business District serves this purpose for the 40,000 people in the Lodi District. He cited the problems Stockton has been having with its four shopping center sites in a small area north of the Calaveras River. Lodi's present City population was estimated at about 23,000 and the rural area was about 15,000. The predicted population for 1970 was between 33,000 and 36,000 and the 1980 estimate was for between 46,000 and 50,000. Mr. Ford indicated the population in 1965 will sustain his proposed shopping center. He emphasized the benefits of a complete one-stop shopping in attracting industry. Mr. Ford's population estimates predict 45,000 to 50,000 people in Lodi by 1970. He also emphasized the pull of a Community Shopping Center on shoppers from the Mother Lode. He gave his version of the Stockton shopping center problems. Councilman Brown stated his views in opposition to the proposal. He considered it a bad location because of the institutional rather than residential nature of the surrounding land uses. Mr. Ford stated that this was not a problem. Councilman Katzakian cited his optimism for Lodi's future but he did not feel as optimistic as Mr. Ford. He stated that there aren't enough people to support two such centers and that the proposal is premature and badly located. Mayor Culbertson said that he felt these two centers were too close together and that Lodi's downtown shopping district would be sufficient to handle our present population. Councilman Mitchell stated that he thought the Barbera center was the better location and that there wasn't a need for the second shopping center. He indicated that the reserve acreage on the Barbera property would be a better site for a Community Shopping Center than the present proposal. The discussion continued until Councilman Katzakian moved to reject the proposed C-S rezoning for the Ford Community Shopping Center based on its location being unsatisfactory from a planning and economic point of view, and it being premature or excessive commercial zoning for Lodi's present shopping needs. The motion was seconded by Councilman Brown and carried unanimously.

PC ACTIONS

Mr. Graves then reported the following actions taken by the Planning Commission at its meeting of June 26, 1961:

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1. Approved a zoning adjustment for Mr. Frederick R. Mayers to permit an overhanging eave to project to within 16" of the property line for the home at 305 Bella Vista Drive in the R-1 residential zone.
2. Approved a use permit for the First Baptist Church to erect a lighted identification sign on its parking lot at the southwest corner of Pine Street and Central Avenue in the R-4 residential zone.

COMMUNICATIONS

ABC LICENSE The notice of application for transfer of Alcoholic Beverage license for William R. Hill, The Hideaway, 7 South Sacramento Street was received and read.

38TH ANNUAL
AMA CONGRESS A letter from the American Municipal Association inviting the Council to attend the 38th annual American Municipal Congress to be held in Seattle, Washington, Olympic Hotel, August 26 - 30, 1961 was read and filed.

REQUEST FOR
IRRIGATION
WATER
P.J. MCLAUGHLIN A letter from Mr. Peter J. McLaughlin, 611 W. Locust St. was read requesting water from fire hydrants at the west end of Debbie and Elm Streets to irrigate approximately six acres of vineyard for two or three irrigations during this growing year. The City Manager explained the situation and Councilman Brown made a motion to approve the request on a one year emergency basis as stipulated in Mr. McLaughlin's letter. Councilman Mitchell seconded the motion and it carried unanimously.

REPORTS OF THE CITY MANAGER

DOWNTOWN
PARKING
REJECTED City Manager Glaves then brought up the proposal of the downtown merchants to provide free parking for their customers by having the meters on the off-street parking lots hooded or the meter heads removed. After further study of the situation Councilman Katzakian felt that he did not want to approve the proposal until they had enough support for the program. He pointed out that this should be similar to the lighting district procedure in that the businessmen should come forth with a petition that indicates the support of the downtown merchants for the proposal. City Attorney Mullen suggested the form of a motion that would give the merchants a green light to go ahead and canvass the merchants to obtain the required funds. Mayor Culbertson raised the problem of policing and the negative effect of the hooding and unhooding that would be certain to occur. Councilman Katzakian moved, Brown second, to disapprove the proposal since disrupting the present parking lot arrangement would develop hardships equal or worse than the present situation. The motion carried unanimously.

