

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>PLANNING COMMISSION</b></p>	<p>REGULAR SESSION WEDNESDAY, JULY 11, 2012 @ 7:00 PM</p>
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For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

***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 Community Development Department, located at 221 W. Pine Street, Lodi, 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 Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “June 13, 2012”
3. PUBLIC HEARINGS
  - a. Request for Planning Commission to amend approved Use Permit application 12-U-07 to allow Type 21 Off-Sale General and Type 42 On-Sale Beer and Wine Alcoholic Beverage Control license at 2418 West Kettleman Lane. (Applicant: Denise Rowman, on behalf of Beverages and More, Inc. File Number: 12-U-07a)
  - b. Request for Planning Commission approval of a Use Permit to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 235 North Washington Street (Applicant: Fawad Ebrahimi, on behalf of Go Green Recycling Inc: File Number: 12-U-09)
  - c. Request for Planning Commission approval of a Use Permit to allow establishment of an automotive body/fender repair and paint shop at 21 North Stockton Street. (Applicant: Delia Rodriguez. File Number: 12-U-10)

**NOTE: The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31**

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
  - a. Council Summary Memo
7. DEVELOPMENT CODE UPDATE
  - a. Staff presentation on the Draft Development Code Section 2, Residential and Mixed Use Districts
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. ART IN PUBLIC PLACES
10. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
11. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
12. 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.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

**Right of Appeal:**

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, JUNE 13, 2012**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of June 13, 2012, was called to order by Chair Olson at 7:00 p.m.

Present: Planning Commissioners – Cummins, Heinitz, Hennecke, Jones, Kiser, and Chair Olson

Absent: Planning Commissioners – Kirsten

Also Present: Community Development Director Konradt Bartlam, Associate Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“May 9, 2012”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kiser second, approved the Minutes of May 9, 2012 as written. (Commissioners Hennecke abstain because he was not in attendance of the subject meeting)

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Olson called for the public hearing to consider the request for Planning Commission to make a Recommendation to the City Council to approve rezoning of a property located at 515 South Lower Sacramento Road from R-1, C-S and R-C-P to Planned Development (PD)-35. (Applicant, Kristmont West Inc.; File # 11-Z-01)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project.

Hearing Opened to the Public

- Tom Smith, representative of the property owner, came forward to answer questions. Mr. Smith stated that there are no current plans to develop the property.
- Steven Opp, Executive Pastor of Temple Baptist Church the property just south of the proposed rezoning, came forward to make some comments and ask some questions regarding the project. Mr. Opp asked if the C-S zoning could be explained. Director Bartlam stated that the PD-35 zoning designation would allow any kind of retail, office, gas station, restaurant, and it would allow for High-Density Residential. It would not allow other kinds of residential or industrial uses. Mr. Opp would like to see similar development as to the Raley's Shopping Center which he calls active development. He would not like to see any outdoor public storage which he calls passive development. Chair Olson asked if it was a visual objection or if it was due to something else. Mr. Opp stated that he will get into that a little bit later, but stated that there are already some issues with the property in the visual area. The outdoor storage of vehicles, RV's, and boats would cause a negative visual impact to the church property. Mr. Opp stated asked what the plan was for the retention basin as far as possible expansion. Mr. Bartlam stated that all of the Public Works conditions have been consolidated and staff will not know what requirements will be put in place until we receive a development plan. Mr. Opp stated that the basin is currently sitting on the south property line and if there

were to be an expansion on Tokay it would need to be altered. Mr. Bartlam stated that the basin may need to be moved once a development plan is presented. The current basin used to have a cyclone fence around it and it has been removed and there is a concern with the dangers that may be there. The church is concerned about the esthetics of any future project. Mr. Opp would like to know who will be responsible for the improvements to the extension of Tokay Street. Mr. Bartlam stated that there should be a sharing of the improvements once a project for development comes forward.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Heinitz second, approved the request of the Planning Commission to make a Recommendation to the City Council to approve rezoning of a property located at 515 South Lower Sacramento Road from R-1, C-S and R-C-P to Planned Development (PD)-35 subject to the conditions in the resolution. The motion carried by the following vote:

- Ayes: Commissioners – Cummins, Heinitz, Hennecke, Jones, Kiser and Chair Olson
- Noes: Commissioners – None
- Absent: Commissioners - Kirsten

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Olson called for the public hearing to consider the request to amend approved Use Permit application 11-U-03 to allow Type 2, 9, 14, 17 and 20 Alcoholic Beverage Control licenses at 9 and 9 ½ West Locust Street. (Applicant: Jeff Hansen, on behalf of AH Wines, Inc. File Number: 11-U-03a)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project.

Hearing Opened to the Public

- Robert Colarossi, applicant, came forward to answer questions.
- Commissioner Kiser asked when they planned on starting to do wine tasting. Mr. Colarossi stated that the area that they plan on expanding into will be used for storage. Kiser asked when the tasting would start in the current space. Mr. Colarossi stated there should be wine tasting in about a year.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Hennecke second, approved the request of the Planning Commission to amend approved Use Permit application 11-U-03 to allow Type 2, 9, 14, 17 and 20 Alcoholic Beverage Control licenses at 9 and 9 ½ West Locust Street subject to the conditions in the resolution. The motion carried by the following vote:

- Ayes: Commissioners – Cummins, Heinitz, Hennecke, Jones, Kiser and Chair Olson
- Noes: Commissioners – None
- Absent: Commissioners - Kirsten

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Olson called for the public hearing to consider the request to amend approved Use Permit application 10-U-11 to allow operation of a Charter School at 1530 West Kettleman Lane Suites B & C. (Applicant: Dennis G. Bennett, on behalf of Rio Valley Charter School; File Number: 10-U-11a)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project.

Hearing Opened to the Public

- Bob Smith, representative of Dennis Bennett, came forward to answer questions.
- Chair Olson asked if the administration office was located on site. Mr. Smith stated that administration is on site at all times.

Public Portion of Hearing Closed

- Commissioner Cummins asked if there have been any reported problems with the traffic in the area. Mr. Bartlam stated that there have not been any traffic issues.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Kiser second, approved the request of the Planning Commission to amend approved Use Permit application 10-U-11 to allow operation of a Charter School at 1530 West Kettleman Lane Suites B & C subject to the conditions in the resolution. The motion carried by the following vote:

Ayes:	Commissioners –	Cummins, Heinitz, Hennecke, Jones, Kiser and Chair Olson
Noes:	Commissioners –	None
Absent:	Commissioners -	Kirsten

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that there has been a memo provided in the packet and staff is available to answer any questions.

7. DEVELOPMENT CODE UPDATE

Director Bartlam stated that there should be a draft version of the Residential and the Mixed Use sections brought to the Commission to start the review process at the July meeting.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

None

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Commisisoner Cummins asked if there has been any movement on the Super Wal Mart project. Mr. Bartlam stated that the formal appeal period has passed and the project is now approved, there isn't a set time table as of yet.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:30 p.m.

ATTEST:

Konradt Bartlam  
Planning Commission Secretary

Use Permit Amendment to Allow Type 21 & Type 42  
@ 2418 W. Kettleman Ln.; Applicant: Denise Rowman  
on behalf of Beverages and More Inc.

# Item 3a

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** July 11, 2012

**APPLICATION NO:** Use Permit: 12-U-07a

**REQUEST:** Request for Planning Commission to amend approved Use Permit application 12-U-07 to allow Type 21 Off-Sale General and Type 42 On-Sale Beer and Wine Alcoholic Beverage Control license at 2418 West Kettleman Lane. (Applicant: Denise Rowman, on behalf of Beverages and More, Inc. File Number: 12-U-07a).

**LOCATION:** 2418 West Kettleman Lane  
APN: 058-140-43  
Lodi, CA 95242

**APPLICANT:** Denise Rowman, on behalf of Beverages and More, Inc.  
1401 Willow Pass Road, Suite 900  
Concord, CA 94520

**PROPERTY OWNER:** First Lodi Plaza Associates  
1556 Parkside Drive  
Walnut Creek, CA 94596-3556

**RECOMMENDATION**

Staff recommends the Planning Commission approve the request of Denise Rowman, on behalf of Beverages and More, Inc., to amend approved Use Permit to allow Type 21 Off-Sale General and Type 42 On-Sale Beer and Wine Alcoholic Beverage Control (ABC) license at 2148 West Kettleman Lane, subject to the conditions in the attached resolution.

**PROJECT AREA DESCRIPTION**

**General Plan Designation:** Commercial  
**Zoning Designation:** C-S: Commercial Shopping  
**Property Size:** .89 acres.

**The adjacent zoning and land use characteristics:**

	<b>General Plan</b>	<b>Zone</b>	<b>Land Use</b>
<b>North</b>	Commercial	C-S: Commercial Shopping	Variety of stores
<b>South</b>	Medium Density Residential	R-MD: Residential Medium Density	Vacant land
<b>East</b>	Low Density Residential	PD-24: Planned Development 24	Residences
<b>West</b>	Commercial/Medium Density Residence	C-S: Commercial Shopping	Vacant land/Residences

**SUMMARY**

The applicant, Beverages & More, Inc. (BevMo), requests to amend an approved Use Permit application No. 12-U-07. Use Permit No. 11-U-03 was approved by the Planning Commission at its meeting of May 9, 2012. BevMo intends to offer sale of beer, wine and

distilled spirits for off-site consumption and on-site sale of wine tasting associated with a retail business at 2418 West Kettleman Lane.

