



**LODI CITY COUNCIL**  
**Carnegie Forum**  
305 West Pine Street, Lodi

**"SHIRTSLEEVE" SESSION**

**Date: October 31, 2006**

**Time: 7:00 a.m.**

For information regarding this Agenda please contact:

**Randi Johl**

**City Clerk**

**Telephone: (209) 333-6702**

*NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 24 hours prior to the meeting date.*

**Informal Informational Meeting**

**A. Roll call by City Clerk**

**B. Topic(s)**

B-1 Review of Site Plan and Architectural Review Committee and Planning Commission Process (CD)

B-2 Power Supply Update (EUD)

**C. Comments by public on non-agenda items**

**D. Adjournment**

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

\_\_\_\_\_  
Randi Johl  
City Clerk



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Review of Site Plan and Architectural Review Committee and Planning Commission Process

**MEETING DATE:** October 31, 2006

**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** No action recommended.

**BACKGROUND INFORMATION:** Pursuant to City Council request, this is a review of Site Plan and Architectural Review Committee and Planning Commission Process.

**FISCAL IMPACT:** Not Applicable.

\_\_\_\_\_  
Blair King, City Manager

Attachment

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APPROVED: \_\_\_\_\_  
Blair King, City Manager



**MEMORANDUM, City of Lodi, Community Development  
Department**

**To:** City Council  
**From:** Randy Hatch, Community Development Director  
**Through:** Blair King, City Manager  
**Date:** 10/31/06  
**Subject:** Shirtsleeve Session  
Review of the Site Plan and Architectural Review Committee

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**1. ESTABLISHING ORDINANCES**

- A. Ord. 939 – December 2, 1970 (attached)
- Require site plan and architectural review and approval
  - Establish Site Plan and Architectural Approval Committee
    - 1) Five member
    - 2) Three appointed by the Planning Commission Chair
    - 3) One Public Works Staff
    - 4) One Planning Staff
- B. Ord. 1117 – September 7, 1977 (attached)
- Changes membership to five members all appointed by Mayor
- C. Practice – one member is a Planning Commissioner as a liaison from the Planning Commission

**2. SCOPE OF AUTHORITY (Municipal Code Section 17.81 – attached)**

- A. The following require SPARC approval (generally)
- Residential except single-family, duplexes, and triplexes
  - Nonresidential buildings in Residential-Commercial-Professional (R-C-P), Commercial-1 (C-1), Commercial-2 (C-2), Commercial Light Industrial (C-M)
  - Nonresidential buildings in Light Industrial (M-1), Heavy Industrial (M-2) abutting residential (“R”) zone, C-1, C-2
  - Any use requiring a use permit
- B. The following is reviewed by SPARC (generally)
- Site Plan
  - Circulation

- Parking / Loading
- Landscaping
- Fencing / Walls
- Exterior design
- Elevations
- Colors / Materials

### **3. DISCUSSION TOPICS**

- A. Is there a need to have a separate committee to review: Site Plan, Landscaping, Architecture, Colors, and Materials? Should this review be done by the Planning Commission?
- B. Where in the review process to consider specific site plan and design
  - After conceptual approval – current practice
  - Before conceptual approval
  - As part of conceptual approval – if done by Planning Commission
- C. Operational procedures for SPARC
  - Have 7-10 day deadline for material submission to allow for staff review and prior distribution to SPARC Members

Respectfully Submitted,

Randy Hatch  
Community Development Director

Rh/kjc

ORDINANCE NO. 939

AN ORDINANCE AMENDING SECTION 27-18 OF THE CODE OF THE CITY OF LODI AND THEREBY SUBSTITUTING SITE PLAN AND ARCHITECTURAL APPROVAL FOR THE EXISTING APPROVAL OF PLANS REQUIREMENT.

The City Council of the City of Lodi does ordain as follows:

Section 1. Section 27-18 of the Code of the City of Lodi is hereby amended to read in full as follows:

SECTION 27-18. SITE PLAN AND ARCHITECTURAL APPROVAL.

a. Purpose. The purpose of site plan and architectural approval is to determine compliance with this chapter (i.e. Zoning Ordinance) and to promote the orderly development of the City, the stability of land values, investment and the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting or to unsightly, undesirable or obnoxious appearance.

b. Site Plan and Architectural Approval Committee. There is hereby established a Site Plan and Architectural Approval Committee to assist the Planning Commission in reviewing site plans and architectural drawings. The membership thereof shall consist of five (5) members, three (3) of whom shall be appointed by the Chairman of the Planning Commission with approval of the City Planning Commission and two (2) members of the City Staff designated by the City Manager, one of whom shall be appointed from the Public Works Department and one of whom shall be appointed from the Planning Department.

Members of the Approval Committee shall be appointed for two (2) year overlapping terms. At its organization meeting, members of the Committee shall draw lots to determine their reappointment dates.

c. Approval Required. Site Plan and Architectural approval is required for the following uses:

1. Residential building proposed to be erected in areas zoned R-GA, R-MD, R-HD, C-P and C-1 which abut upon areas zoned R-1 or R-2, except single-family dwellings, duplexes and triplexes.
2. Commercial-professional offices and institutional buildings proposed to be erected in areas zoned C-P and C-1 which abut upon areas zoned R-1, R-2 or R-GA.
3. Non-residential buildings proposed to be erected in areas zoned C-1, C-2, C-M, M-1 and M-2 which abut upon areas zoned R-1, R-2, R-GA, R-MD, R-HD or C-P.
4. Any use requiring a Use Permit.

d. Application. Application shall be made by the property owner or agent on a form provided by the City.

e. Maps and Drawing Required. The following maps and drawing, in duplicate, shall be submitted:

1. Siting of structures so as to preserve light and air on adjoining properties.
2. Landscaping and/or fencing of yards and setback area, use of landscaping and/or wall or fencing for screening purposes.
3. Design of ingress and egress.
4. Off-street parking and loading facilities.

5. Drawings or sketches of the exterior elevations.

6. Designation of location of existing fire hydrants.

f. Actions of the Site Plan and Architectural Approval Committee. The approval Committee shall have the function, duty, and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations, the external design and site plan of all proposed new buildings or structures for which site plan and architectural approval are required. The Approval Committee shall impose such conditions as are necessary to carry out policies adopted by Ordinance or Resolution of the City Council.

Upon arrival of submitted plans or at the expiration of twenty-one (21) days, the Building Inspector shall issue a permit for such building, provided, that all other provisions of law have been complied with and except as otherwise herein provided for buildings requiring use permits or on items appealed to the Planning Commission and/or City Council.

g. Appeal Procedure. When the regulations specify that approval of a proposed development by the Approval Committee is a condition of issuance of a Zoning Approval, the decision of the Approval Committee approving or disapproving the development shall be subject to appeal to the Planning Commission by any person aggrieved, and shall not be effective until the expiration of the appeal period.

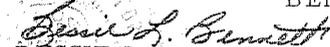
An appeal shall be made in writing to the Secretary of the Planning Commission within five (5) working days of the final decision of the Approval Committee.

Section 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 3. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation, printed and published in the City of Lodi, and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 2nd day of December, 1970.

  
BEN SCHAFFER, Mayor

  
Attest: BESSIE L. BENNETT  
City Clerk

State of California,  
County of San Joaquin, ss.

