

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
AUGUST 2, 1961

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, August 2, 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 July 19, 1961 were approved as written and mailed on motion of Councilman Brown, Ullmann second.

PUBLIC HEARINGS

ANNEX
CHIAPPE ADDN.

ORD. NO. 699
INTRODUCED

STORM DRAIN
PLANS

Notice thereof having been published in accordance with law, Mayor Culbertson called for public hearing on the proposed annexation of the Chiappe Addition. There were no protests, written or oral. City Manager Graves stated that the City does not have facilities to drain this area; in adjacent subdivisions, storm water is being drained into the sanitary sewers and they are already overloaded. He suggested that the portion of the Master Storm Drain Plan calling for a drainage ditch to run parallel to the Woodbridge Irrigation District canal along the line of Mills Avenue extended be constructed and used as a holding area for storm water. The cost to build this ditch would approximate \$35,000. On being asked if the Woodbridge Irrigation District would give the City any relief, the City Manager answered that the City has contacted the District on several occasions and has been told that the District is unwilling to accept any more City water than is permitted at present. The City Manager said that the City would have to use money in the reserve fund if it were to construct the ditch at this time, which meant it could not be included in a bond issue. Members of the Council recognized the drainage problem created by annexations, particularly in the south and west areas, and felt that in this case some provision could be made for the storm waters since the suggested ditch would be a part of the City's ultimate drainage system. On motion of Councilman Brown, Mitchell second, the City Council introduced Ordinance No. 699, by reading of title only and waiving the reading of the ordinance in full, annexing the Chiappe Addition to the City of Lodi. On motion of Councilman Katzakian, Mitchell second, the Council then authorized the Department of Public Works to proceed with plans and estimates for that portion of the Master Storm Drainage Plan which called for a ditch running parallel to the WID canal, said ditch to be used for ponding of storm water from the Chiappe Addition until the City's drainage system is completed.

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E.E. VEIL
TRAILER PARK

Notice thereof having been published in accordance with law, Mayor Culbertson called for public hearing on the appeal of Mr. E.E. Veil from the decision of the Planning Commission in denying his request to operate a trailer park at 530 Eden Street. Mr. Veil stated that he had contacted State authorities who said he would not come under State regulations since he only wanted to park one trailer. After purchasing a trailer he found out that he still had to obtain a use permit from the City in order to use the trailer for living purposes. He now asked that he be given a temporary use permit for the trailer so that it could be used while he was trying to make other arrangements. The City Manager read the report from the Planning Commission which had denied the request because it felt that a single trailer could not be reasonably construed to come within the definition of a trailer park and, if a single trailer were designated as a trailer park, a problem would arise in the use of such individual trailers for living purposes in any of the multiple family or commercial zones without regard for necessary community facilities. City Attorney Mullen informed the Council that the property was in a zone (R-4) in which a trailer park was permissible under a use permit and the way the City ordinance is worded, a trailer park could consist of one trailer. He suggested that the request be resubmitted to the Planning Commission which could restrict the use permit to a certain length of time and make it non-transferrable. In view of the City Attorney's opinion regarding the subject ordinance, the request of Mr. Veil was referred back to the Planning Commission on motion of Councilman Mitchell, Ullmann second.

ED WERNER RE
MFG PLANT ON
YORK STREET

Mr. Ed Werner, 600 York Street, spoke concerning his nonconforming manufacturing plant on York Street which had recently been damaged by fire. He wanted advice from the Council as to what he could do with the property and buildings. It was pointed out to Mr. Werner that the Council would have to receive a proposal from him before it could determine what would be acceptable. It was suggested that he talk his problem over with the Planning Director and that something reasonably acceptable could be presented to the Planning Commission without going to a great deal of expense. Mr. Werner thanked the Council and stated he would work with the Planning Director and the Planning Commission for a solution.

PLANNING COMMISSION

REZONING ON
S. HAM EXT.

Recommendation from the Planning Commission that a two-acre parcel located along the east side of South Ham Lane in the 500 block be rezoned from the R-1 family residential zone to the R-3 limited multiple family residential zone. There is a problem in connection with this request in that the property does not front on a public street and consequently

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there would be no public access for buildings to be erected on this property. The property owners who are asking for the rezoning are willing to dedicate street right of way, but it would still have to be reached by going over a roadway that has not been dedicated as a public street. This land belongs to Mr. Thomas Doyle and the Council felt he should be contacted with the view of reaching an agreement for street right of way. Councilman Brown moved that the rezoning be set for public hearing on August 16, 1961 and that in the interim Mr. Doyle be contacted in regard to obtaining right of way for the extension of Ham Lane. The motion was seconded by Councilman Katzakian and carried by unanimous vote.

REZONING
NE CORNER OF
HAM AND
LOCKEFORD

The Planning Commission also recommended that the property located at the northeast corner of Ham Lane and Lockeford Street (surrounding a service station) be rezoned from the R-2 one-family residential zone to the C-1 neighborhood commercial zone. On motion of Councilman Katzakian, Ullmann second, the proposed rezoning was set for public hearing on August 16, 1961.

COUNCIL-PC
MEETING

Members of the Council agreed to meet with the City Planning Commission to discuss planning problems on Monday, August 21, 1961.

COMMUNICATIONS

SP RE WP

Letter from the Southern Pacific Company requesting to be heard in the event the Council reconsiders its stand on the proposals of Santa Fe and Southern Pacific to control Western Pacific which is presently being evaluated by the Interstate Commerce Commission.

