

CITY COUNCIL MEETING
OCTOBER 3, 1984

PUBLIC HEARINGS

EXTENSION OF LLOYD
STREET AND WOODROW
STREET SOUTH

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Snider called for the Public Hearing to consider the appeal of Daryl Geweke, 1045 South Cherokee Lane, Lodi, of the Lodi City Planning Commission's

determination that there was a need to extend Lloyd Street and Woodrow Street south in order to eliminate the existing deadend situation on these streets in conformance with City Street Standards.

The matter was introduced by Public Works Director Ronsko who gave an indepth background presentation including the presentation of diagrams of the subject area.

The following persons addressed the Council regarding the matter:

- a) Mr. Aaron Schmidt, 1130 Lloyd Street, Lodi
- b) Emil Schmierer, 1130 Woodrow, Lodi
- c) Glen Baumbach, of Baumbach & Piazza, Consulting Engineers, 323 West Elm Street, Lodi

There being no other persons wishing to give testimony, the public portion of the hearing was closed.

A lengthy discussion followed with questions regarding the matter being presented to Staff and to those persons who had given testimony.

On motion of Council Member Hinchman, Olson second, because of the uniqueness of the situation, Council determined that there shall be a looped street between Lloyd and Woodrow Streets; providing for a 5' sidewalk on the north side; a 28' paved travel way with no parking on both the north and south sides; a 7' block wall fence to be constructed along the south side of the looped street. The fences is to be a minimum of 2' from the curbing on the south side of the looped street.

The motion carried by unanimous vote.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: September 11, 1984
SUBJECT: Geweke Appeal
Woodrow & Lloyd Street Extensions

RECOMMENDED ACTION: That the City Council review the background information on this matter and after the hearing, discuss and take the appropriate action on the attached subject appeal.

BACKGROUND INFORMATION: The Walnut Orchard Tract Subdivision was approved by the City Council in July 1947. As part of the planning for that subdivision, provisions were made for the extension of Lloyd and Woodrow Streets to the south and Delores Street to the east. Subsequently the State Highway was relocated and cut off the possibility of extending Delores Street, however, Lloyd and Woodrow Streets still remain extendable. This existing subdivision is presently zoned R2 and RHD.

The 7-acre parcel owned by Mr. Daryl Geweke is located immediately south of the Walnut Orchard Tract Subdivision and was initially zoned residential, however, it was rezoned commercial in the mid 1960's after the construction of the 99 Freeway.

The present City policy is that all dead-end streets be extended or terminated in conformance with City Standards. Since 1975 there have been many inquiries as it relates to the development of this parcel. All parties making inquiries have been informed that the subject streets will have to be extended or terminated with a cul-de-sac.

In October of 1983, Geweke Ford inquired how their parcel might be developed. The Community Development Director and myself put together a letter dated October 26, 1983, which included many possible combinations of street extensions and terminations. This letter is attached as Exhibit A.

In August of this year, the Preliminary Parcel Map attached as Exhibit B, was submitted by Geweke to the City for processing. This parcel map splits the 7-acre parcel into 3 parcels with no provisions for extension of Lloyd or Woodrow Streets. It is proposed that a solid block wall be built continuously along the northerly property line of parcels A and C. Therefore, Lloyd and Woodrow Streets would terminate at their present limit into a solid block wall fence.

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

Exhibit C is a copy of a memo from this department to the Community Development Department which commented on the proposed Geweke parcel map. This memo points out that the proposed tentative parcel map does not meet the standards since there were no provisions for Lloyd and Woodrow Street extensions. It was the City's position that since both a past Planning Commission and City Council had approved the final map for the Walnut Orchard Tract Subdivisions, that any proposal not providing for these street extensions, would also have to be approved by both the Planning Commission and the City Council.

Attached as Exhibit D and E are the Planning Commission minutes of August 13 and August 27, 1984. The Planning Commission's decision required (1) that Lloyd and Woodrow Streets be looped (this was based on Mr. Geweke's desire to loop rather than cul-de-sac); (2) that any access to this loop street would require special Planning Commission approval; (3) that the loop street would have to be placed such that the corner lots had the standard side yard setback and; (4) that a 7' solid fence would probably be required based on the actual development use and the requirements of SPARC. After the Planning Commission meeting, I did meet with the developer, Mr. Geweke, and his engineer Mr. Baumbach, to discuss possible alternates on street looping. Attached as Exhibit F are two possible alternates which do not fully meet all City requirements, however, meet the intent and purpose of the Planning Commission's decision.