## **BACKGROUND**

This site is located within commercial Center (Sunwest Plaza), near the corner of Lower Sacramento Road and Kettleman Lane. The shopping center currently contains large chain-retailers, restaurants, electronic stores and other similar uses. The project site is a parcel within the shopping center. Available City records indicate the project site was used by Hollywood Video from its construction in 1994 until the fall of 2008. The building was specifically built for Hollywood Video rental chain.

## **ANALYSIS**

At its meeting of May 9, 2012, the Planning Commission approved BeMo!'s request for a Use Permit to allow off-site sale of beer, wine, and distilled spirits and on-site wine tasting associated with retail liquor and specialty market located in an existing vacant building in the Sunwest Plaza along the Kettleman Lane corridor. The focus of the business involves off-site sale of beer, wine, and spirits with a complimentary and secondary component of gourmet foods and accessories. In addition, the store intends to offer educational beer and wine tasting services on limited basis.

BevMo! requests to amend Planning Commission Resolution No. 12-07. Specifically, BevMo! would like to amend condition No. 8, which reads as follows:

“No single-serving containers beer or wine less than 16 ounces shall be sold separately for off premises consumption (excluding tastings). “

This is a standard City condition regulating sale of alcohol for off-site consumption. The intent here to limit and regulate sale single serving alcohol and discourage unruly behavior often associated with such sales. Rather than amending this condition, staff recommends that the Commission completely remove this condition in this instance. The reason is that BevMo! sells many craft and imported beers are bottled and sold in less than 16 ounce containers. These craft and imported brews are sold at prices that would tend to deter abusive drinking patterns. For example, the Rochefort #10 Trappist Ale from Belgium is sold in 330 ML (approximately 11 ounces) bottles and currently sells for \$7.29. Staff believes significantly higher prices associated with craft and imported products serve as deterrent. Staff supports the applicant's request.

## **ENVIRONMENTAL ASSESSMENTS:**

The project was found to be categorically exempt according to the California Environmental Quality Act, Article 19 15321 Class 21 (a) (2). The project is classified as an “Enforcement Action by Regulatory Agencies” because it is the “adoption of an administrative decision or order enforcing...the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.” No significant impacts are anticipated and no mitigation measures have been required.

## **PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on June 28, 2012. Fifteen (15) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

Concur,

Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

1. BevMo! Amendment Request Letter
2. Planning Commission Staff Report and Resolution from May 9, 2012
3. Draft Resolution

# BevMo!

1401 Willow Pass Rd, Suite 900 • Concord, California 94520 • T 925.609.6074 • F 925.798.7150 • www.bevmo.com

RECEIVED

JUN 04 2012

CITY MANAGER'S OFFICE

VIA USPS

May 31, 2012

Rad Bartlam  
City Manager  
221 West Pine Street  
Lodi, CA 95241

Re: Clarification Regarding PC 12-U-07 Conditions of Approval, Condition #8  
Beverages & More, Inc., 2418 W. Kettleman Lane, Lodi, CA 95242

Mr. Bartlam:

I am writing to request approval by the City of Lodi Planning Commission regarding clarification of Condition #8 of Beverages & More, Inc.'s ("BevMo!") Conditions of Approval.

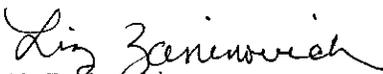
The condition currently states that "No single-serving containers of beer or wine less than 16 ounces shall be sold separately for off-premises consumption (excluding tastings)." We specifically requested this language due to the fact that many craft beers are only bottled and sold in larger single containers (e.g., 21 ounce bottles). However, it has come to our attention that some of our other imported and craft beers are only available in less than 16 ounce containers. These craft and imported brews are sold at prices that would tend to deter abusive drinking patterns. For example, the Rochefort #10 Trappist Ale from Belgium is sold in 330 mL bottles (approximately 11 ounces) and currently sells for \$7.29.

Given this information, we respectfully request that this condition be clarified and amended to allow for the following language: "No single-serving containers of beer or wine less than 16 ounces shall be sold separately for off-premises consumption (excludes tastings) with the exception of imported and craft beer and/or wine items that are only available and intended by the manufacturer to be sold in less than 16 ounce containers."

BevMo! understands the City's intention regarding the limitation on single serving containers of beer and/or wine. We believe that allowing BevMo! to sell our normal selection of craft and imported beers in smaller containers allows BevMo! to maintain our "specialty beer, wine, and spirits retailer" status, while respecting the City's intent.

Please let me know if you have any questions or need further information.

Sincerely,



Liz Zaninovich  
Licensing/Permit Entitlement Specialist  
BevMo!  
(925)334-2420

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** May 9, 2012

**APPLICATION NO:** Use Permit: 12-U-07

**REQUEST:** Request for Planning Commission approval of a Use Permit to allow Type 21 Off-Sale General and Type 42 On-Sale Beer and Wine Alcoholic Beverage Control license at 2418 West Kettleman Lane. (Applicant: Denise Rowman, on behalf of Beverages and More, Inc. File Number: 12-U-07).

**LOCATION:** 2418 West Kettleman Lane  
APN: 058-140-43  
Lodi, CA 95242

**APPLICANT:** Denise Rowman, on behalf of Beverages and More, Inc.  
1401 Willow Pass Road, Suite 900  
Concord, CA 94520

**PROPERTY OWNER:** First Lodi Plaza Associates  
1556 Parkside Drive  
Walnut Creek, CA 94596-3556

**RECOMMENDATION**

Staff recommends the Planning Commission approve the request of Denise Rowman, on behalf of Beverages and More, Inc., for a Use Permit to allow Type 21 Off-Sale General and Type 42 On-Sale Beer and Wine Alcoholic Beverage Control (ABC) license at 2148 West Kettleman Lane, subject to the conditions in the attached resolution.

**PROJECT AREA DESCRIPTION**

**General Plan Designation:** Commercial  
**Zoning Designation:** C-S: Commercial Shopping  
**Property Size:** .89 acres.

**The adjacent zoning and land use characteristics:**

	<b>General Plan</b>	<b>Zone</b>	<b>Land Use</b>
<b>North</b>	Commercial	C-S: Commercial Shopping	Variety of stores
<b>South</b>	Medium Density Residential	R-MD: Residential Medium Density	Vacant land
<b>East</b>	Low Density Residential	PD-24: Planned Development 24	Residences
<b>West</b>	Commercial/Medium Density Residence	C-S: Commercial Shopping	Vacant land/Residences

**SUMMARY**

The applicant, Beverages & More, Inc., is requesting a Use Permit for the off-site sale of beer, wine and distilled spirits and for on-site wine tasting associated with a retail business at 2418 West Kettleman Lane. As part of the review, the Planning Commission will need make a determination as to whether the sale of alcohol at this location serves a public convenience or necessity, in accordance with the requirements of the State Department of Alcoholic Beverage

Control (ABC) because the subject site is located in an area of undue concentration, as defined by Business and Professions Code 23958.

## **BACKGROUND**

This site is located within commercial Center (Sunwest Plaza), near the corner of Lower Sacramento Road and Kettleman Lane. The shopping center currently contains large chain-retailers, restaurants, electronic stores and other similar uses. The project site is a parcel within the shopping center. Available City records indicate the project site was used by Hollywood Video from its construction in 1994 until the fall of 2008. The building was specifically built for Hollywood Video rental chain. The site measures approximately .89 acres (38,768 sq. ft.) in area. The site contains one building totaling 8,036 sq. ft and provides fifty-six (56) onsite parking stalls. There are additional parking stalls throughout the center available for use. The center has a recorded access and shared facilities agreement. Vehicular access to the site is provided from Kettleman Lane.

## **ANALYSIS**

As noted, the applicant, Beverages & More, Inc doing business as BevMo, is proposing off-site sale of beer, wine, and distilled spirits and on-site wine tasting associated with retail liquor and specialty market located in an existing vacant building in the Sunwest Plaza along the Kettleman Lane corridor. The focus of the proposed retail store would be the off-site sale of beer, wine, and spirits with a complimentary and secondary component of gourmet foods and accessories. In addition, the store will offer educational beer and wine tasting services on limited basis. The applicant has indicated that the BevMo stores offer a wide selection of specialty spirits and craft beers that are not easily found elsewhere. Store hours are proposed to be 9 a.m. to 10 p.m., seven days a week. BevMo would have to acquire a Type 21 Off-Sale General and a Type 42 On-Sale Beer and Wine ABC licenses. Type 21 Off-Sale General (Packages only) ABC license authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises. Type 42 On-Sale Beer and Wine authorizes the sale of beer and wine for consumption on or off the premises where sold. Food service is not required.

### Beer and Wine Tasting

As proposed, tastings would occur everyday from 12:00 p.m. to 7:00 p.m., but with no more than ten (10) hours per week. For example, in a given week, the applicant would offer tastings on Friday and Saturday afternoons (for approximately 3-4 hours each day). They do not anticipate offering three tasting days per week every week. It is intended allow for special occasions. Samples drinks would be limited to approximately one ounce portions for a nominal fee, as required by the ABC. Service in the area would be done by store staff, vendor representatives or by the winemakers. The tasting area would be clearly delineated as a 10-foot by 10-foot area during tasting hours and only patrons over the age of 21 would be permitted within this area. No drinks would be permitted outside the boundaries of the tasting area. Likewise, spirits and other drinks that are not part of the tasting are not allowed to be consumed within the tasting area or elsewhere on site.