JAYCEES

Letter from the Lodi Jaycees thanking the Council for assistance given to that organization on its recent "Atoms for Peace" project.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$102,146.67 were approved on motion of Councilman Katzakian, Mitchell second.

AWARD -
TURNER RD.
RECONST.

Tabulation of bids on the reconstruction of East Turner Road were presented, two bids having been received which totaled as follows:

RES. NO. 2459
ADOPTED

Claude C. Wood Co.	\$ 9,240.00
C. Merrill Co.	13,570.00

On motion of Councilman Mitchell, Brown second, the Council adopted Resolution No. 2459 awarding the contract for the reconstruction of East Turner Road to Claude C. Wood Company for a total of \$9,240.00.

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SUBD. STREETS
ACCEPTED

RES. NO. 2460
ADOPTED

The City Manager read a report from the Department of Public Works that the following streets were ready for acceptance by the City: Pacific Avenue and Mariposa Way in Cherrywood Park; Mills Avenue in Son Ray Court; Mills Avenue in Sharon Manor; and Capell Drive, Santa Ynez Drive, Loma Drive between Capell Drive and Santa Ynez Drive, and Mills Avenue in Capell Park. Councilman Katzakian moved the adoption of Resolution No. 2460 accepting the above named streets in the respective subdivisions as public streets. Motion was seconded by Councilman Brown and carried by unanimous vote.

WITHDRAW MAYER
ADDN FROM FIRE
DIST.

RES. NO. 2461
ADOPTED

City Manager Graves stated that annexation of the Mayer Addition to the City had been completed and it was now in order for the Council to withdraw said addition from the Woodbridge Fire District. On motion of Councilman Katzakian, Mitchell second, the Council adopted Resolution No. 2461 withdrawing the Mayer Addition from the Woodbridge Rural County Fire Protection District.

RENEW STADIUM
CONCESSION
CONTRACT

The City Manager reported that a recommendation had been received from the Recreation Commission that the Hires Bottling Company contract for concessions at the Stadium be renewed for a three-year period. The contract with Hires Bottling Company was renewed for three years to June 30, 1964 on motion of Councilman Brown, Katzakian second.

STATE AGREE-
MENT RE
CHEROKEE DITCH

RES. NO. 2462
ADOPTED

The City Manager then read the terms of a Supplemental Agreement with the State Division of Highways which provides that the State will excavate the City's Cherokee Ditch in exchange for the dirt. The Council approved the Supplemental Agreement and authorized its execution by the Mayor and City Clerk by adoption of Resolution No. 2462 on motion of Councilman Brown, Katzakian second.

MILLS AND ELM
THROUGH STS.

RES. NO. 2463
ADOPTED

A recommendation from the Department of Public Works that Mills Avenue from Turner Road to Lodi Avenue be designated a "Through" street with the exception of a "Stop" at Elm Street and that Elm Street from Ham Lane to its westernmost limits be also designated a "Through" street was presented. The designation of these streets as through streets is in keeping with the Master Plan. On motion of Councilman Mitchell, Katzakian second, the City Council adopted Resolution No. 2463 designating the above streets as through streets as recommended.

MILLER'S
MILLWORK MART
ALLEY

City Manager Graves reported on the findings of the Department of Public Works in regard to the alley at Miller's Millwork Mart. In order to improve the alley and provide adequate drainage, the total cost of the job--rock base, asphaltic concrete surfacing, and concrete gutter--would be approximately \$3,000. If an assessment district were formed, an additional \$600 would be needed for legal and

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advertising costs. To bring the alley up to the standard used for normal residential alleys would cost \$700. Mr. Clarence Miller of Miller's Millwork Mart stated that he had discussed the problem with some of the property owners and that some of them were not interested in paying to have the alley improved. Councilman Katzakian suggested that the City might be willing to pay \$700 of the costs if the property owners would foot the rest of the bill. It was pointed out that other alleys might need improving and that the City would be getting requests from other property owners if it acceded to this request. Mayor Culbertson stated that there were alleys that need attention and the alley problem should be solved. Councilman Brown moved that the City pay \$700 towards improvement of the alley in question provided that the property owners raise the additional \$2,300 required and that when this amount was received from the property owners, the City should proceed with the work. The motion was seconded by Councilman Mitchell and carried unanimously.

ELIMINATE
LOADING ZONE
AT THEATER

RES. NO. 2464
ADOPTED

The Department of Public Works recommends that the loading zone in front of the Fox Theater on School Street be eliminated since the theater has been closed for over a year and there are no indications that it will be reopened in the near future. Councilman Brown moved the adoption of Resolution No. 2464 eliminating the loading zone in front of the Fox Theater and establishing a metered parking stall therein. The motion was seconded by Councilman Katzakian and carried.

AUTHORIZE
PURCHASE OF
DITCH PUMP

The City Manager stated that the 1961-62 Budget contained appropriations for the purchase of a 12" ditch pump for recirculation of tail water at the 303-acre disposal site. The pump should be installed prior to the peak load this fall, and the City Manager recommended that it be purchased on the open market so that it could be installed before the City started having trouble with water pollution at the site. On motion of Councilman Brown, Katzakian second, the Council authorized purchase of the 12" ditch pump on the open market as an emergency measure.

The Council then adjourned.

Beatrice Garibaldi
ATTEST: BEATRICE GARIBALDI
City Clerk