The developer's engineer indicated to the Planning Commission that both he and the developer were aware of the City's street extension requirements at the time that the parcel was purchased and indicated that the developer would install the street if that was what the City required. However, it is the developer's position that it may be in the City's best interest to have the streets terminated with a block wall.

City's Concerns Related to Not Providing for Street Extensions or Standard Termination

1. The 300'+ dead-end streets require private citizens to make their turn-around in the private driveways of the residences at the end of the street.
2. As pointed out by Mr. Schmidt in the Planning Commission meeting of August 27, the street sweeper cannot properly clean the end of the dead-end streets.
3. Attached as Exhibit G is a copy of a letter from the Fire Department indicating that not extending the streets would be in violation of the existing City of Lodi Fire Code adopted by the City Council.
4. Attached as Exhibit H is a copy of a Council Communication from the Police Department indicating their concern related to the lack of proper turn-around at the ends of these streets.
5. Proposal does not meet long-standing City policy and practice.

City Council
September 11, 1984
Page 3

It is the staff's position that the Planning Commission's decision should be upheld and the appeal denied and that a reasonable looping or termination of the street worked out with the developer's engineer.


Jack L. Ronsko
Public Works Director

Attachments

cc: Fire Dept.
Police Dept.

JLR/eeh

LEGAL NOTICE

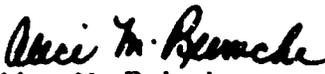
NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE APPEAL OF DARYL GEWEKE, 1045 SOUTH CHEROKEE LANE, LODI, OF THE LODI CITY PLANNING COMMISSIONS DETERMINATION THAT THERE WAS A NEED TO EXTEND LLOYD STREET AND WOODROW STREET SOUTH IN ORDER TO ELIMINATE THE EXISTING DEADEND SITUATION ON THESE STREETS IN CONFORMANCE WITH CITY STREET STANDARDS. THE PLANNING COMMISSION WILL REQUIRE THAT THE DEVELOPER OF THE COMMERCIAL PROPERTY TO THE SOUTH CONSTRUCT AN EAST-WEST STREET TO FORM A LOOP STREET CONNECTING LLOYD AND WOODROW STREETS. THE PLANNING COMMISSION ALSO REQUIRED THAT THERE BE AN APPROPRIATE BUFFER BETWEEN THE COMMERCIAL AND RESIDENTIAL PROPERTIES AND THAT ALL COMMERCIAL ACCESS TO THE NEW STREET BE TO THE APPROVAL OF THE COMMISSION. CITY STAFF WAS DIRECTED TO WORK WITH THE DEVELOPER TO COME UP WITH A MUTUALLY AGREEABLE STREET DESIGN.

NOTICE IS HEREBY GIVEN that on Wednesday, September 19, 1984 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Planning Commission will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the appeal of Daryl Geweke, 1045 South Cherokee Lane, Lodi, of the Lodi Planning Commissions determination that there was a need to extend Lloyd Street and Woodrow Street south in order to eliminate the existing deadend situation on these streets in conformance with City street standards. The Planning Commission will require that the developer of the commercial property to the south construct an east-west street to form a loop street connecting Lloyd and Woodrow Streets. The Planning Commission also required that there be an appropriate buffer between the commercial and residential properties and that all commercial access to the new street be to the approval of the Commission. City staff was directed to work with the developer to come up with a mutually agreeable street design.

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 either for or against the above proposal. 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 5, 1984

By Order of the City Council


Alice M. Reimche
City Clerk

RECEIVED

1984 SEP 17 PM 2:44

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

September 17, 1984

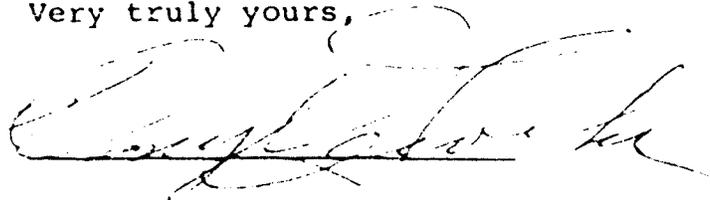
Ms. Alice Reimche
City Clerk
City of Lodi
Lodi, CA 95240

Re: Application No. _____

Dear Ms. Reimche:

In order to have time to consider the various engineering aspects of the development of our property on Cherokee Lane, we request that you continue Wednesday night's hearing for two weeks. Thank you.

