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PUBLIC HEARINGS

PUBLIC HEARING TO
AND PASS UPON
OBJECTION OR
PROTEST RE
SIDEWALK
CONSTRUCTION

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pro Tempore Reid called for the HEAR Public Hearing to hear and pass upon objections or protests raised by any property owner or other interested persons regarding the "Notice to Construct Sidewalks" in front of their property - property owners at 302 North California Street, Lodi and 525 West Lockeford Street, Lodi, California.

Public Works Director Ronsko introduced the matter advising that this public hearing was set to hear objections from property owners who are required to install sidewalks in the vicinity of the California Street improvement project. Notices to construct were sent to two property owners requiring sidewalk construction to commence in front of their property within 60 days.

The State of California Street and Highway's code requires that legislative bodies hear and pass upon objections at a public hearing set no sooner than 10 days after giving notice to the property owner. Notice was given September 19.

Diagrams of the subject area was submitted for Council perusal, and Mr. Ronsko responded to questions as were posed by the Council regarding the subject.

The following persons addressed the Council regarding the matter:

- a) Mr. Bill Cronin, 302 North California, Lodi
- b) Mr. Robert H. Mullen, 10 S. Avena, Lodi
owner of the property located at 525 W.
Lockeford Street, Lodi.

Mr. Mullen advised that he recently retained the services of Case Construction and new sidewalk has been installed along the north line of the property on Holly so that the entire area is now surfaced and paved for pedestrian traffic on his property.

Continued October 2, 1985

A lengthy discussion followed with questions being directed to Staff and to those persons who had given testimony.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Council Member Snider, Reid second, Council determined that all property owners in the subject area be required to install sidewalks according to City Standards on all unimproved portions of the subject parcels; determined that presently improved areas be allowed to remain as they are; however when future improvements are made, that these improvements be required to be made to City Standards; and that bumper guards be substituted to protect sidewalk areas that are presently constructed of asphalt.

The action carried by unanimous vote of all members of the Council present.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

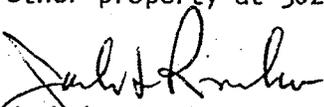
COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: September 23, 1985
SUBJECT: Public Hearing Required for Installation of Sidewalk

This public hearing was set to hear objections from property owners who are required to install sidewalks in the vicinity of the California Street improvement project. Notices to construct were sent to two property owners requiring sidewalk construction to commence in front of their property within 60 days. The State of California Streets and Highway's code requires that legislative bodies hear and pass upon objections at a public hearing set no sooner than 10 days after giving notice to the property owner. Notice was given September 19.

In March 1985, we submitted the attached Council Communication to the City Council requesting sidewalk installation be made in conjunction with the City's major street improvements. On March 20, 1985, the City Council voted to require installation of sidewalks on California and Hutchins Streets along the two subject properties.

The City has received a letter from Robert Mullen, the owner of 525 West Lockeford Street. A copy of this letter is attached. The owner of the other property at 302 N. California Street has had no contact with the City.


Jack L. Rensko
Public Works Director

Attachments

JLR/SB/eeh

APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

CITY OF LODI
221 W. Pine Street
Lodi, California 95240

ADVERTISING INSTRUCTIONS

Subject: Public Hearing Notice - Wednesday, October 2, 1985 - 7:30 p.m.

Publish Dates: September 25, 1985

Tear Sheets Wanted: Three

Affidavit and Bill to: ALICE M. REIMCHE, CITY CLERK

Date: Sept. 23, 1985

Ordered by: *Alice M. Reimche*

ALICE M. REIMCHE
CITY CLERK

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO HEAR AND PASS UPON OBJECTIONS OR PROTESTS RAISED BY ANY PROPERTY OWNER OR OTHER INTERESTED PERSONS REGARDING THE "NOTICE TO CONSTRUCT SIDEWALKS" IN FRONT OF THEIR PROPERTY - PROPERTY OWNERS AT 302 NORTH CALIFORNIA STREET AND 525 WEST LOCKEFORD STREET, LODI

NOTICE IS HEREBY GIVEN that on Wednesday, October 2, 1985 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to hear and pass upon objections or protests raised by any property owner or other interested persons regarding the "Notice to construct sidewalks" in front of their property (the two parcels located at 302 North California Street and 525 West Lockeford Street, Lodi).

Information regarding this item may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views on the 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.

Dated: September 18, 1985

By Order of the Lodi City Council

Alice M. Reimche
Alice M. Reimche
City Clerk

ROBERT H. MULLEN
C. M. SULLIVAN JR.
THOMAS J. NEWTON
CRAIG RASMUSSEN
THOMAS J. DRISCOLL, JR.
STEPHEN C. SNIDER

MULLEN, SULLIVAN & NEWTON
ATTORNEYS AT LAW
111 WEST TOKAY STREET
P. O. BOX 560
LODI, CALIFORNIA 95241-0560
(209) 334-5144

September 10, 1985

RECEIVED

SEP 11 1985



CITY OF LODI

PUBLIC WORKS DEPARTMENT

City of Lodi
Call Box 3006
Lodi, California 95241-1910

Attention: G. E. Robison

RE: Installation of Sidewalk

Dear Mr. Robison:

This is in response to your August 30th letter regarding installation of sidewalks.

