



# CITY OF LODI

# COUNCIL COMMUNICATION

AGENDA TITLE: Consider Appeal of Mr. Jerry Pokert of the Planning Commission's Denial of His Request For a Use Permit for a Temporary Travel Trailer for Security Purposes at 928 Black Diamond Way

MEETING DATE: February 20, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the appeal of the Planning Commission's denial of his request for a Use Permit for a temporary travel trailer for security purposes at 928 Black Diamond Way in an area zoned M-2, Heavy Industrial.

BACKGROUND INFORMATION: The subject travel trailer was placed at 928 Black Diamond Way without inquiring if it could be done. The Fire Marshal brought the matter to the attention of the Community Development Department because the trailer's location and the fashion in which it was being used constituted a fire problem.

Although the Planning Commission approved Use Permits for temporary offices, it does so under the following provisions: (1) the temporary facilities must contain a federal inspection stamp; (2) must be installed and connected to City Utilities to the approval of the Chief Building Inspector; and (3) be removed after 2 to 4 years or made a permanent installation.

Under current requirements a travel trailer does not contain a federal inspection stamp and could not be made into a permanent facility. The City would not normally permit a travel trailer to be connected to sewer and water. However, if the travel trailer is to remain in its present location, sewer and water connection should be discussed.

The City's zoning requirements permit occupied travel trailers to be located in mobilehome or travel trailer parks. Any other location is a violation of the code.

FUNDING: None required.

*James B. Schroeder*  
James B. Schroeder  
Community Development Director

JBS/cg

Attachment

APPROVED: *Thomas A. Peterson*

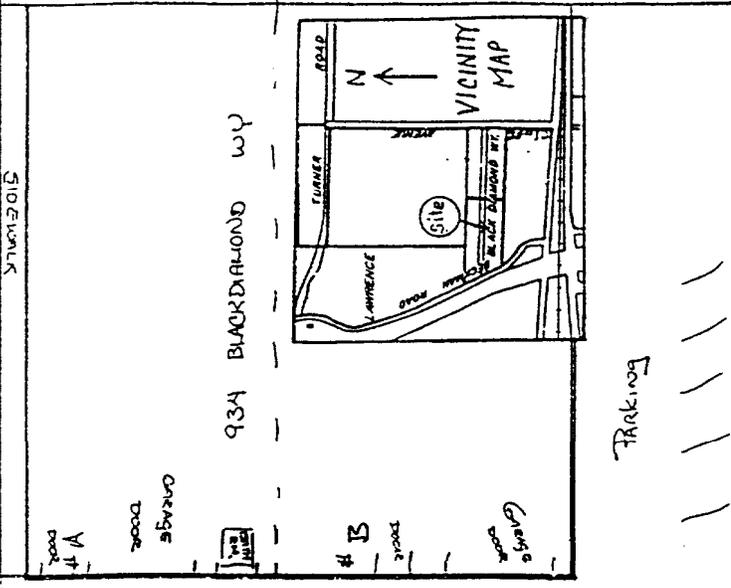
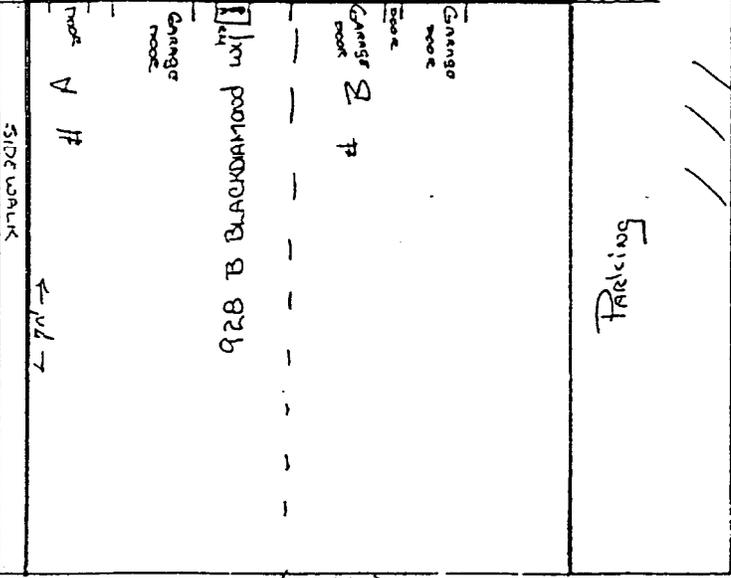
THOMAS A. PETERSON  
City Manager