Very truly yours,



RECEIVED

SEP 19 1984 PH 3:57

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

To: The City Planning Commission
Regarding: Property and Appeal of D. Geweke

Dear Sirs:

Although I cannot attend this meeting I would like my opinion known.

Originally , when this issue was brought before the public I was in favor of a wall blocking the end of Woodrow and Lloyd Streets. However, I can understand how a connecting street at the south end would be necessary especially for emergency vehicles. I agree with this decision primarily since there will still be a wall built to separate the commercial development from the residential.

In regards to D. Geweke's appeal, I hope you stand by the original decision that there be no access road available to the commercial property from the south end of Lloyd and Woodrow Streets. There is already access from Cherokee Lane to the property. I also hope that the decision holds not to have duplexes built at the south end of those streets. These are well established, older homes and older residents. I just do not feel duplexes would be beneficial for this community.

Sincerely,

Daryl J. Cline
Barbara S. Cline
1106 Woodrow St

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE

NO.

FROM: THE CITY MANAGER'S OFFICE

September 10, 1984

SUBJECT:

Appeal of Daryl Geweke re joining Woodrow and Lloyd Streets

Sept 19 1984

RECEIVED

004 SEP 19 PH 3 55

To: whom it may concern
ALICE M. REIMCHE
CITY CLERK
CITY OF LORAIN

My husband and I feel that decision made in August would be the best for the community. Please do not allow access to the commercial property from Lloyd and Woodrow Sts. We don't need any additional residences to cause traffic problems.

Thank you

Mrs & Mrs Villanova

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE

NO.

FROM: THE CITY MANAGER'S OFFICE

September 10, 1984

SUBJECT:

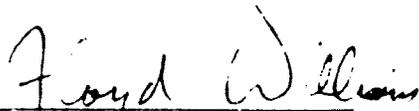
Appeal of Daryl Geweke re joining Woodrow and Lloyd Streets

In response to a request from Jack Ronsko, Public Works Director, as to input on the termination of Lloyd and Woodrow Streets to a retaining wall

Over the past years the Police Department has received numerous complaints (particularly from the residents on Lloyd Street) regarding the parking of vehicles in the area of the dead end of Lloyd Street where it now goes into a vacant field.

The major complaint is that cars park in that area, not allowing residents access to the street from their private driveways due to the lack of a turning radius. I feel that if we terminate the street, as proposed by Geweke, this problem will be compounded and I would be opposed to any termination other than a cul-de-sac or a connecting street from Lloyd to Woodrow.

Respectfully submitted,



Floyd A. Williams
Chief of Police

FAW:jkm

City of Lodi
FIRE DEPARTMENT
HEADQUARTERS STATION
210 WEST ELM STREET
LODI, CALIFORNIA 95240

(209) 333-6735

September 10, 1984

Honorable Mayor and
members of the City Council:

Writing in regards to the joining of Woodrow and Lloyd Streets, which is being appealed by Mr. Darryl Geweke, developer of the adjacent property.

The City of Lodi Uniform Fire Code is explicit in stating the provisions for roadways and adequate turn-arounds to allow fire apparatus access for fire fighting purposes. These are minimum standards based on fire fighting experience and fire apparatus needs to approach a fire scene.

The Fire Code reads in Section 10.207 (a) Required Construction. Every building hereafter constructed shall be accessible to fire department apparatus by way of access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet 6 inches of vertical clearance. Dead-end fire department access roads in excess of 150 feet long shall be provided with approved provisions for the turning around of fire department apparatus.

Connection of Lloyd and Woodrow Streets with a properly designed roadway would meet the Fire Code requirements.

Sincerely,

Donald N. MacLeod
Don MacLeod,

Fire Chief

CC: H. Glavez, CM
Public Works

GEWEKE



Jeep · MERCURY · Ford · AMC · Renault

1984 AUG 31 4:15

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

August 31, 1984

Alice Reimche
City Clerk
Lodi, California 95240

I, Daryl Geweke, long time Lodi resident and one of Lodi's largest contributors of the city's coffers, would like to appeal the decision of the Lodi Planning Commission.