I am a co-owner of the Career Center property at 525 W. Lockeford St., Lodi, which, as the records show, is bounded on the east by Hutchins Street and on the north by Holly Drive. I call this to your attention by reason of the fact that nowhere does my property touch the California Street property which is the property I understand that the City is in the process of developing.

You heretofore sent me a letter similar to the August 30th letter and I took it upon myself to retain the services of Case Construction and new sidewalk has been installed along the north line of the property on Holly so that the entire area is now surfaced and paved for pedestrian traffic on my property.

As far as I am concerned, no further action is intended by me.

Very truly yours,


Robert H. Mullen

RHM:sw



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: March 15, 1985

SUBJECT: Sidewalk Deficiencies on 1985 Street Improvement Projects

RECOMMENDED ACTION: That the City Council discuss sidewalk deficiencies and give direction to staff.

BACKGROUND INFORMATION: In 1985 we will be reconstructing and/or widening the following streets:

1. Ham Lane - Lodi to Elm (Exhibit A)
2. Hutchins Street - Rimby to Vine (Exhibit B)
3. Lockeford Street - Mills to Cross (Exhibit C)
4. California Street - Lockeford to Turner Road (Exhibit D)
5. Stockton Street - Kettleman Lane to Vine (Exhibit E)

The above exhibits show these street projects with the deficient curb and gutter and sidewalk noted. As part of these above projects, the City will be installing the deficient curb and gutter with one exception. Some of the deficient sidewalk will be installed by the City because it is our responsibility. In some cases, the City has agreements with property owners for the installation of the sidewalk, however, there are some sidewalk deficiencies on developed parcels where we need direction from the City Council. Sidewalk installation is a property owner's responsibility. The City can require the property owners to provide the sidewalk that is missing where we have the right-of-way and more than 50% of the block has improvements.

Ham Lane

The Ham Lane project includes street reconstruction with widening on the west side.

There are presently only four parcels which have no sidewalk. The City has a verbal agreement with the property owners of the 4-plex, located on the S.W. corner at Walnut Street, for the installation of sidewalk on Ham Lane. It is recommended that the City call for this sidewalk installation at this time.

A portion of the Zion Reformed Church (fronting the parking lots on the north and south side of the church) has no sidewalk. The City is acquiring right-of-way from the Zion Reformed Church and it is recommended that the City ask that they put in their sidewalk at this time. The cost of the sidewalk installation is approximately \$3,000 which is about 10% of what they will receive from the right-of-way acquisition.

The west side of Ham Lane is highly used by pedestrian traffic due to the proximity of Lodi High School.

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

Hutchins Street

This project includes street reconstruction between the existing curbs.

On the east side of the street between Ribier and Cardinal, there is one undeveloped parcel where there is no curb and gutter or sidewalk. In order to get a good finished product, the City is proposing to remove the two large cottonwood trees which are in the right-of-way at the edge of pavement and install curb and gutter through the frontage of this parcel. It is not proposed that the sidewalk be installed until the parcel is developed.

Also on the east side between York and Windsor, there is a developed residential parcel with no sidewalk. The City has the right-of-way in this area and it is recommended that the City require this property owner to install sidewalk at this time.

Lockeford Street

This project includes the reconstruction of the existing pavement between the existing curbs. There are two parcels having no sidewalk as noted on Exhibit C. It is recommended that the City require this sidewalk be installed at this time.

California Street

This project includes street reconstruction between the existing curbs.

The City will be installing curb, gutter, and sidewalk through the railroad crossing similar to the approach improvements that were recently made on Ham Lane at the Southern Pacific crossing. The railroad crossing protection will be installed by Southern Pacific in conjunction with this project.

The only other area that is deficient in sidewalk is the east side of the block between Lockeford and Hutchins (Holly Drive) fronting the small shopping center and coffee shop. The City has the right-of-way in this area and it is recommended the City require the property owner to install sidewalk on the east side of California Street between Lockeford and Hutchins (Holly Drive). As noted on Exhibit D, the block surrounded by Hutchins, Lockeford, and California, also has deficient sidewalk on the Hutchins Street frontage. The City Council may want to require all of this sidewalk being installed at this time.

Stockton Street

This project includes the reconstruction of the existing pavement, widening in some areas, and the City providing curb and gutter in the areas where the parcels are developed in order to get a better overall finished paving project. This project is currently under construction and the work is being done by the Claude Woods Co.

Fronting Valley Industry, the City is not providing curb and gutter because the parcel is a large undeveloped property where future development will require the installation of a curb, gutter and sidewalk. The parcel on the northeast corner of Kettleman Lane and Stockton Street has no curb and gutter or sidewalk, however, at the time of its development, the City took the dollars to cover this work since the Stockton Street alignment had not yet been determined. Therefore, the City is putting in curb, gutter and sidewalk on this parcel under this project.