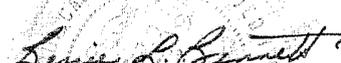
I, Bessie L. Bennett, City Clerk of the City of Lodi, hereby certify that Ordinance No. 939 was introduced at a regular meeting of the City Council of the City of Lodi held November 18, 1970, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held December 2, 1970, by the following vote:

Ayes: Councilmen - EHRHARDT, HUGHES, KIRSTEN,  
and SCHAFFER

Noes: Councilmen - KATNICH

Absent: Councilmen - None

I further certify that Ordinance No. 939 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

  
Bessie L. Bennett  
City Clerk



Minutes of August 5, 1970 continuedCOMPLAINT -  
W. GRETSINGER

Mr. William Gretsinger, 904 Turner Road, addressed the Council concerning City employee coffee breaks and lunch breaks. He also discussed the two Parking Enforcement Assistant positions recently authorized. He suggested policing of parking meters should be discontinued on Saturday afternoons.

## PLANNING COMMISSION

## OF INTEREST

At its meeting of July 27, 1970 the City Planning Commission took the following actions of interest to the City Council:

1. Determined that a children's dancing school was not a proper use in the R-MD, Residential Medium Density zone.
2. Continued the public hearing to August 10, 1970 to consider the request of the Westmont Development Company for the rezoning from the R-1 Single Family Residential District to the P-D, Planned Development District; the C-P, Commercial Professional District; the C-S, Commercial Shopping District, and the R-GA, Residential Garden Apartment District for the former J. C. Beckman property located generally west of West Lane and south of Century Boulevard. Consideration of the Tentative Map for Westmont Oaks was continued to the same time.
3. Recommended to the County Planning Commission that a prefix or some other distinguishing feature be added to County house numbers along West Turner Road to eliminate duplicate house numbers inside and outside of the City.
4. Continued discussion of a possible amendment to the Zoning Ordinance which would provide for Site Plan Approval and Architectural Review.

## COMMUNICATIONS

## ABC LICENSE

Notices of Application for Alcoholic Beverage License were read as follows:

1. Rita P. Nunes, 122 North Sacramento Street, on-sale beer and wine eating place, new license.
2. Michael R. and Salley Richards and The Southland Corporation (co-licenses), 7/Seven, 401 North California Street, off-sale beer and wine, person-to-person transfer, temporary license.
3. Harold Hugh Cochran II, 27 Club, 27 North Sacramento Street, on-sale beer and wine public premises, person-to-person transfer.

Minutes of December 2, 1970 continued

HIGHWAY 12  
ASSOCIATION

Councilman Ehrhardt reported on a recent meeting of the Highway 12 Association which he attended.

ADDITIONAL  
COUNCIL  
MEETINGS

Mayor Schaffer announced that this meeting would be adjourned to Wednesday, December 9, 1970 at which time the Council would be meeting with the Lodi Area Behavior Deterioration and Drug Abuse Council. He also stated that he hoped to meet in adjourned sessions on each second Wednesday of the month in an effort to devote time to the study of particular subjects of interest to the City Council.

ORDINANCES

AMEND  
ZONING  
ORDINANCE

ORDINANCE NO. 939, entitled "AN ORDINANCE AMENDING SECTION 27-18 OF THE CODE OF THE CITY OF LODI AND THEREBY SUBSTITUTING SITE PLAN AND ARCHITECTURAL APPROVAL FOR THE EXISTING APPROVAL OF PLANS REQUIREMENT," having been introduced at a regular meeting November 18, 1970, was brought up for passage on motion of Councilman Kirsten, Ehrhardt second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

*adopted*

ORD. NO. 939  
~~INTRODUCED~~

Ayes: Councilmen - Ehrhardt, Hughes, Kirsten and Schaffer

Noes: Councilmen - Katnich

Absent: Councilmen - None

ADJOURNMENT

At approximately 10:05 p.m. the meeting was adjourned to 8:00 p.m. Wednesday, December 9, 1970, on motion of Councilman Katnich, Kirsten second. The Council then went into executive session to discuss personnel matters.

*Bessie L. Bennett*  
Attest: BESSIE L. BENNETT  
City Clerk

ORDINANCE NO. 1117

AN ORDINANCE REPEALING SECTION 27-18(b) OF THE CODE OF THE CITY OF LODI AND RE-ENACTING SAID SECTION ENTITLED "SITE PLAN AND ARCHITECTURAL APPROVAL COMMITTEE".

Be it ordained by the City Council of the City of Lodi as follows:

Section 27-18(b) of the Code of the City of Lodi is hereby repealed.

Section 1. A new Section 27-18(b) entitled "Site Plan and Architectural Approval Committee" is hereby added to the Code of the City of Lodi to read as follows:

There is hereby established a Site Plan and Architectural Approval Committee to assist the Planning Commission in reviewing site plans and architectural drawings. The membership thereof shall consist of a 5 member body appointed to four-year, overlapping terms by the Mayor with the approval of the City Council.

Section 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 7th day of September 1977

*Walter J. Katnich*

WALTER J. KATNICH  
Mayor

Attest:

*Alice M. Reimche*  
ALICE M. REIMCHE  
CITY CLERK

State of California  
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi do hereby certify that Ordinance No. 1117 was introduced at a regular meeting of the City Council of the City of Lodi held August 17, 1977, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held September 7, 1977 by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Katzakian,  
Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 1117 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

  
ALICE M. REIMCHE  
CITY CLERK

## **Chapter 17.81 SITE PLAN AND ARCHITECTURAL APPROVAL**

### **17.81.010 Purpose.**

The purpose of site plan and architectural approval is to determine compliance with this title (i.e. zoning ordinance) and to promote the orderly development of the city, the stability of land values, investment and the general welfare, and to help prevent the impairment of depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting or to unsightly, undesirable or obnoxious appearance. (Prior code § 27-18(a))

### **17.81.020 Committee established.**

There is established a site plan and architectural approval committee to assist the planning commission in reviewing site plans and architectural drawings. The membership of the committee shall consist of five members appointed to four-year, overlapping terms by the mayor with the approval of the city council. (Prior code § 27-18(b))

### **17.81.030 Required.**

Site plan and architectural approval is required for the following uses:

- A. Residential building proposed to be erected in areas zoned R-GA, R-MD, R-HD, R-C-P, C-1 and C-2, except single-family dwellings, duplexes and triplexes.
- B. Commercial-professional offices and institutional buildings proposed to be erected in areas zoned R-C-P and C-1.
- C. Nonresidential buildings proposed to be erected in areas zoned C-1, C-2 and C-M.
- D. Nonresidential buildings proposed to be erected in areas zones M-1 and M-2 which abut upon areas zones R-1, R-2, R-GA, R-MD, R-HD, R-C-P, C-1 and C-2.
- E. Any use requiring a use permit. (Ord. 1353 § 1, 1985: prior code § 27-18(c))

### **17.81.040 Application.**

Application shall be made by the property owner or agent on a form provided by the city. (Prior code § 27-18(d))

### **17.81.050 Maps and drawings.**

The following maps and drawings, in duplicate, shall be submitted:

- A. Siting of structures so as to preserve light and air on adjoining properties;
- B. Landscaping and/or fencing of yards and setback area, use of landscaping and/or wall or fencing for screening purposes;
- C. Design of ingress and egress;
- D. Off-street parking and loading facilities;
- E. Drawings or sketches of the exterior elevations;
- F. Designation of location of existing fire hydrants. (Prior code § 27-18(e))

**17.81.060 Committee action.**

- A. The approval committee shall have the function, duty and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations, the external design and site plan of all proposed new buildings or structures for which site plan and architectural approval are required. The approval committee shall impose such conditions as are necessary to carry out policies adopted by ordinance or resolution of the city council.
- B. Upon approval of submitted plans or at the expiration of twenty-one days, the building inspector shall issue a permit for such building; provided, that all other provisions of law have been complied with and except as otherwise herein provided for buildings requiring use permits or on items appealed to the planning commission and/or city council. (Prior code § 27-18(f))

**17.81.070 Appeal from committee.**

Any actions of the site plan and architectural committee on matters referred to in this chapter may be appealed to the planning commission by filing, within ten business days, a written appeal to the community development director. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. (Ord. 1757 § 1 (part), 2005)



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Power Supply Update

**MEETING DATE:** October 31, 2006

**PREPARED BY:** Electric Utility Director

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**RECOMMENDED ACTION:** No action recommended.