The decision was made August 27, 1984, to join Woodrow and Lloyd Streets. We would like to be scheduled for the City Council Meeting on Wednesday, September 19, 1984.

Sincerely,

Daryl Geweke
President

DG:hd

October 26, 1983

Geweke Ford
1045 S. Cherokee Lane
Lodi, CA 95240

Attention: Larry Geweke

Gentlemen:

SUBJECT: Parcel Development on Cherokee Lane Opposite Poplar Street

Per your request, the Community Development and myself have laid out a few concepts for the development of the subject parcel. Copies of these concepts are enclosed. It should be noted that based on what your actual development plans are with respect to land use, there are many variations of the concepts enclosed. Also enclosed is correspondence related to this parcel development when it was owned by Sanborn.

I have also enclosed a copy of a form which we fill out for prospective developers which is a preliminary check list related to City requirements. This sheet is commonly called the "Pink Sheet." Once you have a better feel for the type of land use and zoning you prefer, we would be happy to fill out a pink sheet for your parcel.

If you have any questions concerning the development of the subject parcel, please contact me.

Sincerely

Jack L. Tonko
Public Works Director

Enclosures

JLR/ns

EXHIBIT "B"

Walnut Orchard Tract

LANS.

CHERRYKEE

LLOYD STREET

WOODROW STREET

U.S. 50 & 99

50' St.
P.U.L.

PARCEL "A"
2.11[±] Ac

PARCEL
3.18[±] Ac

PRELIMINARY
PARCEL MAP
LAST DATE TO COMMENT AUG 06 1984

PARCEL "B"
2.07[±] Ac

Tentative Parcel Map
A portion of the South-
West quarter of Section 7
T3N, RTE. MDB4M City of
Lodi, San Joaquin County
Calif. July 1984, Scale 1"=10'

Prepared For
Darrel Geweke
1045 S. Cherrykees
Lodi, Calif.

Prepared By:
Baumbach & Pirozzo

Golden Corral

Sanborn Chevrolet

HIGHWAY

MEMORANDUM, City of Lodi, Public Works Department

TO: Community Development Director
FROM: Public Works Director
DATE: August 6, 1984
SUBJECT: Geweke Tentative Parcel Map (M-84-12)
1130 and 1150 South Cherokee Lane

The tentative parcel map must include the proposed extensions or terminations of Lloyd Street and Woodrow Street and the applicable right-of-way dedication of same.

A past Planning Commission and City Council approved the final map for the Walnut Orchard Tract which provided for the extension of these streets. These streets must be extended or terminated per our existing standard unless there is specific approval of the present Planning Commission and City Council. Attached is a copy of a letter to Geweke Ford dated October 26, with enclosures, which point out to them the possible methods of street extension or termination.

Once the proposed street alignments are determined, this department can develop the exact conditions of approval of this tentative parcel map.

Jack L. Ronsko
Public Works Director

Attachments

cc: Darrell Geweke

JLR/eah

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 13, 1984

Daryle Geweke requested the approval of a Tentative Parcel Map to divide 1130 and 1150 South Cherokee Lane into three parts with Parcel "A" containing 2.11 acres; Parcel "B" containing 2.07 acres; and Parcel "C" containing 3.18 acres in an area zoned C-2, General Commercial.

TENTATIVE PARCEL
MAP

1130 AND 1150
S. CHEROKEE LANE

D. GEWEKE

The Community Development Director introduced the request and reviewed a memorandum which indicated that the proposed Parcel Map was at odds with City Policy because it permitted Lloyd and Woodrow Streets to dead-end rather than ending in cul-de-sacs or similar standard street terminus.

The Public Works Director outlined the City's street extension policy and stated that the staff could not recommend approval of the Parcel Map because it does not meet the design standards.

The following persons were present and spoke in favor of approving the Tentative Parcel Map:

1. Glen I. Baumbach, c/o Baumbach and Piazza, Consulting Engineers, 323 West Elm Street, Lodi. He stated that his client was opposed to any kind of street extension because it was not economically feasible to pay commercial land prices and develop the property residentially.

He said that the dead-end streets had existed for 37 years and he doubted that the residences wanted them extended into a commercial area. He indicated that if the maps were approved as submitted the streets would be fenced in an appropriate manner. He said he knew of no problems that the dead-end streets had caused for emergency vehicles.