The project site is located within Census Tract 43.05. Census Tract 43.05 covers the area south of Kettleman Lane, north of Harney Lane, west of Mills Avenue and east of Lower Sacramento Road. Census Tract 43.05 contains four (4) active off-sale licenses with only three (3) off-sale licenses allowed based on the ABC criteria. According to ABC requirements, the proposed subject site is located within an area of undue concentration, as defined per Business and Professions Code Section 23958. Prior to the licensing of a new "off-sale alcohol" establishment in an area of undue concentration (as defined by State law), the Department of Alcoholic Beverage Control (ABC) requires the local jurisdiction to make a determination of Public Convenience or Necessity. In Lodi, such a determination is made by the Planning Commission in

conjunction with any associated application such as a Use Permit for the actual retail off-site sale of alcohol.

The proposed off-site sale of alcohol requires the Planning Commission to make finding that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood or the general welfare of the city. The finding is generally based upon land use compatibility and convenience to the public. The Sunwest Plaza, where the project site is located, is zoned C-S (Shopping Commercial), which is the city's most general commercial district, allowing most commercial uses as of right. The C-S zoning district contains a mix of uses, including offices, retail stores, restaurants, personal services, and automotive-related uses such as fueling stations.

Staff believes that the proposed location and surrounding land uses are key factors for why staff believes the proposed use is appropriate. The existing building is part of a larger commercial development, which is intended to attract retailers that could complement one another for one-stop shopping. The existing shopping center already contains several brand name retailers, provides convenient access from major thoroughfares, ample on-site parking, and is not located near schools or immediately adjacent to residences. Staff believes that the proposed business would enhance and help revitalize a center that has faced with several vacancies without being detrimental to the community. Additionally, the proposed business may help attract other tenants or new customers to the area, potentially generating additional investment into the community and generate employment opportunities.

In reviewing the application, the Commission should consider whether the addition of the retail store would serve a public convenience or necessity. While the Sunwest Plaza contains multiple retail establishments for the off-site sale of alcohol, most of these venues are offered in conjunction with a market, where a combination of foods and products is the main focus. The proposed use focuses primarily on a variety of specialty wine, craft beers and distilled spirits where a broad selection and service on these products is the main focus. In addition, BevMo works with selected wine growers and makers to offer approximately 300 unique wines that are only available at BevMo stores. The shopping center, and census tract in which this business is located, do not contain a similar type store. Staff believes that the proposed store would provide greater access to goods in-town and serve a convenience, allowing patrons to shop local instead of traveling to its other branches in nearby jurisdictions.

In the project description letter (Attachment 5), the applicant states that BevMo is committed to the responsible marketing of alcoholic beverage products and proposes to operate in a different manner than a traditional liquor/convenience store. As a company policy, the store would: 1) prohibit the sale of cigarettes and products of abuse (such as 40 ounce containers of malt liquor, screw-top fortified wines and pints or half pints of spirits); and 2) prohibit the use of video or pinball games, sales of pornographic videos or magazines, lottery tickets, newspaper stands or pay phones that could potentially encourage loitering or minors patronizing the store. Additionally, the company will post and maintain signage stating, "No Loitering. No public drinking of alcoholic beverages," and "Stop you must be 21 to enter unless accompanied by an adult." Staff is of the opinion company policy creates an environment conducive for orderly conduct.

In reviewing the proposal, staff sent copies of the application to various City departments for review. Their comments and requirements have been incorporated into the attached resolution. Staff has contacted the Lodi Police Department for their requirement for approval of the proposed Use Permit application and they do not anticipate alcohol related problems. The Lodi Police Department recommends approval subject to the conditions outlined in the attached resolution. The Police Department does not anticipate alcohol related problems due to the

manner BevMo trains its staff, conducts business and its security arrangements. As mentioned in the previous sections, staff believes that the proposed use would be appropriate for the specific site location, within a retail center. Staff believes that a mix of large and independent retailers can co-exist successfully, providing options and complimentary and sometimes, competing services. The inclusion of an additional large retailer would not necessarily diminish the character of the center or the city, given its location at the Sunwest Shopping Plaza where large format, chain operations already exist and provide valuable services to residents and businesses to the City.

**ENVIRONMENTAL ASSESSMENTS:**

The project was found to be categorically exempt according to the California Environmental Quality Act, Article 19 15321 Class 21 (a) (2). The project is classified as an “Enforcement Action by Regulatory Agencies” because it is the “adoption of an administrative decision or order enforcing...the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.” No significant impacts are anticipated and no mitigation measures have been required.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on April 30, 2011. Fifteen (15) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

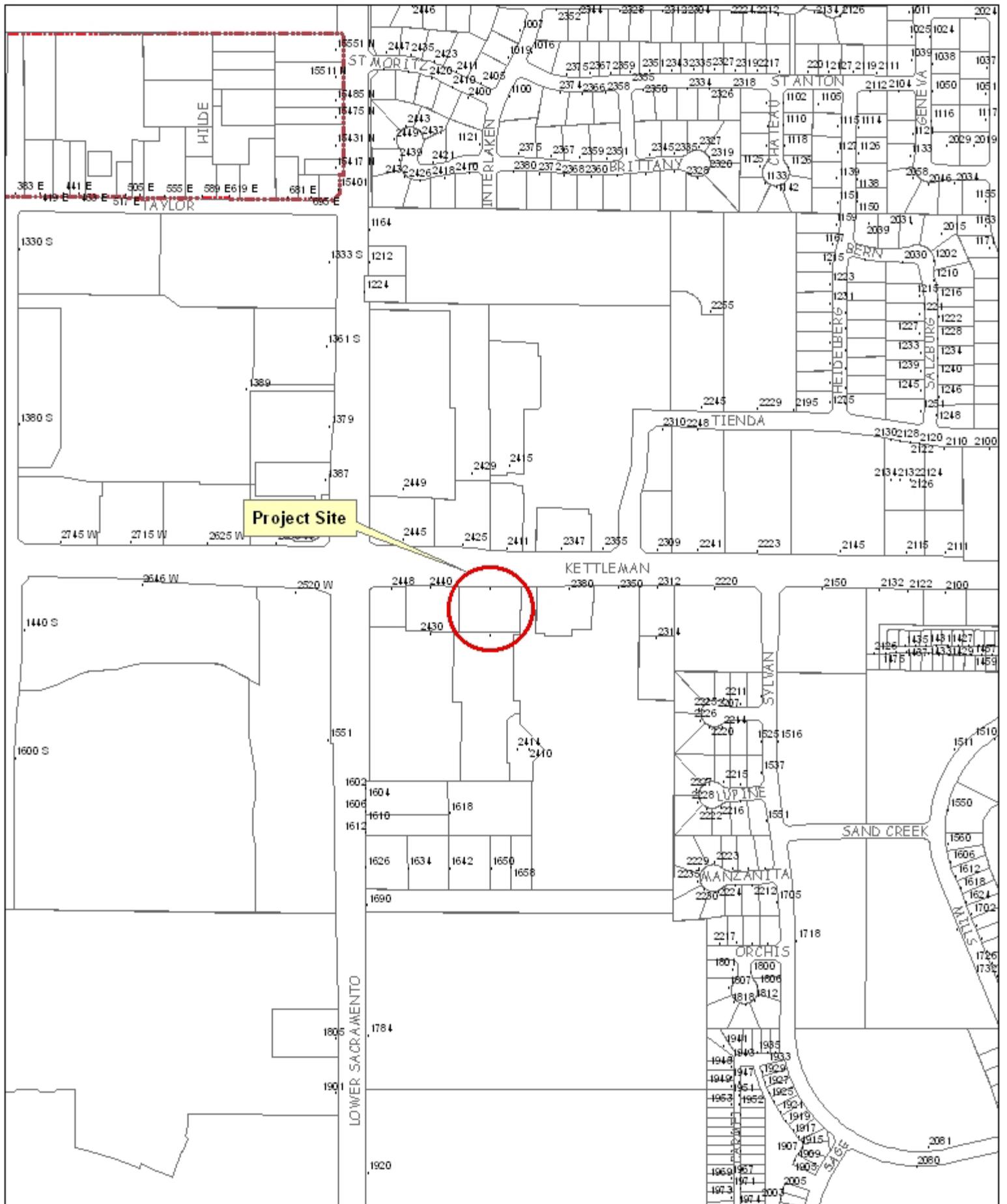
Concur,

Immanuel Bereket  
Assistant Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

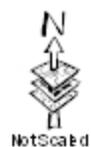
1. Vicinity Map
2. Aerial Map
3. Site Plan
4. Floor Plan
5. Project Description Letters
6. Draft Resolution