**BACKGROUND INFORMATION:** Electric Utility Director George Morrow will present an update on the City's power supply, including inventory, resources, and future acquisition strategies.

**FISCAL IMPACT:** Not Applicable.

\_\_\_\_\_  
Blair King, City Manager

Attachment

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APPROVED: \_\_\_\_\_  
Blair King, City Manager



Electric Utility Department

# Power Supply Overview

**City Council Shirtsleeve Session  
October 31, 2006**



# Topics

- **Existing Resources**
- **Power Supply Planning**
- **Future Needs**
- **Future Resources**



# Existing Resources



# “Geysers” Geothermal Project

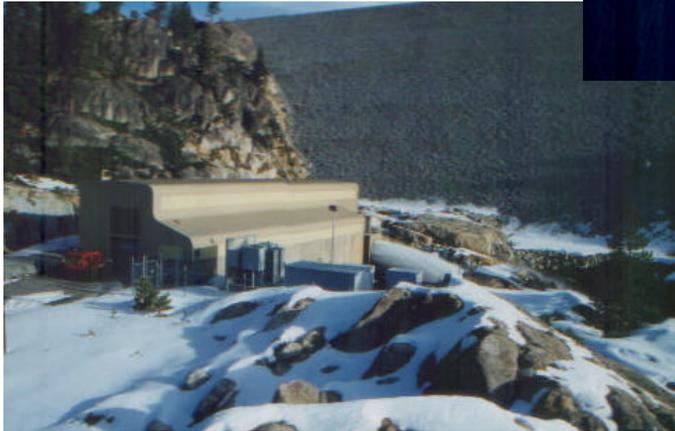


**16.4 MW**





# Hydroelectric Projects



Spicer Power House

McKays Point

**26.8 MW**



Collierville Power House



# CT 1 and 2 Projects

**43.4 MW**



**CT1:** Five 24.8 MW units  
(Alameda, Lodi, Roseville)

**19.7 MW**



**CT2:** One 49.9 MW unit  
(Lodi)



# Western (WAPA) Contract

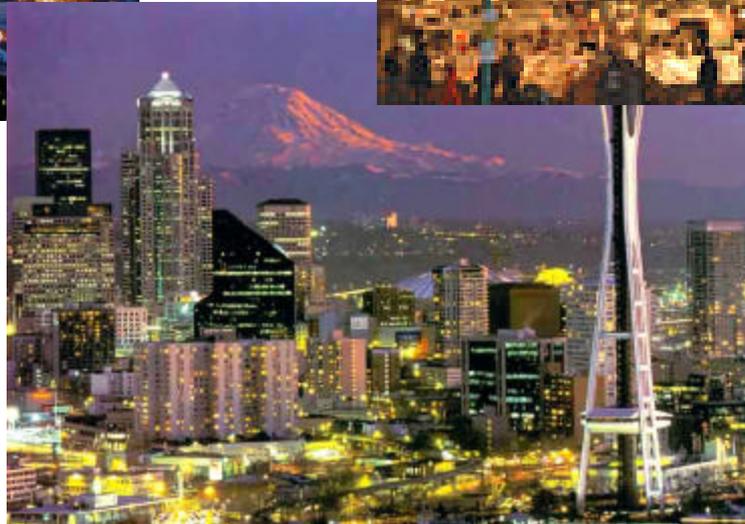
**5.7 MW**





# Seattle City Light Contract

25 MW





# Existing Power Resources

Resource	MW	MWH
Geothermal	16.4	100,780
Hydroelectric	26.8	55,918
CT1 Project	43.4	0
Lodi STIG Project	19.7	0
Western Hydro	5.7	16,382
Seattle Contract	25.0	(10,349)
<hr style="border-top: 1px dashed black;"/>		
Totals	137	162,731
Lodi Needs	130	495,707
Net	<b>+7</b>	<b>(332,976)</b>



# Power Supply Planning



# Types of Power Supply

Type of Power Resource	Cost to Build	Cost to Operate
<b>Peaking</b>	Least	Most
<b>Intermediate</b>	Moderate	Moderate
<b>Base</b>	Most	Least