Mr. Baumbach stated that Parcel "C" as shown on the map would be used for a 60-unit motel and the other two parcels for automobile agencies or related uses.

2. Daryl Geweke, 336 Shady Acres Drive, Lodi. He said that besides losing expensive land the commercial development of the property could add much traffic on the residential streets if they had to be extended.

Under general discussion, the Planning Commission reviewed (1) the City's street design standards, and (2) the fact that notices were not mailed to the neighbors.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 13, 1984 - Page 2

It was moved by Commissioner Lapenta, seconded by Commissioner Hoffman and unanimously passed that the Planning Commission conduct a Public Hearing at 7:30 p.m., Monday, August 27, 1984 in the Lodi City Council Chambers to consider the above described Geweke Parcel Map.

MINUTES

LODI CITY PLANNING COMMISSION
COUNCIL CHAMBERS - CITY HALL

MONDAY

AUGUST 27, 1984

7:30 P.M.

The Planning Commission of the City of Lodi met and was called to order by Chairman Harry Marzolf.

COMMISSIONERS PRESENT: Susan Hitchcock-Akin; Joanne Hoffman; Michael Lapenta; Larry Mindt; Craig Rasmussen; Roger Stafford; and Chairman Harry Marzolf.

ROLL CALL

COMMISSIONERS ABSENT: None.

OTHERS PRESENT: Jack L. Ronsko, Public Works Director; and David Morimoto, Acting Planning Commission Secretary.

PUBLIC HEARING

Chairman Marzolf stated that now was the time and place for the public hearing to consider whether Lloyd Street and Woodrow Street should be extended to the south or deadend at their present terminus approximately 309 feet south of Delores Street.

DETERMINED THAT
LLOYD STREET AND
WOODROW STREET
BE EXTENDED SOUTH
TO FORM A LOOP
STREET

Jack Ronsko, Public Works Director, made the Staff presentation on this matter. Mr. Ronsko briefly restated the Staff position that had been presented to the Commission at a previous meeting. That position was that the developer should be required to conform to City policy which required an approved method for terminating or cul-de-sacing City streets. He felt that the developer was aware of the City policy, and, therefore, should be required to conform to that policy.

Present in the audience, and speaking on this matter, were the following people:

1. Glen Baumbach, of Baumbach and Piazza, Consulting Engineers, 323 West Elm Street, Lodi. Mr. Baumbach presented the Commission with a petition signed by nine residents of the area. The petition expressed the resident's opposition to the extension of Lloyd and Woodrow Streets. Mr. Baumbach stated that he and Mr. Jaryl Geweke, owner of the commercial property at the south end of these two streets sympathized with the residents of the area. He stated that he did not believe that the street extension was necessary, and that the street extension would not be in the best interest of the residents of the area. He added, however, that the developer would install the street if required by the City.

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August 27, 1984

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2. Aaron Schmidt, 1130 Lloyd Street, Lodi. Mr. Schmidt explained that he resided at the end of Lloyd Street adjacent to the property in question. He noted that there was a problem with the current deadend situation because it encouraged people to park illegally at the deadend portion of the street. The cars parked in this location made it difficult for him to back out of his driveway. The presence of the car in the deadend street also made it difficult for the City street sweeper to clean the end of Lloyd Street. He expressed the desire to have the street extended to alleviate the deadend situation.
3. Barbara Cline, 1106 Woodrow Street, Lodi. Mrs. Cline stated that she and the other residents of the area were primarily concerned about the additional traffic on their streets. They were concerned that if the street were extended and commercial traffic were added to the street, the street would become much more hazardous with the increased traffic volume.
4. Georienne Kirshenman, 1011 Woodrow Street, Lodi. Mrs. Kirshenman stated some of the same concerns as Mrs. Cline. She was also concerned with the type of commercial development that was proposed for the property to the south. She stated that she and the other residents did not want to have additional motels or apartments since the existing units in the area were not well maintained in her opinion.
5. Daryl Geweke, 1045 South Cherokee Lane, Lodi. Mr. Geweke stated that he had spoken to as many of the residents of the area as possible, and that it was the almost unanimous feeling in the area that the streets should not be extended. He noted that it was his experience with his own dealership across Cherokee Lane that commercial traffic did impact surrounding residential streets. He stated that he did not feel that neither his property nor the neighborhood would benefit by the extension of the street. Mr. Geweke further explained that present plans were to put a motel on Parcel C, and auto related businesses on Parcels A and B.