CC-1

Blackdiamond

Why



**Jerry Pokert**  
 Temporary Trailer  
 928 Black Diamond Way  
 U-90-31 01-14-91

CITY COUNCIL

DAVID M. HINCHMAN, Mayor  
JAMES W. PINKERTON, Jr.  
Mayor Pro Tempore  
PHILLIP A. PENNINO  
JACK A. SIFGLOCK  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

February 21, 1991

Mr. Jerry Pokert  
928-B Black Diamond Way  
Lodi, CA 95240

Dear Mr. Pokert:

RE: Use Permit  
Temporary Travel Trailer  
Security Purposes  
928 Black Diamond Way

At its meeting of Wednesday, February 20, 1991, the Lodi City Council disallowed your appeal of the City Planning Commission's denial of your request for a temporary travel trailer to be used for security purposes at 928 Black Diamond Way in an area zoned M-2, Heavy Industrial.

This action ends your administrative appeals under the City's Zoning Ordinance and requires that the travel trailer cease to be occupied at that address. The travel trailer must also be located on the property so that it neither blocks a driveway nor occupies required off-street parking. If this cannot be accomplished then the trailer must be removed from the property.

If the items noted above have not been accomplished by Friday, March 22, 1991, you and the property owner will be in violation of the following sections of the Lodi Municipal Code and could be cited into Municipal Court:

1. Section 17.60.040 which states:

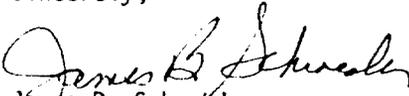
"No portions of a required parking facility may be built upon with new structures or additions, or utilized for other purposes, unless a substitute parking facility is provided that meets the requirements of this chapter."

2. Section 17.66.040 which states:

"Occupied mobilehomes or travel trailers shall be located only within approved mobilehome parks and travel trailer parks."

Mr. Jerry Pokert  
Use Permit -  
Temporary Travel Trailer  
Page Two

Sincerely,

  
James B. Schroeder  
Community Development Director

JBS/jmp

cc: Don Wasserman  
City Clerk  
City Attorney

DECLARATION OF MAILING

On February 7, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 7, 1991, at Lodi, California.

\_\_\_\_\_  
Alice M. Reimche  
City Clerk

  
\_\_\_\_\_  
Jennifer M. Perrin  
Deputy City Clerk

DEC/01  
TXTA.FRM



# CITY OF LODI

CARNEGIE FORUM  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: February 20, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing  
Please Contact:

Alice M. Reimche  
City Clerk

Telephone: 333-6702

### NOTICE OF PUBLIC HEARING February 20, 1991

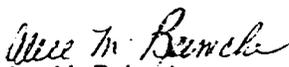
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) consider the appeal of Mr. Jerry Pokert of the Planning Commission's denial of his request for a Use Permit for a temporary travel trailer to be used for security purposes at 928 Black Diamond Way on an area zoned M-2, Heavy Industrial.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

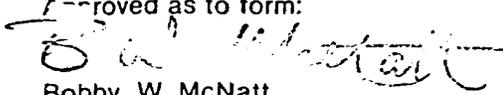
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

  
Alice M. Reimche  
City Clerk

Dated: February 6, 1991

Approved as to form:

  
Bobby W. McNatt  
City Attorney

ZONING APPEAL  
MAILING LIST  
EXHIBIT B

Mr. Jerry Pokert  
928 Black Diamond Way  
Lodi, CA 95240