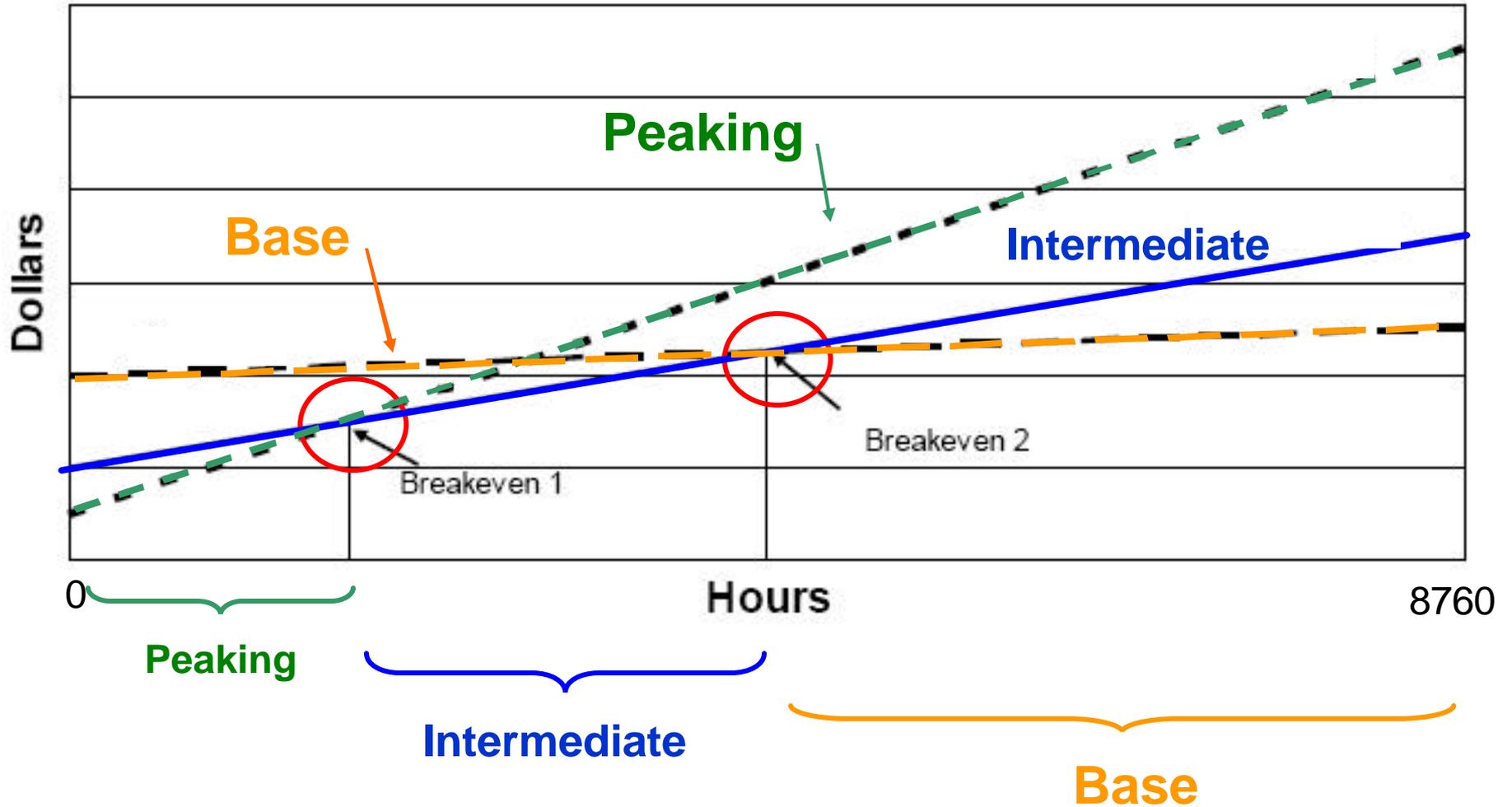


# Types of Power Supply

- **Peaking**
  - Combustion Turbines
  - Solar, Wind
  - Hydroelectric (run of river)
- **Intermediate**
  - Combined cycle (small)
  - Coal (older, smaller)
  - Hydroelectric (reservoir storage)
- **Baseload**
  - Nuclear
  - Coal (newer, larger)
  - Geothermal

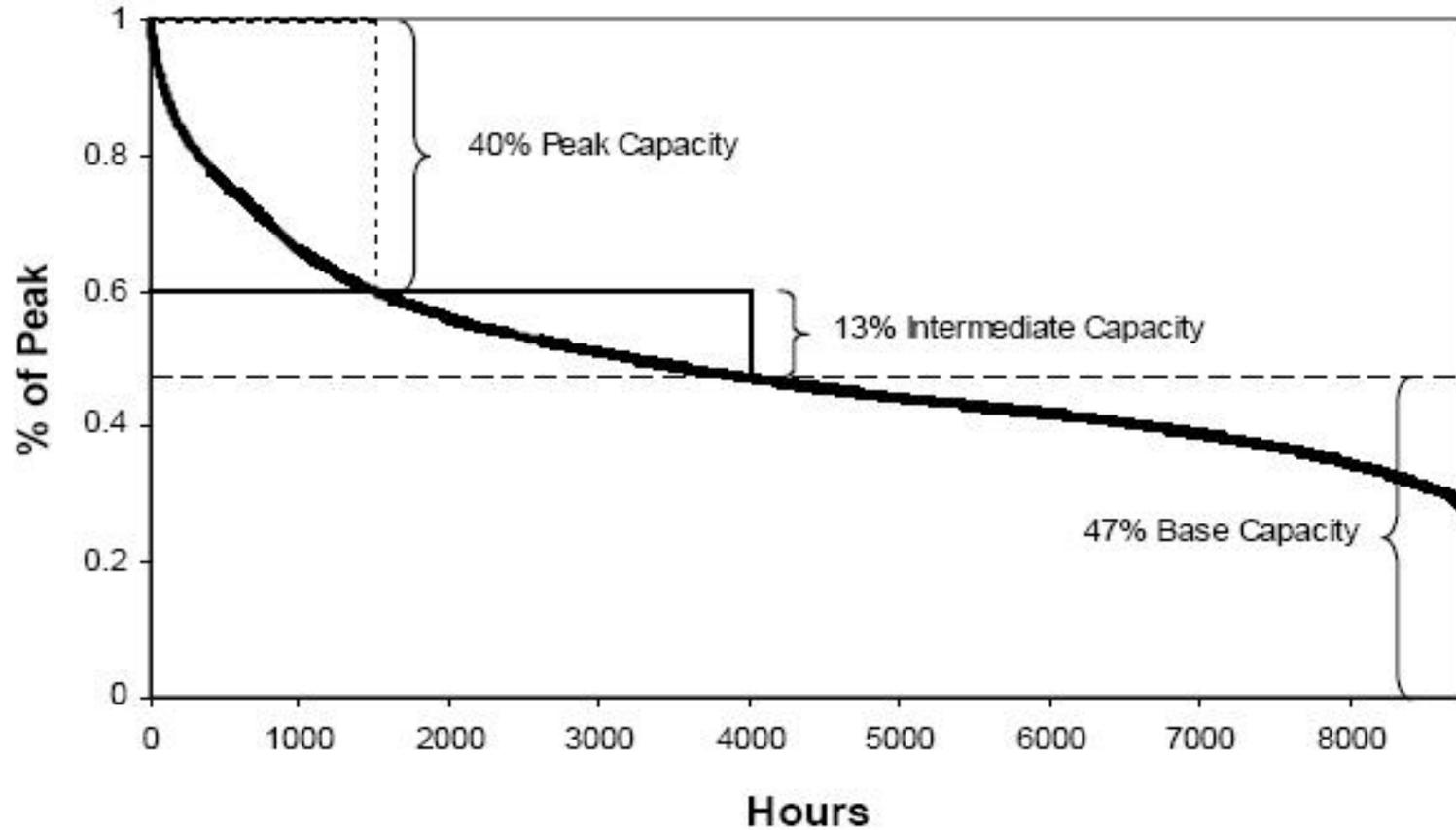


# Power Supply Cost Profile





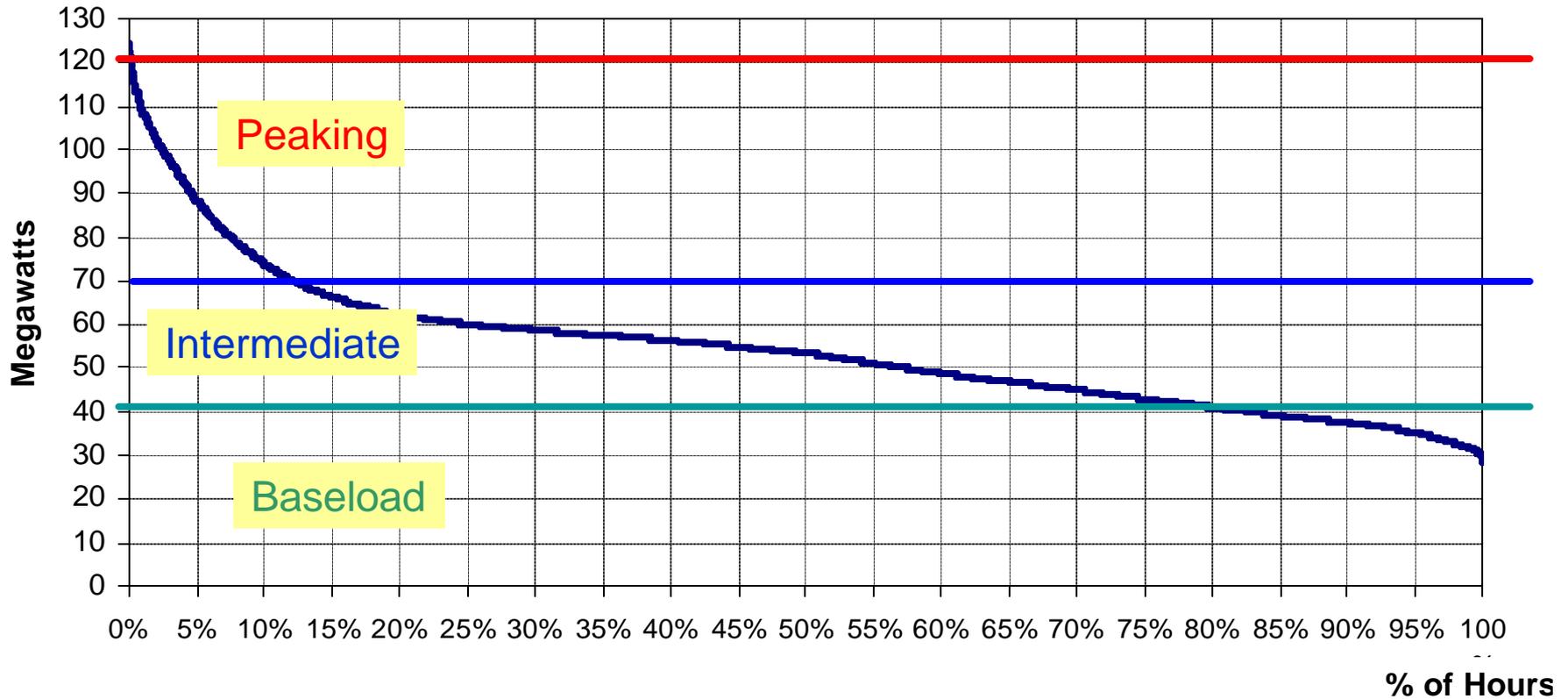
# Load Factor





# Lodi “Load Duration” Curve

(FY06)