On the east side, there are six remaining parcels which do not have sidewalk. It is recommended that the City require these parcels to install sidewalk along their frontage. It is our understanding from C. C. Woods Company that they already have a contract with two of these property owners to install their sidewalks.

On the west side, in addition to the large undeveloped Valley Industry's parcel, there are five smaller parcels which do not have sidewalk. This sidewalk could be required now or delayed until the Valley Industry parcel develops and then require sidewalk fronting all of the west side of Stockton Street from Kettleman Lane to Vine Street.


Jack L. Ronsko
Public Works Director

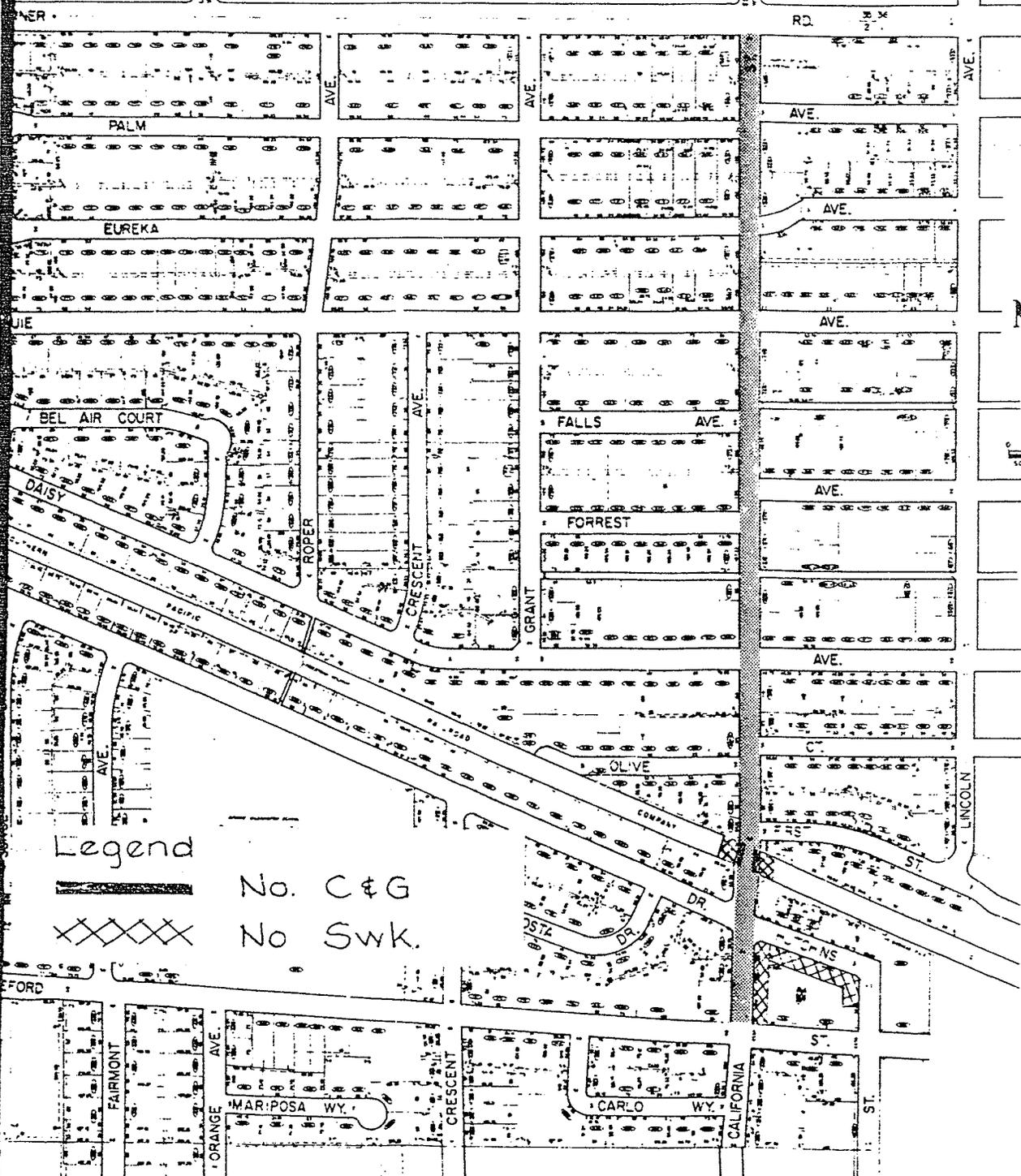
Attachments

JLR/eeh

bcc: G. Baltzer
R. Prima

Exhibit D

SEE 15



SEE 26

SEE 35

CITY OF LODI PUBLIC WORKS DEPARTMENT		ONLY DATE REVISED	SHEET NUMBER 25
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Dated: September 18, 1985

By Order of the Lodi City Council

Alice M. Reimche
Alice M. Reimche
City Clerk