The members of the Planning Commission and members of the audience then directed a number of questions to City Staff regarding this matter. The questions generally dealt with the possible location of the proposed street, the possible design of the proposed street, and whether or not the commercial property to the south would have vehicular access

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August 27, 1984

page 3

to the street.

Mr. Ronsko stated that one possibility would be to construct a loop street adjacent to the existing residences connecting Woodrow and Lloyd Street. The exact dimensions and design of the street could be worked out between the City and the developer and would depend in part upon such things as the width of the travel lanes, whether on-street parking were required on one or both sides of the street, and whether sidewalks were required on one or both sides of the street. Mr. Ronsko felt that all of these problems could be worked out between the Public Works Staff and the developer. As to whether commercial property should have access to this street, Mr. Ronsko stated that if the Planning Commission determined that commercial access to the street would be detrimental they could, in fact, deny access to the street. Mr. Baumbach questioned this statement and asked whether the City could, in fact, require the developer to install curb, gutter and sidewalks as well as the street, and then deny him access to that street. Mr. Ronsko felt that the City could, in fact, do this.

There was also a question about what type of buffering could be installed between the commercial and residential properties. Staff indicated that the type of buffering would depend, in part, upon the type of development proposed for the commercial property; however, generally speaking, a 7' fence was normally required for commercial and residential properties as well as possibly some landscaping. These parcels would also be reviewed by the Site Plan and Architectural Review Committee when they are developed.

After a lengthy discussion a motion was made by Commissioner Hitchcock-Akin to require the construction of a loop street connecting Woodrow and Lloyd Streets. The street would be located adjacent to the existing residential lots, however, it would be moved far enough south to provide the two end lots with a 10' street side yard.

Commissioner Lapenta then offered an amendment to the motion. His amendment was that the developer and City staff meet to come up with a suitable design for the street. The parties should make every effort in the street design to minimize the amount of commercial property utilized.

Commissioner Hoffman then added a second amendment to the motion. Her amendment was to deny all commercial access to the new street.

EXHIBIT "E"

Minutes - Planning Commission
August 27, 1984

page 4

Commissioner Hitchcock-Akin agreed to the amendments to her motion and the motion was seconded by Commissioner Lapenta. The Commission, on a roll call vote, defeated the motion on a vote of 4 to 3 as follows:

AYES: Commissioners Hitchcock-Akin; Hoffman; Lapenta.

NOES: Commissioners Mindt; Rasmussen; Stafford and Marzolf.

A second motion was made by Commissioner Rasmussen to allow the existing deadend streets to remain and to simply place an appropriate buffer between the commercial and the residential properties. This motion was seconded by Commissioner Mindt. On a roll call vote, the motion failed on a vote of 3 to 4 as follows:

AYES: Commissioners Mindt; Rasmussen; and Stafford.

NOES: Commissioners Hitchcock-Akin; Hoffman; Lapenta; Marzolf.

A third motion was made by Chairman Marzolf requiring that the loop street extension connecting Lloyd and Woodrow Streets be required with the stipulation that any commercial access to the new street would require specific approval by the Planning Commission. This motion was seconded by Commissioner Hitchcock-Akin. On a roll call vote this motion was approved by a 4 to 3 vote as follows:

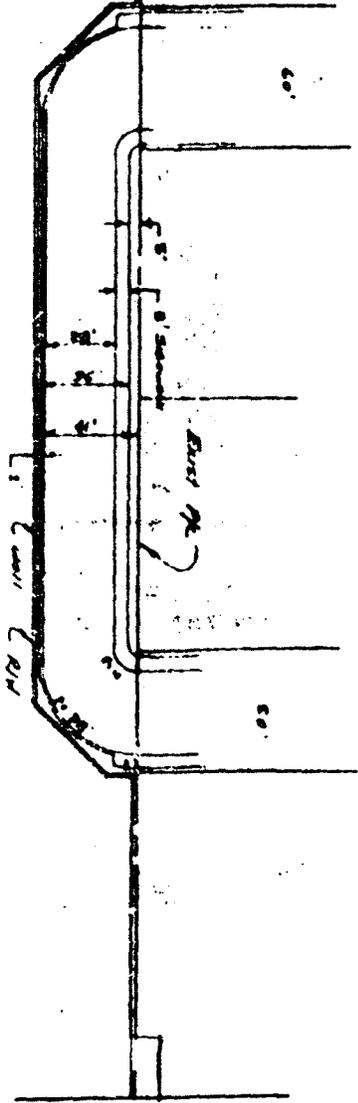
AYES: Commissioners Hitchcock-Akin; Hoffman; Lapenta; and Marzolf.