**Project Site**



**Vicinity Map**  
 BevMo!  
 2418 West Kettleman Lane  
 Lodi, CA 95240



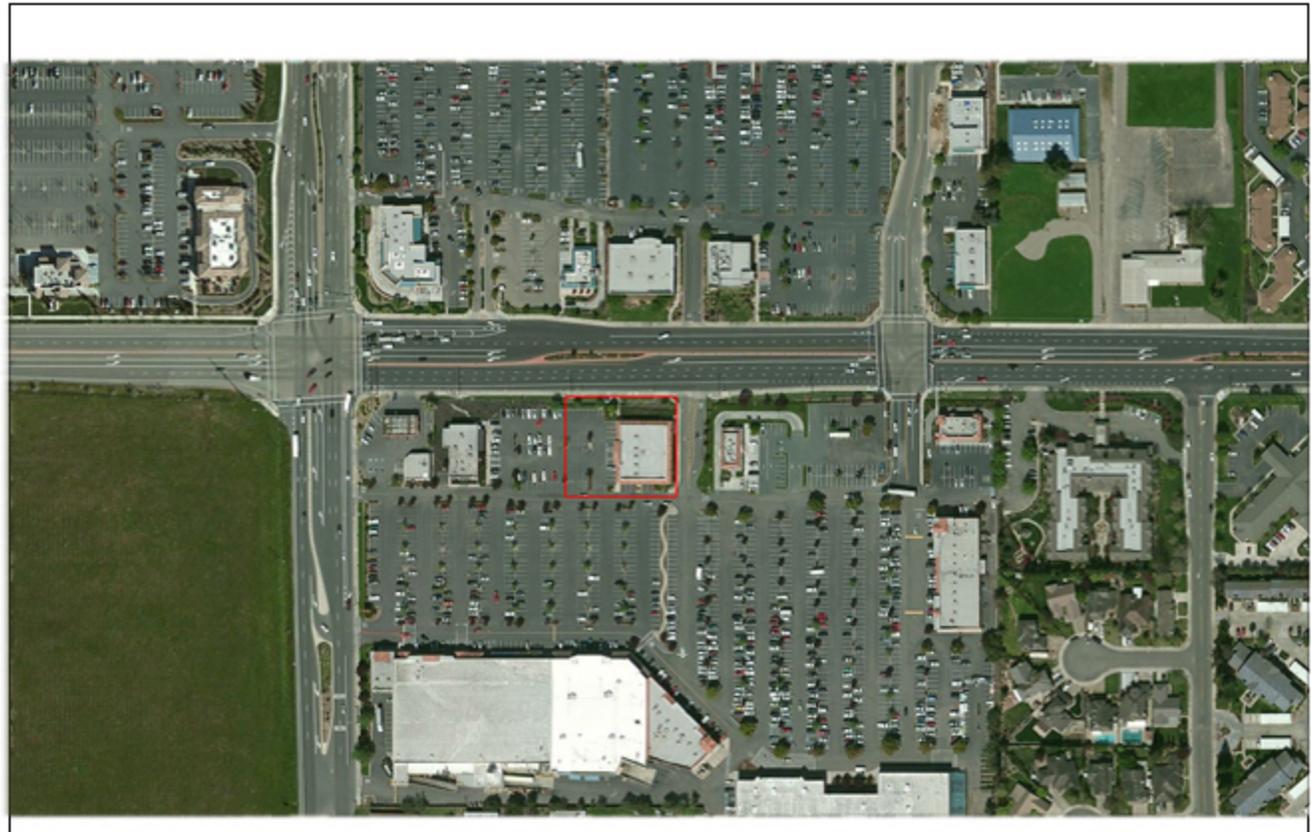


Street View



Project Area Map

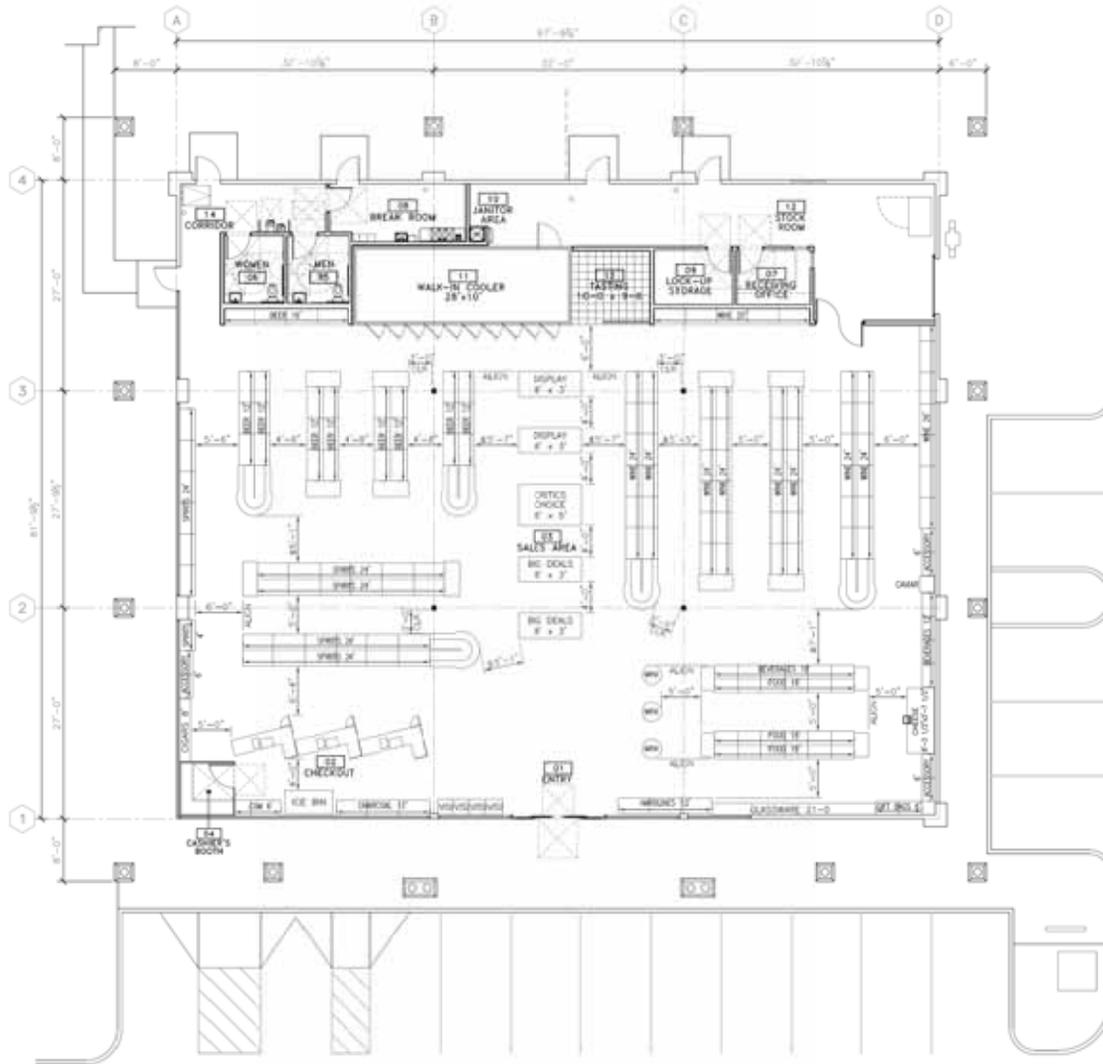
## Aerial Map



Not Scaled

**BevMo!**  
2418 West Kettleman Lane  
Lodi, CA 95242

 Project Site



**1 RACKING PLAN**  
8000 SQ FT

1/8" = 1'-0"



Linear Footages			
Category	Typical	Actual	
Wine	300	192	
Spirits	190	96	
Beer	150	96	
Beverages/Food/Hardlines	150	72	