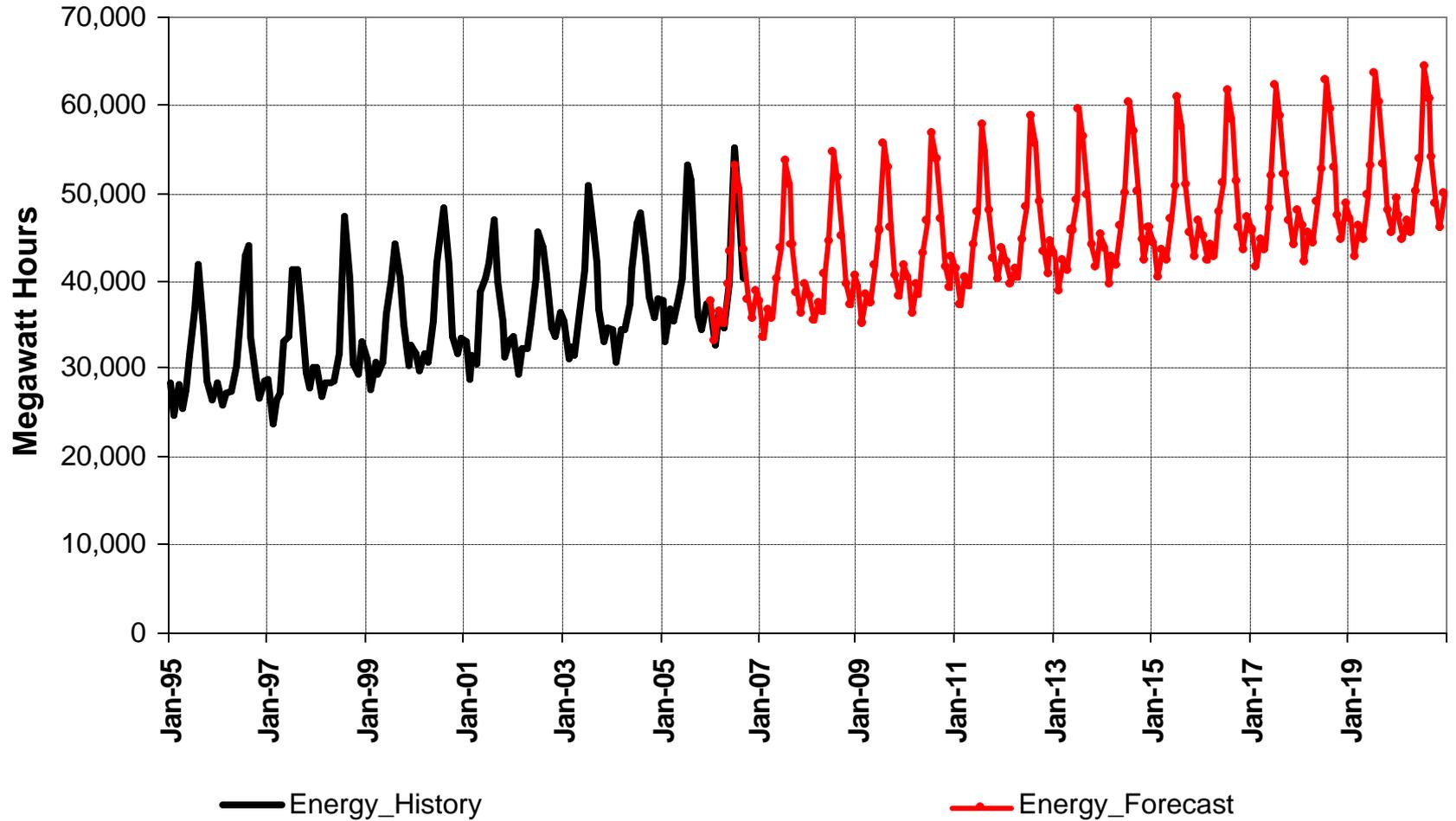




# Future Needs

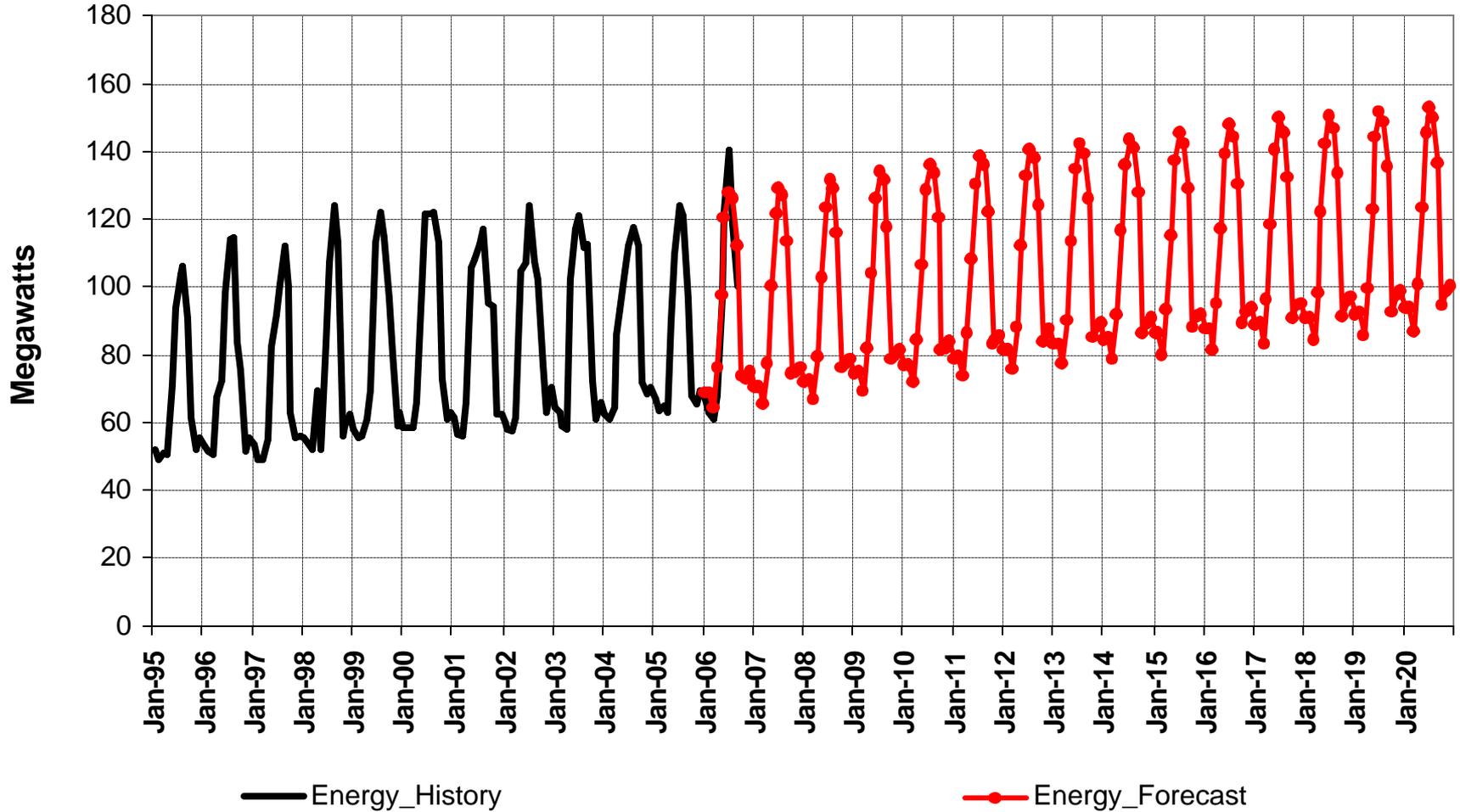


# Lodi Energy Forecast



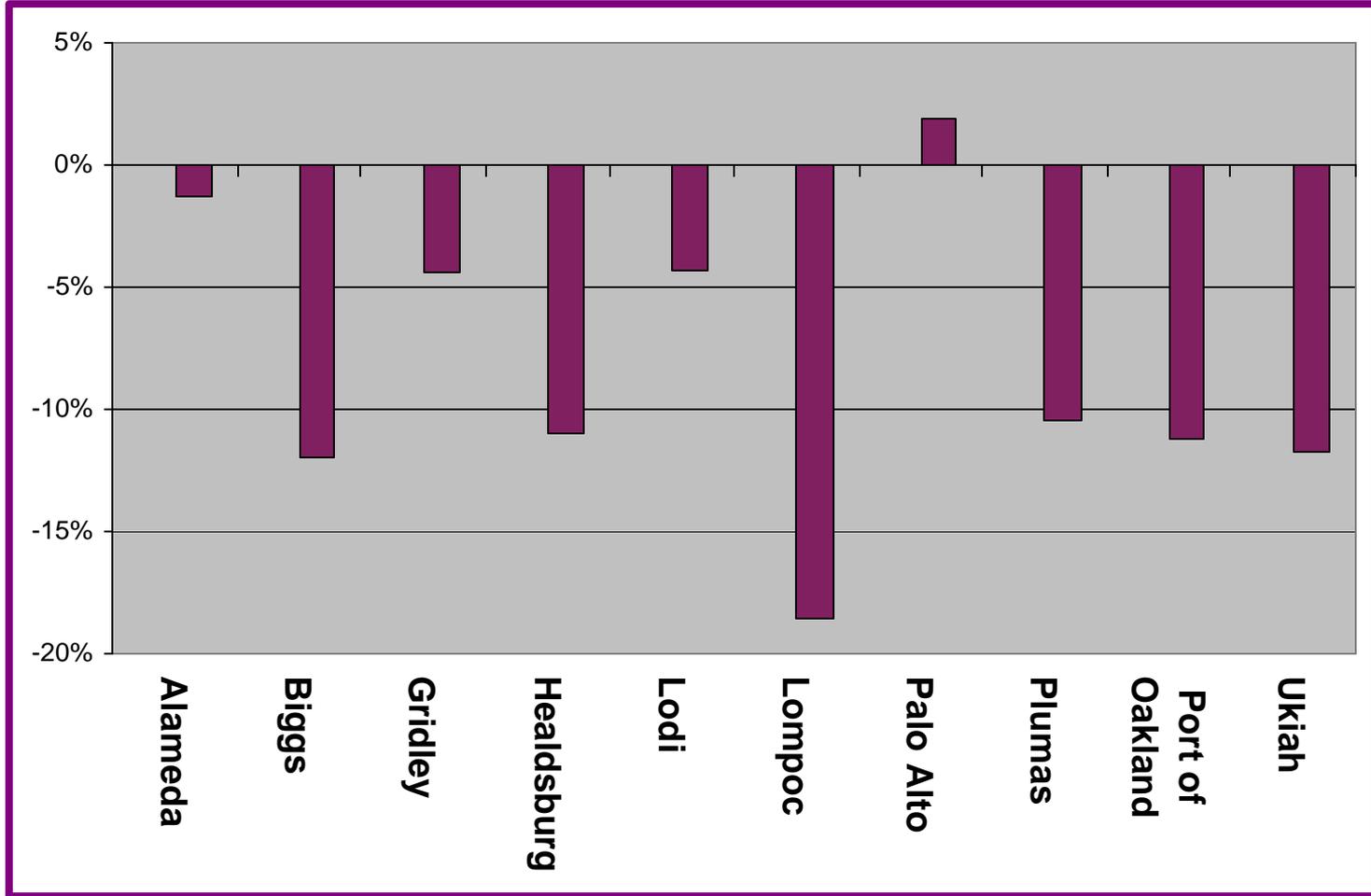


# Lodi Peak Forecast



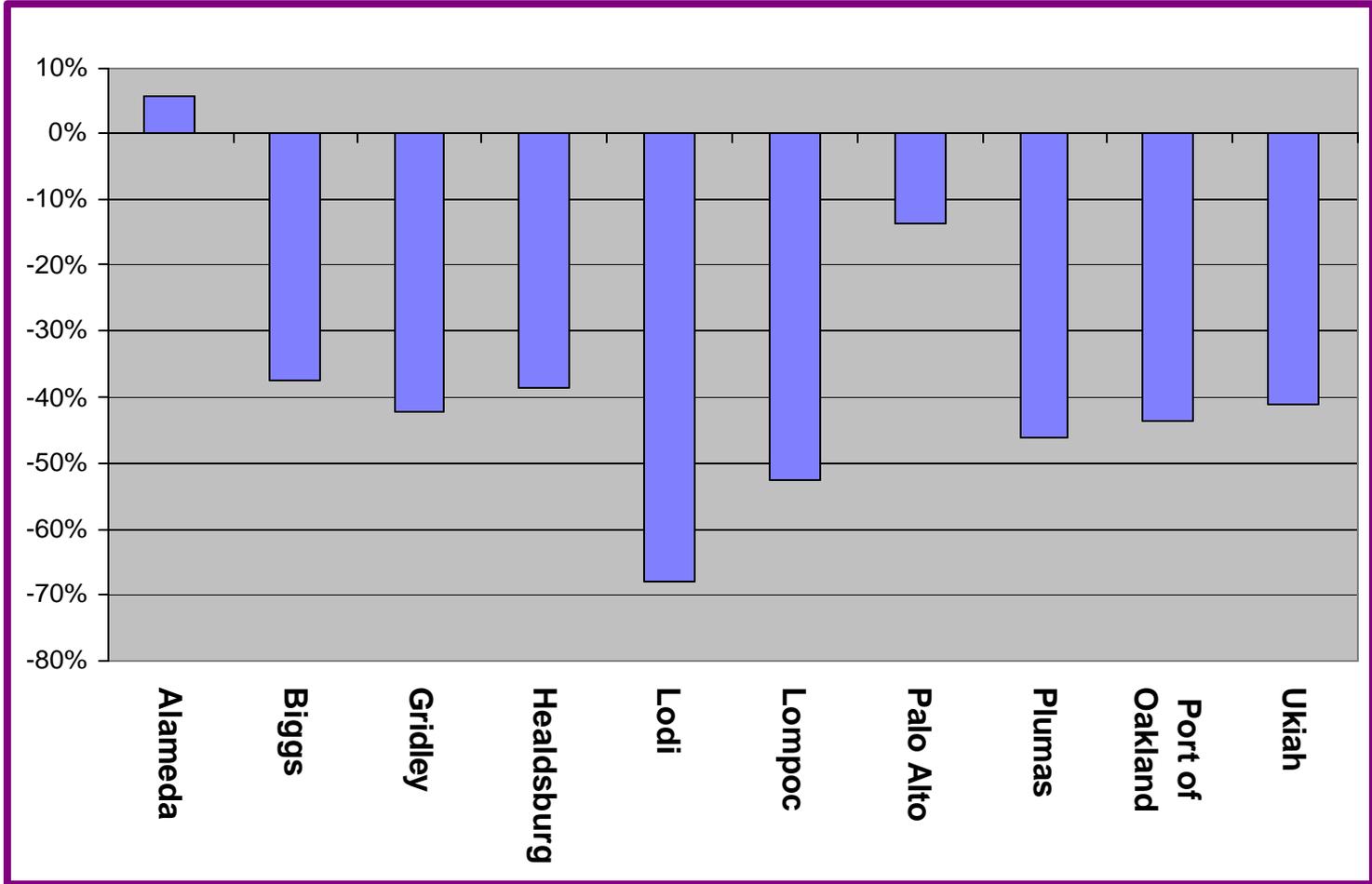


# FY07 Open Position



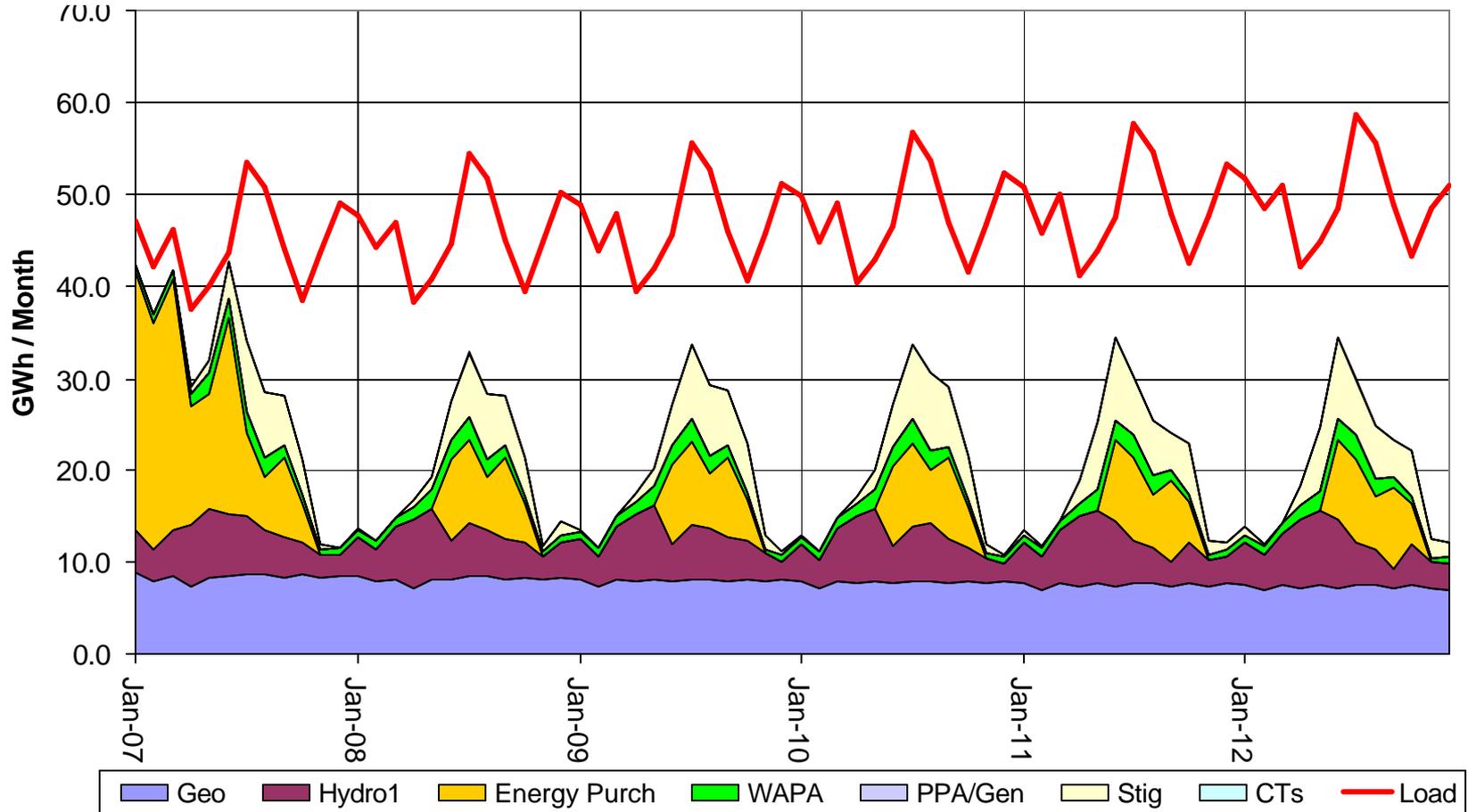


# FY08 Open Position



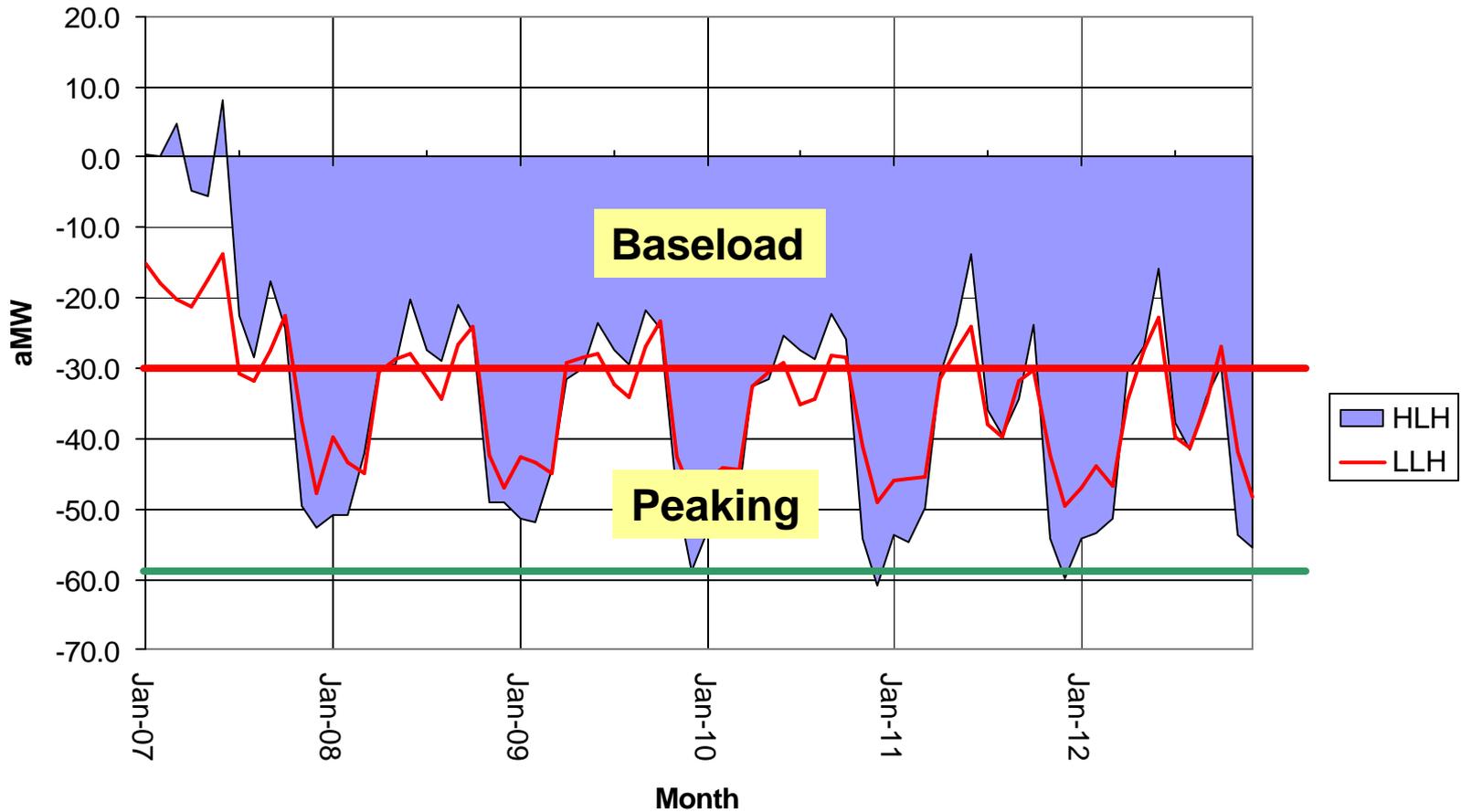


# Energy Balance





# Net Energy Balance





# Future Resources



# New Lodi Project

**20 MW**





# New Lodi Project

- 257 mw, 1x1x1 Combined Cycle Frame Unit
- CEC Permitting
- Located adjacent to STIG CT2
- COD Summer 2011 (Optional for 2010)
- 7000 Heat Rate Plant, Natural Gas
- Transmission - Western/NP15
- Total Project Costs \$212 million