AUTO MILEAGE
ALLOWANCE
INCREASED City Manager Glaves then reported on his analysis of our present automobile mileage allowance for use of privately owned cars in connection with City business. His recommendation of eight cents per mile was below the average of cities in California but as a matter of administrative policy this use is not encouraged. The old rate,

- RES. NO. 2451
ADOPTED
- which had been in effect since 1948 was \$3.07 a mile for trips of 100 miles or less and \$.05 a mile for trips over 100 miles. Councilman Katzakian moved, Mitchell seconded the adoption of Resolution No. 2451, adopting a mileage allowance of \$3.08 per mile for reimbursing the use of private autos when necessary on City business. The motion carried unanimously.
- VINE-HUTCHINS
PARK PLANS
- City Manager Graves reviewed the plans of the Vine-Hutchins park and the work the American Legion has offered to do at this time. This offer comes to about \$4,000 of donated time and materials. The City of Lodi has budgeted \$13,760 in 1961-62 for further development of the park. This would leave about \$48,000 of uncompleted but planned development for the park. The American Legion plans to spearhead a campaign to solicit contributions to complete the park. On motion of Councilman Mitchell, Brown second, the Council approved the plans for the park and indicated its willingness to name it The American Legion Park, subject to the Legion getting clearance from the National American Legion for the use of the name. This action will allow the landscape architect to go ahead with the final plans and specifications for the park.
- FIRE DEFENSE
INSTITUTE
- The City Manager presented a report on the new AMA fire grading. Fire protection costs are going up as are fire insurance rates. These ratings and rates are set by an autonomous body (NEFU) and so the AMA has organized a Municipal Fire Defense Institute to study the question continuously. Cities are requested to join. After discussing the matter, Councilman Mitchell moved, Katzakian second that the City subscribe to the institute. Motion carried unanimously.
- 1961-62 BUDGET
ORD. NO. 697
ADOPTED
- ORDINANCE NO. 697, entitled "ADOPTING A BUDGET FOR THE SUPPORT OF THE VARIOUS DEPARTMENTS OF THE CITY OF LODI FOR THE FISCAL YEAR BEGINNING JULY 1, 1961 AND ENDING JUNE 30, 1962," having been introduced at the adjourned meeting of June 22, 1961, was brought up for passage on motion of Councilman Mitchell, 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, KATZAKIAN, MITCHELL,
ULLMANN and CULBERTSON
- NOES: Councilmen - NONE
- ABSENT: Councilmen - NONE
- LIBRARY BOARD
APPOINTMENTS
- Mayor Culbertson stated that the terms of Miss Ida Rinn and Mr. Louie Singer, members of the Library Board, had expired. On motion of Councilman Katzakian, Mitchell second, the Council reappointed Ida Rinn and Louie Singer to the Library Board for three year terms which would expire June 30, 1964.
- CITY MANAGER'S
SALARY RAISED
- Mayor Culbertson stated that he had reviewed City Manager Graves' salary in comparison with other cities, and proposed that it be increased to \$14,000 per year. He indicated that this was

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in line with salaries paid to Managers of comparable cities and that it was justified by City Manager Graves' outstanding record of the past three and one-half years. On motion of Mayor Culbertson, Katzakian second, the Council approved the increase in salary for the City Manager to \$14,000 per year commencing July 1, 1961.

UNPAID LIGHTING
DISTRICT
ASSESSMENTS
RES. NO. 2452
ADOPTED

It was then brought to the City Council's attention that unpaid assessments for the Cardinal-Ribier Street Lighting District and the Palm Avenue Street Lighting District should be placed on the County tax rolls for fiscal 1961-62. On motion of Councilman Katzakian, Brown second, the Council adopted Resolution No. 2452 providing for the collection of special assessments for street light construction on the Cardinal-Ribier Street Lighting District and the Palm Avenue Street Lighting District by the County Tax Collector.

The Council then adjourned.


ATTEST: FRANK C. CARLTON
Deputy City Clerk