**Beverages & more!**  
Sun West Plaza  
Kettleman Ln @ Lower Sacramento Rd  
Lodi, California



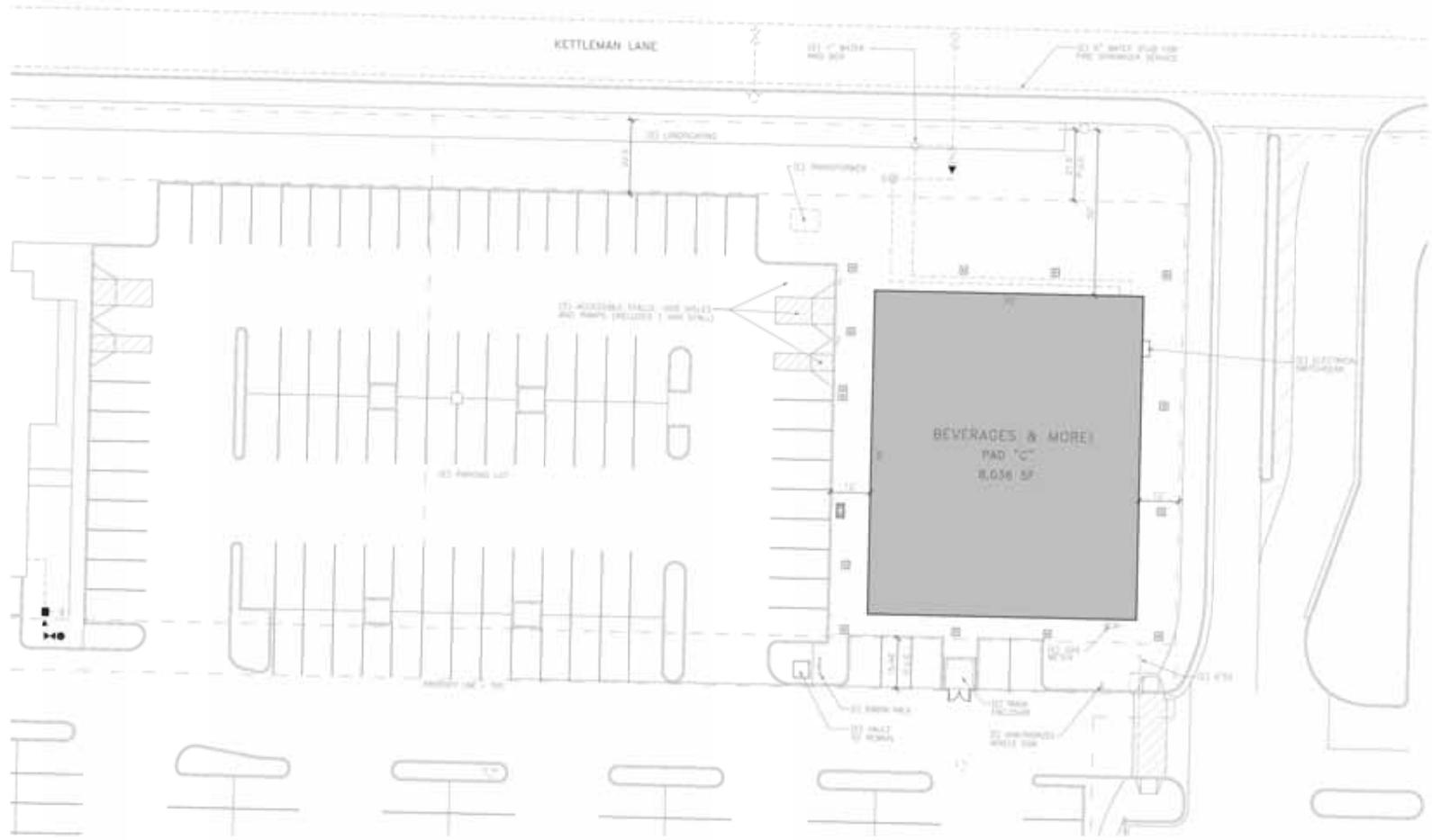
NO.	REVISIONS	BY
1	APR 9, 2012 REV. 01/12	WAW

DRG. MANAGER:   
 DESK ENGINEER:   
 CHECK WISDOM:

**RACKING PLAN**

JOB NO. 12-4380-01  
DATE: FEB 28, 2012  
DRAWN: [Name]  
CHECKED: [Name]

**A1.2**



1 SITE PLAN  
SD1

1/16" = 1'-0"



FOR REFERENCE ONLY

**HAYASHIDA ARCHITECTS**  
A CALIFORNIA CORPORATION  
1200 4th Street, Suite 200  
Folsom, CA 95630  
Tel: 916-952-9971  
www.hayashidaarchitects.com

**Beverages & more!**  
Sun West Plaza  
Kettleman Ln @ Lower Sacramento Rd  
Lodi, California



NO.	REVISIONS	BY

ERIC WRIGHT  
ERIC WRIGHT  
ERIC WRIGHT

SITE PLAN	
JOB NO.	12-430-12
DATE	APR 18, 2012
DRAWN	
CHECKED	

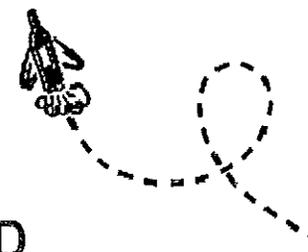
SD1

# BevMo!

1401 Willow Pass Rd, Suite 900 • Concord, California 94520 • T 925.609.6074 • F 925.798.7150 • www.bevmo.com

April 10, 2012

City of Lodi  
Community Development Department  
221 West Pine Street  
Lodi, CA 95241



**RECEIVED**

APR 19 2012

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

Re: **Conditional Use Permit Application, Beverages and More, Inc.**  
**2418 W. Kettleman Lane, Lodi, CA 95242**  
**Company Overview and Project Description**

## About BevMo!

BevMo! is the largest specialty retailer of wine in California and was awarded Retailer of the Year in 2006 by Wine Enthusiast, and in 2009 was awarded the Market Watch Leader Award for management. BevMo! offers a convenient and unique store for local residents to browse an extensive inventory of wine, spirits, beer, gourmet food and related items such as glassware and other wine accessories, not easily found elsewhere. BevMo! offers over 3,000 wines (1,000 from California), 1,200 specialty spirits, 600 beers including many "craft" beers and over 2,000 "& More" products. The store will provide the residents with a convenient new place to shop in a well-lit and maintained facility.

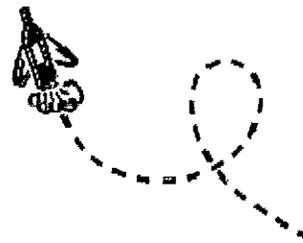
## Responsible Contributing Member of the Community

The store will have a positive influence on the local economy by providing jobs and retail tax revenue to the City of Industry, as well as competitive pricing to the consumer.

BevMo! will employ approximately 15 local residents, with the possibility of additional help hired during the holidays.

BevMo! is committed to the responsible marketing of alcoholic beverage products, which is demonstrated by:

- 1) Our hours of operation being limited to: 9 a.m. – 10 p.m. Sunday through Saturday.
- 2) Our company policy prohibiting the sale of cigarettes and products of abuse (such as 40 oz. of malt liquor, low-priced, screw-top fortified wines and pints or half-pints of spirits).
- 3) Our company policy prohibits the use of video or pinball games, sales of pornographic videos and magazines, pay telephones, lottery tickets, newspaper stands and other items that would encourage loitering or minors patronizing the store (unlike some convenience stores).
- 4) Our company posts and maintains a professional quality sign stating "No Loitering", "No public drinking of alcoholic beverages", and "Stop you must be 21 to enter unless accompanied by an adult".



1401 Willow Pass Rd, Suite 900 • Concord, California 94520 • T 925.609.6074 • F 925.798.7150 • www.bevmo.com

**California Alcoholic Beverage Control Licenses Required**

In addition to a license type 21 for the off-premises sale of alcoholic beverages, BevMo! requires a license type 42 (On-Sale Beer and Wine, Public Premises) for educational beer and wine tastings. Beer and wine tastings will be offered in-store Sunday through Saturday and during our Grand Opening. The size of the tasting area is typically 10x10, and there are no furnishings or counters in the area. All samples must take place within the boundaries of the tasting area. A sign is posted stating that no one under 21 is allowed in the tasting area. Customers are also not allowed to bring in spirits or shopping carts of any kind into the area. Service in the area is by winemakers, vendor representatives, and trained store staff. Samples are approximately 1 oz in size, served in disposable plastic tasting cups, and a nominal fee is charged for each sample as required by the ABC.

Permitting the sale of alcoholic beverages and offering tastings at this location will provide residents with a convenient, well-maintained facility with reasonable prices that will have a positive impact on the local economy and community. Therefore, we respectfully request approval of our application for a Conditional Use Permit.

Sincerely,

*Elizabeth Zaninovich*  
Liz Zaninovich  
Licensing/Permit Entitlement Specialist  
BevMo!  
zaninovich@bevmo.com  
(925)334-2420

**RECEIVED**

**APR 19 2012**

**COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI**

# BevMo!

1401 Willow Pass Rd., Suite 900 • Concord, California 94520 • T 925.609.6000 925.798.7150 • www.bevmo.com

## VIA EMAIL

April 23, 2012

Immanuel Bereket  
Planning Division  
221 West Pine Street  
Lodi, CA 95240

**Re: Beverages & More, Inc. ("Tenant")  
2418 W. Kettleman Lane, Lodi, CA  
CUP Application-Tasting Hours**

Dear Mr. Bereket:

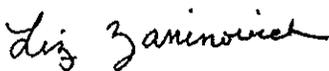
Along with offering a wide selection of beer, wine, spirits, and specialty food and bar items, BevMo! also offers educational beer and wine tastings with a type 42 liquor license from the California Department of Alcoholic Beverage Control. While our store hours of operation are typically 9am-10pm, our tastings hours are much more limited.

BevMo! proposes the following hours for tastings: Sunday through Monday from 12pm-7pm, with no more than 10 hours per week of tastings. For example, in a given week, BevMo! would likely only offer tastings on Friday and Saturday afternoons (for approximately 3-4 hours each day); however, on occasion we would like to offer a special tasting event that would also last between 3-4 hours. We do not anticipate offering three tasting days per week every week, our proposal is only intended to allow for special occasions. For example, in our stores that do not have strict limits on tasting hours, we occasionally have tastings on holidays or for special events like the beer tasting we held in several stores celebrating the end of "tax day."

BevMo! understands the City of Lodi's concern about public safety and potential concerns about excessive tastings/drinking at establishments in the city. We believe a 10 hour cap on tastings addresses such concerns, while allowing some flexibility on our end for when we can offer tastings, particularly for special events. We therefore request approval of our Conditional Use Permit.

If you have any questions, please feel free to contact me at the number listed below.