NOES: Commissioners Mindt; Rasmussen and Stafford.

Following this hearing Chairman Marzolf called a 5-minute recess.

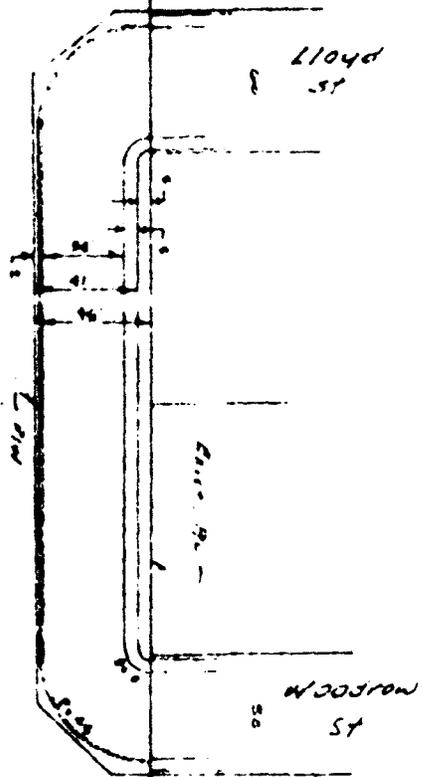
RECESS

EXHIBIT "F"



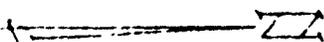
Requires Approval of Planning & Council
(12,500 sq ft)

110 Access
no Parking



Standard 8' Public Street - No Sidewalk 5000 sq ft
1/2 Approval Required
Approved Access
(12,500 sq ft)

1" = 50'



City of Lodi
FIRE DEPARTMENT
HEADQUARTERS STATION
210 WEST ELM STREET
LODI, CALIFORNIA 95240

(209) 333-6735

September 10, 1984

Honorable Mayor and
members of the City Council:

Writing in regards to the joining of Woodrow and Lloyd Streets, which is being appealed by Mr. Darryl Geweke, developer of the adjacent property.

The City of Lodi Uniform Fire Code is explicit in stating the provisions for roadways and adequate turn-arounds to allow fire apparatus access for fire fighting purposes. These are minimum standards based on fire fighting experience and fire apparatus needs to approach a fire scene.

The Fire Code reads in Section 10.207 (a) Required Construction. Every building hereafter constructed shall be accessible to fire department apparatus by way of access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet 6 inches of vertical clearance. Dead-end fire department access roads in excess of 150 feet long shall be provided with approved provisions for the turning around of fire department apparatus.

Connection of Lloyd and Woodrow Streets with a properly designed roadway would meet the Fire Code requirements.

Sincerely,

Donald N MacLeod
Don MacLeod,

Fire Chief

CC: H. Graves, CM
Public Works

COUNCIL COMMUNICATION

EXHIBIT "H"

TO: THE CITY COUNCIL

DATE

NO.

FROM: THE CITY MANAGER'S OFFICE

September 10, 1984

SUBJECT:

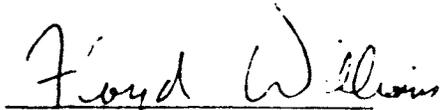
Appeal of Daryl Geweke re joining Woodrow and Lloyd Streets

In response to a request from Jack Ronsko, Public Works Director, as to input on the termination of Lloyd and Woodrow Streets to a retaining wall

Over the past years the Police Department has received numerous complaints (particularly from the residents on Lloyd Street) regarding the parking of vehicles in the area of the dead end of Lloyd Street where it now goes into a vacant field.

The major complaint is that cars park in that area, not allowing residents access to the street from their private driveways due to the lack of a turning radius. I feel that if we terminate the street, as proposed by Geweke, this problem will be compounded and I would be opposed to any termination other than a cul-de-sac or a connecting street from Lloyd to Woodrow.

Respectfully submitted,



Floyd A. Williams
Chief of Police

FAW: jkm