- Phase IIa \$3.9million, IIb, \$10.1million
- File for CEC approvals by 12/31/06



# Wind Projects

- **MSR Wind**
  - MOU in Progress
  - \$50,000 Development Funds
  - PPA or 3<sup>rd</sup> Phase Agreement
- **Geo Wind - PPM**
  - MOU in Progress
  - 25-50mw
  - PPA with an Option to Purchase
  - Participating Members at GEO
  - COD in Q3 2008





# Resource 500 Project

- Efficient 550 MW combined cycle natural gas plant
- Calpine's Sutter Plant located north of Sacramento
- Calpine filed for bankruptcy protection
- No interest by Calpine in selling at this time
- Purchase project deemed "comatose"



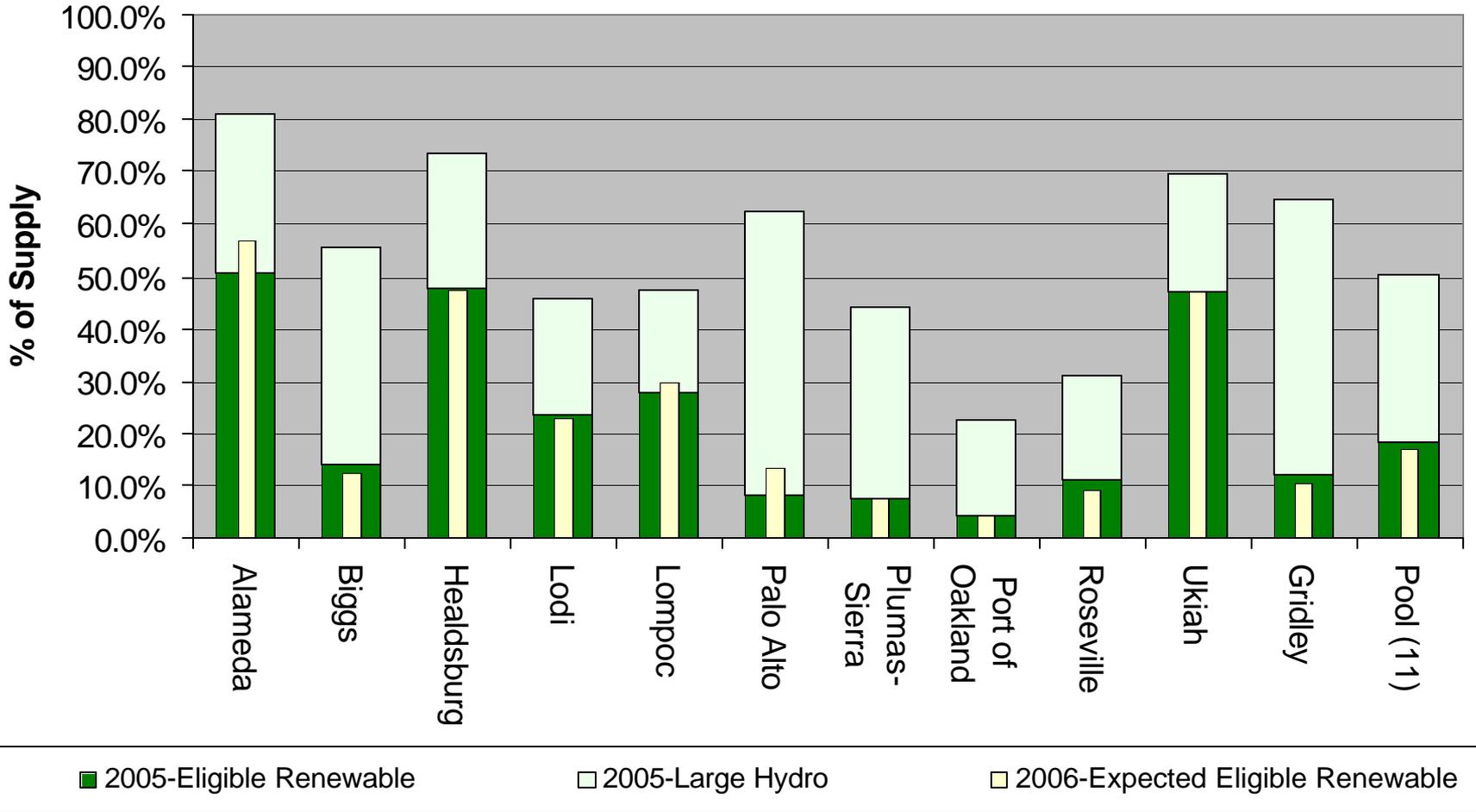
# NCPA Green Power Project

- Green power project available to NCPA members
- RFP issued to look for possible “green” projects
- Lodi not involved at this time
  - Currently meets State’s renewable target for 2020
  - Opportunity to participate in future solicitations





# Green Power Summary





# SB 1368

- New GHG (green house gas) bill signed into law on 9/29/06
- Requires approval by CEC for all long-term purchases of baseload power by public agencies after 7/1/07
- CEC would not approve projects/contracts with GHG emissions greater than an efficient gas-fired combined cycle unit
- Law is indifferent as to power location/source
- Intent is to stop California electric utilities from acquiring coal-fired resources



# Future Activities

- NCPA Commission considering authorization for member energy purchases through FY08.
- Evaluating longer term (3 year) baseload market purchase
- Evaluating use of simple call options as a means to reduce risk and lower overall costs
- Reviewing forward hedging/purchase strategy by month, season and time periods (HLH/LLH)
- Considering acquisition of system modeling and risk assessment technical support
- In longer run, assist NCPA with development of a formal five year energy procurement program for members



# Summary

- Lodi existing power resources generally provide sufficient capacity resources, but limited energy
- Lodi has a long-term need for additional baseload resources of about 30 MW.
- Future options are limited, but New Lodi Project (combined cycle) is good possibility