Sincerely,



Liz Zaninovich  
Licensing/Permit Entitlement Specialist  
925-334-2420

**RESOLUTION NO. P.C. 12-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR APPROVAL OF THE REQUEST OF REQUEST OF DENISE ROWAN, ON BEHALF OF BEVERAGES AND MORE, INC., FOR A USE PERMIT TO ALLOW TYPE 21 OFF-SALE GENERAL AND TYPE 42 ON-SALE BEER AND WINE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE AT 2148 WEST KETTLEMAN LANE**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.72.070; and

**WHEREAS**, the project site is located at 2418 West Kettleman Lane., Lodi, CA 95242 (APN: 058-140-43) and

**WHEREAS**, the project proponent is Denise Rowan, on behalf of Beverages and More, Inc., 1401 Willow Pass Rd, Suite 9000, Concord, CA 94520; and

**WHEREAS**, the project property owner is First Lodi Plaza Associates, 1556 Parkside Drive, Walnut Creek, CA 94596-3556; and

**WHEREAS**, the property has a General Plan designation of Commercial and is zoned C-S, Commercial Shopping; and

**WHEREAS**, the requested Use Permit to allow Type 21 Off-Sale General Alcoholic Beverage Control license, which would authorize the selling of beer, wine and distilled spirits for off-site consumption; and for Type 42 On-Sale Beer and Wine, which would authorize the sale and onsite consumption of beer and wine at the existing vacant building located at 2418 West Kettleman Lane is an enforcement action in accordance with the City of Lodi Zoning Ordinance; and

**WHEREAS**, Census Tract 43.05 in which the business is located currently is over-concentrated with ABC licenses allowing the sale of beer, wine and distilled spirits for consumption on- and off- the license premises where sold; and

**WHEREAS**, the Planning Commission makes a finding of public convenience and need for the request of Denise Rowan, on behalf of Beverages and More, Inc., for a Use Permit to allow issuance of an additional Alcohol Beverage Control license in this tract; and

**WHEREAS**, the State Department of Alcoholic Beverage Control has training available that clearly communicates State law concerning the sale of alcoholic beverages; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project was found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an "Enforcement action by regulatory agencies" because it is the "adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant environmental impacts are anticipated and no mitigation measures have been required.
2. The proposed use complies with all requirements as set forth for the issuance of this Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of an existing building. Second, the site has sufficient access to streets, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use, which is not expected to significantly increase due to the project. Third, the proposed use is deemed to be part of the General Plan and the Zoning Ordinance, as on- and off-sales alcoholic beverage sales are permitted in the C-S (Commercial Shopping) Zone with Use Permit approval. Fourth, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood in that a similar off-sales use had

previously compatibly existed nearby. Lastly, the proposed use will not have an adverse effect on the public health, safety, and general welfare in that security measures and the limited size of the use will limit any potential adverse effects to neighboring properties.

3. The off-sale of beer, wine and distilled spirits, in accordance with a Type 21 Alcoholic Beverage Control License, on-sale of beer and wine in accordance with a Type 42 Alcoholic Beverage Control license, and with the conditions attached herein, would be consistent and in harmony with the Commercial General Plan Land Use Designation and C-S zoning District.
4. The proposed use is consistent with the General Plan because commercial uses such as the one proposed are permitted in accordance with Land Use Policy subject to a discretionary review.
5. The sale and consumption of alcohol can sometimes result in customer behavior problems that can require police intervention.
6. Steps can be taken by the applicant/operator and/or developer and/or successors in interest and management to reduce the number of incidents resulting from the over-consumption of alcohol including the proper training and monitoring of employees serving alcohol; the careful screening of IDs of customers to avoid sales to under-aged individuals; limiting the number of drinks sold to individual customers to avoid over-consumption; providing properly trained on-site security to monitor customer behavior both in and outside of the establishment; and working with the Lodi Police Dept. to resolve any problems that may arise.
7. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the applicant/operator and/or developer and/or successors in interest and management work with neighboring businesses and residents to resolve any problems that may occur.
8. The sale of alcoholic beverages at this location can meet the intent of the commercial zoning district and can provide a public convenience or necessity for customers of the business.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 12-U-07 is hereby approved, subject to the following conditions:

1. Beverages & More, Inc. and/or the property owner ~~and/or developer~~ and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. Beverages & More, Inc. and/or the property owner ~~and/or developer~~ and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
3. The City reserves the right to periodically review the area for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct result from the proposed land use, the Use Permit may be subject to review and revocation by the City of Lodi after a public hearing and following the procedures outlined in the City of Lodi Municipal Code. Additional reviews may be prescribed by the Community Development Director, the Police

Department and/or Planning Commission as needed during and after the first two years of probationary period. Further, starting from the effective date the business commences the sale of beer, wine and distilled spirits, this Use Permit shall be subject to a one year, and two year review by Community Development Director. If the Director determines it necessary, the Director shall forward the review to the Planning Commission to review the business's operation for compliance with the conditions of the Use Permit, and in response to any complaints thereafter.

4. The Lodi Police Department may, at any time, request that the Planning Commission conduct a hearing on the Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
5. Beverages & More, Inc. and/or the property owner ~~and/or developer~~ and/or successors in interest and management shall be prohibited from externally advertising or promoting specific or individual beer & wine and/or distilled spirits, including but not limited to, window and exterior wall signage.
6. Onsite consumption of beer and wine shall be limited to the hours of 12:00 p.m. to 7:00 p.m., daily, and shall not exceed ten (10) hours per week.
7. No sales of alcoholic beverages shall occur between the hours of 2:00 a.m. and 6:00 a.m.
8. No single-serving containers beer or wine less than 16 ounces shall be sold separately for off premises consumption (excluding tastings).
9. Paper or plastic cups shall not be sold in quantities less than their usual customary packaging.
10. The Use Permit shall require Beverages & More, Inc, and/or successors in interest and management to secure an Alcoholic Beverage Control licenses Type 21 Off-Sale General (Package Store) and Type 42 On-Sale Beer and Wine.
11. Prior to the issuance of a Type 21 and Type 42 ABC licenses, Beverages & More, Inc, personnel and/or successors in interest and management shall complete Licensee Education on Alcohol and Drugs as provided by the State Department of Alcoholic Beverage Control or an equivalent program offering the same training time and content.
12. The applicant shall submit a tenant improvement permit. All plan submittals shall be based on the City of Lodi Regulations and currently adopted 2012 California building Code.
13. No person who is in a state of intoxication shall be permitted within the business nor shall an intoxicated patron be sold additional alcoholic beverages. It is the responsibility of Beverages & More, Inc. and/or successors in interest and management to ensure no patron in a state of intoxication is allowed into the building.
14. Beverages and More, Inc. and/or successors in interest and management of the business shall police the area surrounding the business to prevent patrons from congregating/loitering outside the premises and to prevent excessive noise or other objectionable behavior as a result of the business operation. Noise levels shall be monitored to insure that noise shall not violate the City's Noise Ordinance Section 9.24.020 and Section 9.24.030.
15. Beverages and More, Inc. and/or successors in interest and management of the business shall comply with all the Municipal Codes relating to loitering, open container laws and other nuisance-related issues.
16. Beverages and More, Inc. and/or successors in interest and management of the business shall ensure noise emanating from the property shall be within the limitations prescribed by the City's

Noise Ordinance and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments.

17. The exterior of the premises shall be maintained in a neat and clean manner, and maintained free of graffiti at all times.
18. Approval of this Use Permit shall be subject to revocation procedures contained in Section 17.72 LMC in the event any of the terms of this approval are violated or if the sale of beer, wine and distilled spirits is conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
19. Any fees due the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
20. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

**Dated: May 9, 2012**

I certify that Resolution No. 12-07 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on May 9, 2012 by the following vote:

<b>AYES:</b>	Commissioners:	Cummins, Heinitz, Jones, Kirsten, Kiser, and Chair Olson
<b>NOES:</b>	Commissioners:	None
<b>ABSENT:</b>	Commissioners:	Hennecke

ATTEST

  
\_\_\_\_\_  
Secretary, Planning Commission

RESOLUTION NO. P.C. 12-07a

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR APPROVAL OF THE REQUEST OF REQUEST OF DENISE ROWAN, ON BEHALF OF BEVERAGES AND MORE, INC., FOR A USE PERMIT TO ALLOW TYPE 21 OFF-SALE GENERAL AND TYPE 42 ON-SALE BEER AND WINE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE AT 2148 WEST KETTLEMAN LANE**

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Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project was found to be Categorical Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an "Enforcement action by regulatory agencies" because it is the "adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant environmental impacts are anticipated and no mitigation measures have been required.
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2. Beverages & More, Inc. and/or the property owner and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
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probationary period. Further, starting from the effective date the business commences the sale of beer, wine and distilled spirits, this Use Permit shall be subject to a one year, and two year review by Community Development Director. If the Director determines it necessary, the Director shall forward the review to the Planning Commission to review the business's operation for compliance with the conditions of the Use Permit, and in response to any complaints thereafter.

