

CITY COUNCIL CITY OF LODI  
 COUNCIL CHAMBERS, CITY HALL  
 FEBRUARY 18, 1953

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 o'clock p.m. of February 18, 1953. Councilmen Richey, Rinn, Preszler and Haskell (Mayor) present; absent Robinson.

Minutes of the previous meeting, February 4, were approved as written and mailed.

COMMUNICATIONS

HEINRICH  
 APPEAL FOR  
 VARIANCE

Mr. Weller presented a letter from Mr. A. C. Heinrich appealing the decision of the City Planning Commission rejecting his request for a variance to permit construction of a home within 2½ feet of the south line of Lot 20 of the Dietz Subdivision. Mr. Heinrich appeared before the Council to explain that his request was made to enable him to construct a garage attached to the dwelling at the south side. His neighbor to the south faces on Oak Street and there are 21 feet between the rear of the neighbor's dwelling and his north property line. Mr. Heinrich stated that his neighbor contemplated the construction of a fence along his north property line which would be visible from the front of the Heinrich dwelling; this he considered unsightly. His neighbor would not find it necessary to construct the fence if Mr. Heinrich would place his garage on the south side of his dwelling and to the front. Mr. Heinrich also stated that the construction of a detached garage would cost him additional money. Mr. Weller suggested that the Planning Commission might be more inclined to grant the easement if Mr. Heinrich could obtain a recorded agreement from his neighbor stipulating that he would never build within 7½ feet of his north property line. Councilman Preszler stated that he had no objection to the granting of the variance. On the motion of Councilman Rinn, the matter was referred back to the Planning Commission with the request that the Planning Commission state specifically its reasons for denying the variance.

PUBLIC HEARINGS

MILLS AVE.  
 IMPROVEMENT

Mr. Maurice Christopherson addressed the Council and explained that he had been denied approval by FHA for home loans on his lots facing Mills Avenue. This approval was withheld because only half of Mills Avenue has been dedicated for street purposes. Mr. Weller explained the policy of the City regarding the dedication and improvement of streets by the abutting property owners. Past negotiations with General Mills, he said, have indicated that General Mills is willing to dedicate the land for street purposes if it can be assured that it will not be held responsible for the cost of street improvements. He pointed out that the City could not, in fairness to other property owners, make an exception to the standing policy to General Mills simply because it was a large corporation. Mr. Ted Nickel was assured that his understanding that Mills Avenue was to be a full width street was correct. At the suggestion of Mayor Haskell, it was agreed that the City Manager should contact General Mills on the subject in an effort to work out some solution.

## CITY MANAGER REPORTS

ROMA WINERY  
AGREEMENT  
ASSIGNED

The City Manager reported that the purchasers of the Roma Winery had requested the assignment of the contract with the City for standby water service. The agreement entered into with the Schenley Distillers Corporation contained a provision authorizing such assignment with the approval of the City Council. On the motion of Councilman Preszler, Richey second, the Council voted to consent to the assignment and transfer of the agreement made and entered into April 15, 1948, by and between Schenley Distillers Corporation, now known as Schenley Industries, Incorporated, to the Mid-Valley Winery, Incorporated.

CITY MANAGER  
ANNUAL MEET

Mr. Weller Reported that the annual meeting of the City Managers' Department of the League of California Cities would be held in Monterey, February 23-25, and requested permission of the Council to attend. The request was granted.

CLAIMS

Claims in the amount of \$12,873.21 were approved on the motion of Councilman Preszler, Rinn second.

HALL OF  
JUSTICE  
PLANS

The Council then considered the preliminary plans for the proposed Hall of Justice prepared by the firm of Hurt, Trudell and Berger, architects. Judge Bainbridge and Chief of Police Hunt were invited to offer opinions and recommendations. The original set of plans costing an estimated \$215,000 were considered, together with an alternate plan which would reduce the cost to an estimated \$175,000. It was determined that the alternate plan, which reduced the size of the building by approximately 1100 square feet and deferred certain installations to a later date, would be inadequate for future expansion. On the motion of Councilman Rinn, Richey second, the Council then voted to instruct the architects to go ahead with the preparation of final plans in line with the preliminary plans as submitted. It was agreed that the front elevation should, in general, conform with the design of the City Hall, but that the final determination of the design should be deferred to a later date.

NOTICE TO  
VACATE TO  
KOBES AND  
BECKMAN

Councilman Richey then moved, Preszler second, that written notice be given the tenants on the Hall of Justice site to vacate the property at the proper time. The motion passed unanimously. Mayor Haskell observed that, despite ample notice and publicity of the plans of the Council regarding the construction of the Hall of Justice, the Council has never been visited by persons seeking information or offering opinions on the subject.

SEWER  
SPECIFI-  
CATIONS

The City Manager presented specifications for the construction of sewers in Lowe's Village and Century Manor. He stated that the work would probably be done by force account, but that bids would be sought to insure that the work would be done at the lowest possible cost. The specifications were adopted on the motion of Councilman Rinn, Richey second.

## CITY PLANNING COMMISSION

RES.#1721  
ADOPTED  
NORTHWEST  
ADDITION

The petition for the annexation of the Ayers, Dollinger, Gholz, Celle Manna and Giordano property was returned from the City Planning Commission with the approval of that body. On the motion of Councilman Richey, Preszler second, the Council adopted Resolution No. 1721, declaring the intention of the City Council to annex the territory and setting the date for public hearing on April 1, 1953.

The minutes of the City Planning Commission for February 9, 1953 were read by the City Manager.

The meeting was adjourned on the motion of Councilman Rinn.

ATTEST: *Henry A. Glaves, Jr.*  
HENRY A. GLAVES, JR.  
City Clerk