4. The Lodi Police Department may, at any time, request that the Planning Commission conduct a hearing on the Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
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17. Approval of this Use Permit shall be subject to revocation procedures contained in Section 17.72 LMC in the event any of the terms of this approval are violated or if the sale of beer, wine and distilled spirits is conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
18. Any fees due the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
19. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

**Dated: July 11, 2012**

I certify that Resolution No. 12-07a was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 11, 2012 by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

**ATTEST** \_\_\_\_\_  
**Secretary, Planning Commission**

Use Permit to Allow Recycling Center  
@ 235 N. Washington St.; Applicant: Fawad Ebrahimi  
on behalf of Go Green Recycling Inc.

# Item 3b.

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

---

**MEETING DATE:** July 11, 2012

**APPLICATION NO:** Use Permit: 12-U-09

**REQUEST:** Request for Planning Commission approval of a Use Permit to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 235 North Washington Street (Applicant: Fawad Ebrahimi, on behalf of Go Green Recycling Inc: File Number: 12-U-09).

**LOCATION:** 235 North Washington Street  
APN: 043-085-20  
Lodi, CA 95240

**APPLICANT:** Fawad Ebrahimi, on behalf of Go Green Recycling Center  
2214 Robindale Avenue  
Stockton, CA 95205

**PROPERTY OWNER:** Minatre Cook Properties  
5681 Eastview Drive  
Morada, CA 95212

**RECOMMENDATION**

Staff recommends the Planning Commission approve the request of Go Green Recycling In., for a Use Permit to allow a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 235 North Washington Street, subject to the conditions in the attached resolution.

**PROJECT AREA DESCRIPTION**

**General Plan Designation:** Industrial  
**Zoning Designation:** M-1, Light Industrial  
**Property Size:** 9,921 sq. ft.

Adjacent zoning and land use characteristics:

	<b>General Plan</b>	<b>Zone</b>	<b>Land Use</b>
<b>North</b>	Industrial	M-1, Light Industrial	Lockeford Street, private lodge hall/club
<b>South</b>	Low Density Residence	RE-1, Single Family Res.	Residences
<b>East</b>	Industrial	M-1, Light Industrial	Warehouse/industrial use
<b>West</b>	Industrial	M-1, Light Industrial	Warehouse/industrial use

**SUMMARY**

The applicant is proposing to utilize a vacant industrial building located at 235 North Washington Street for storage and warehousing of recyclable materials. Materials stored and processed at the proposed location would consist of loose or baled CRV materials (for example, aluminum cans,

glass and plastic materials, etc), scrap metal (copper, brass, aluminum, ferrous and non-ferrous metals, etc), and electronic waste (television sets, VCRs, computer equipment, etc). The materials would be stored, sorted, and/or palletized, and made ready for transport from the proposed location. All the storage and processing would occur within the building envelop. City's Code requires approval of a Use Permit for storage and processing of scrap metals. No exterior changes are proposed to the building.

## **BACKGROUND**

The project site contains single industrial (metal) building constructed in 1981. Available City records indicate the building was used by various commercial uses until 2009. The site contains seven (7) onsite parking stalls. The building measures approximately 1,800 sq. ft. Vehicular access to the site is provided from North Washington Street.

The applicant is Mr. Fawad Ebrahimi who owns and operates Go Green Recycling Center located at 1803 South Stockton Street. Mr. Ebrahimi petitioned the Commission for a Use Permit approval to open a recycling business last year. At its regular meeting of June 8, 2011, the Commission reviewed and approved the applicant's request for a Use Permit to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 235 North Washington Street. The business has been open since June of 2011 and has operated without any problem or concerns.

## **ANALYSIS**

The applicant is proposing to utilize a vacant building located at 235 North Washington Street for storage and warehousing of recyclable materials. Materials stored and processed at the proposed location would consist of loose or baled CRV materials (examples; aluminum cans, glass and plastic materials, etc), scrap metal (copper, brass, aluminum, ferrous and non-ferrous metals, etc), and electronic waste (television sets, VCRs, computer equipment, etc). The property has a General Plan land use designation of Industrial, and zoning land use designation of M-1, Light Industrial, which permits the proposed use subject to a Use Permit (LMC §17.48.030). The proposed warehousing and storage use is consistent with the other industrial uses (specifically, warehousing and storage uses) in adjacent properties.

The proposed business would be identical to another Go Green Recycling business owned and operated by the applicant. It would be open to the public, contractors, and manufactures. Operation of the business would be Monday through Saturday from 10:00 a.m. until 5:30 p.m., and will be closed on Sundays and all major holidays. The public would be able to use the facility to recycle metals, plastics, glass, paper and electronics to receive cash based on the weights of the products. The purchased materials from the public will be stored, cut, sheared, baled, or boxed accordingly for temporary storage and shipment. The proposed business has been conditioned to not purchase, handle, or dispose of any materials deemed to be hazardous or even remotely hazardous. In addition, the applicant is required to filter and manage all run off from the project site in accordance with the City's Storm Water Management Program.

Staff believes that the Planning Commission can make the required findings to allow warehousing and storage at the proposed location. The proposed use is appropriate for the specific location in that the site is located in a warehouse building and is surrounded by similar heavy commercial and industrial uses. The proposed use is in accord with the purpose of the M-2 zoning district and General Plan land use designation in that recycling centers are conditionally permitted uses in the M-1 District. Staff also believes that the use would benefit the City in that it would create additional revenue by contributing to the sales tax base in the City. In addition, the proposed business anticipates hiring four (4) employees. Furthermore, the applicant has managed and operated their existing business without any policing issues and problems. Staff believes the applicant has demonstrated their willingness to follow and abide by applicable requirements and regulations.

Staff believes that the proposed use would not adversely affect the orderly use of property or cause adverse impact to the neighborhood, it is believed that recycling materials and containers should be limited inside the building during all hours of operation and when the business is closed, except during loading and unloading activities. To that end, staff proposes conditions related to noise control, prohibitions on outdoor storage and ongoing maintenance of the area within 300-feet of the project in order to ensure that the area is kept free of litter and other undesirable materials.

Staff sent copies of the application to various City departments for comments and review. Their comments and requirements have been incorporated into the attached resolution. Staff believes that the proposed Use Permit is consistent with the requirements of the Zoning Ordinance and the policies outlined in the General Plan. Therefore, staff finds that the use of an existing building for the purpose of a commercial recycling facility at 235 North Washington Street will be compatible with the adjacent uses and will not negatively impact the surrounding neighborhood. In addition, the proposed project would not only provide additional employment opportunities and help preserve the City of Lodi's economic welfare, but provide economic activity to the neighborhood. The proposed recycling facility will be consistent with the goals and objectives as specified in the General Plan for Industrial businesses and help occupy an underutilized building that is in need of economic activity. As such, staff recommends that the Planning Commission approve the project, subject to the conditions outlined in the attached resolution.

#### **ENVIRONMENTAL ASSESSMENTS**

The project was found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an "Enforcement action by regulatory agencies" because it is the "adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant environmental impacts are anticipated and no mitigation measures have been required.

#### **PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on May 28, 2011. Twenty-nine (29) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

#### **ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

Concur,

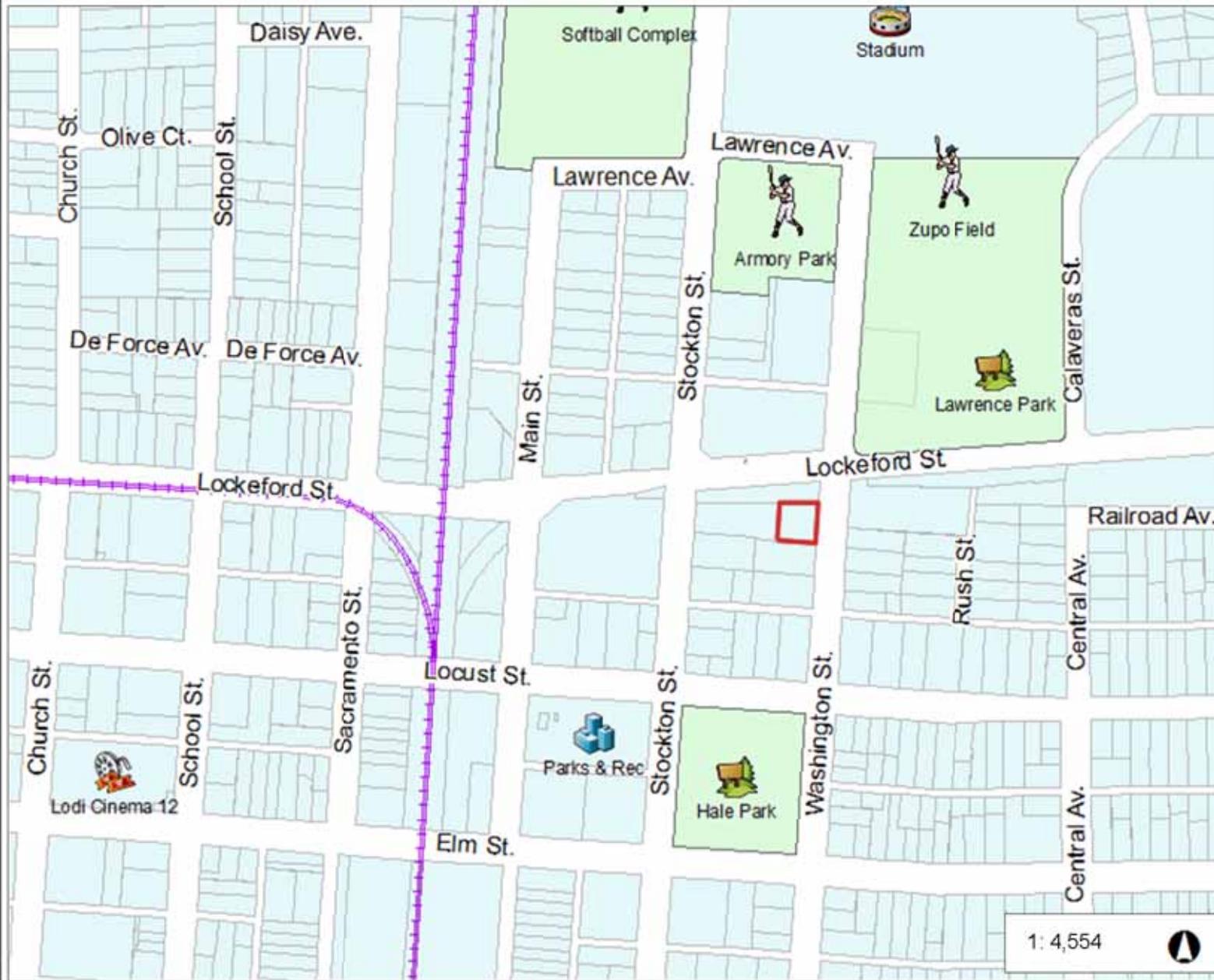
Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

#### **ATTACHMENTS:**

1. Vicinity Map
2. Aerial Photo
3. Site Plan
4. Draft Resolution

# Vicinity Map



## Legend

 Project Site

1: 4,554 

759.0 0 379.50 759.0 Feet

NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**  
Go Green Recycling Inc.  
235 No. Washington Street  
APN:043-085-20  
Lodi, CA 95240

# Aerial Map



235 North Washington Street  
Lodi, CA 95240

GO GREEN RECYCLING

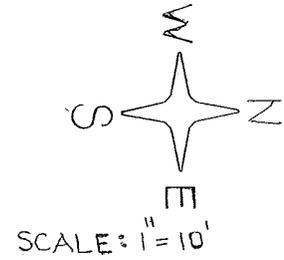
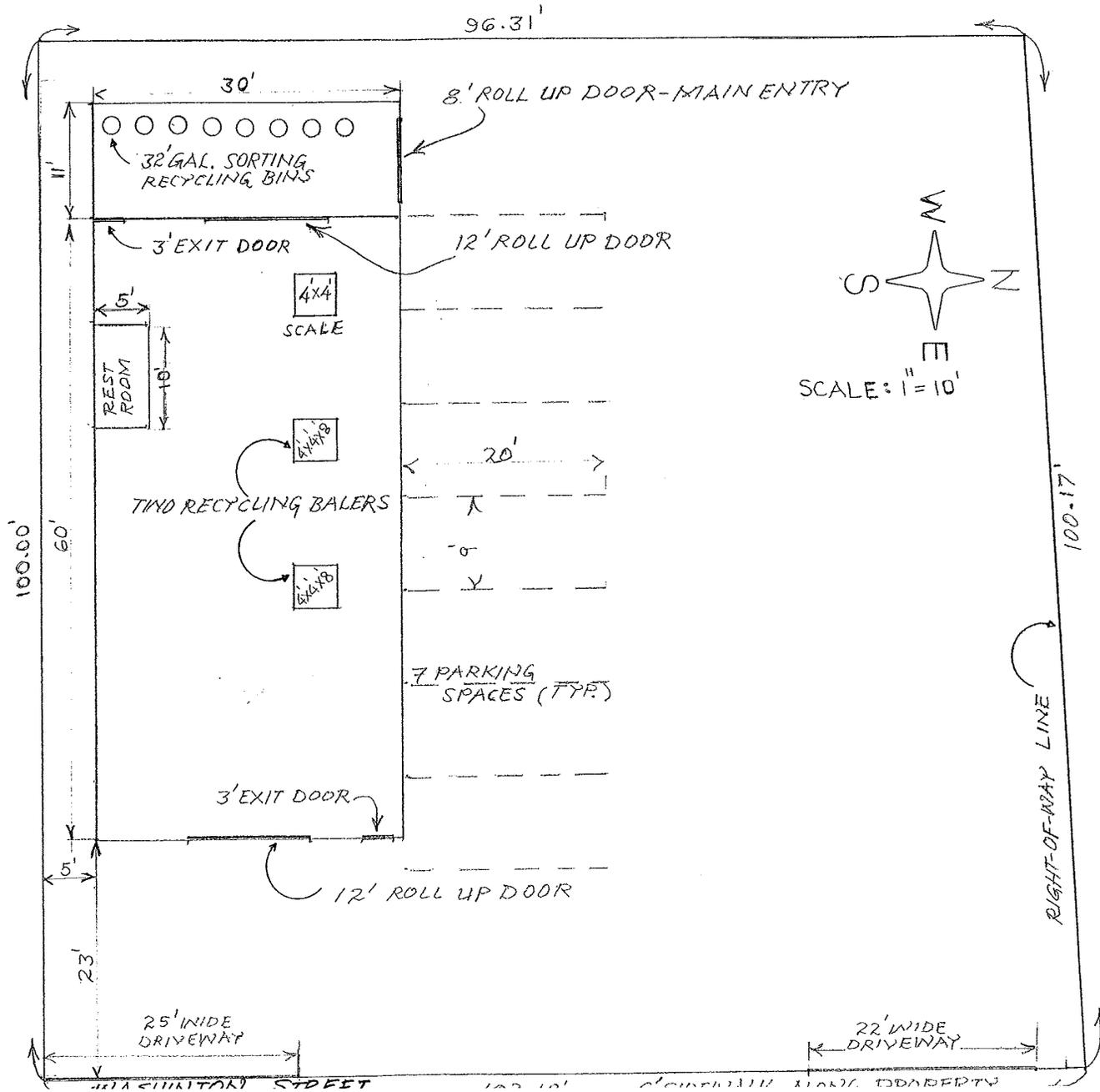
235 WASHINGTON ST.  
LODI, CA 95240

PARCEL NO. 043\_085-20

PARCEL SQ.FT. 9921

PARCEL ACRE 0.23

SUPERVISION DISTRICT 4



LOCKEFORD STREET

RESOLUTION NO. P.C. 12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR APPROVAL OF THE REQUEST OF GO GREEN RECYCLING CENTER FOR A USE PERMIT TO ALLOW A WAREHOUSING AND STORAGE USE FOR RECYCLED MATERIALS, INCLUDING CALIFORNIA REDEMPTION VALUE (CRV), CARDBOARD, SCRAP METAL AND ELECTRONIC WASTE AT 235 NORTH WASHINGTON STREET**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.72.070; and

**WHEREAS**, the project site is located at 235 North Washington Street, Lodi, CA 95240 (APN: 043-085-20); and

**WHEREAS**, the project site has a General Plan designation of Industrial and is zoned M-1, Light Industrial; and

**WHEREAS**, the project site owners are Minatre Cook Properties, 5681 Eastview Drive, Morada, CA 95212; and

**WHEREAS**, the project proponent is Fawad Ebrahimi, on behalf of Go Green Recycling Center, 2214 Robindale Avenue, Stockton, CA 95205

**WHEREAS**, the requested Use Permit to allow a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 235 North Washington Street is an enforcement action in accordance with the City of Lodi Zoning Ordinance; and

**WHEREAS**, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt from CEQA per Article 19 §15321, Class 21 (a) (2); and

**WHEREAS**, pursuant to City of Lodi Zoning Ordinance § 17.72.110, this resolution becomes effective ten (10) business days from its adoption in the absence of the filing of an appeal; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project was found to be Categorical Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an “Enforcement action by regulatory agencies” because it is the “adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.” No significant environmental impacts are anticipated and no mitigation measures have been required.
2. The proposed business seeks to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 235 North Washington Street is a permitted use in the Light Industrial (M-1) zoning District, in which small collection recycling centers area allowed as permitted land uses. The site is suitable and adequate for the proposed use.
3. The proposed use is consistent with the General Plan because commercial uses such as the one being proposed are permitted in accordance with Land Use Policy subject to a discretionary review.
4. The proposed use will not adversely affect the preservation of property values in that the use will occupy a currently vacant tenant building and in that the use is similar to previous uses of the property.
5. The proposed use is not detrimental to the health, safety and general welfare of the City in that the applicant is permitted to collect, process and store recyclable materials.

6. The proposed use would not have a substantial adverse economic effect on nearby uses because operation of the proposed business in accordance with applicable laws and under the conditions of this Use Permit is anticipated to be an economic benefit to the community.
7. The conditions and the restriction of this Use Permit are consistent with the General Plan, and the proposed use will not cause the operation of the conditional use to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent areas.
8. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses and residents to resolve any problems that may occur.
9. The conditional use is subject to and must comply with specific local conditions and additional regulations as deemed necessary by other regulatory or permit authorities. The approval does not relieve the applicant from an obligation to obtain any state or federal permits for recycling facilities.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 12-U-09 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The project proponent/applicant and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent/applicant and/or developer and/or successors in interest and management shall maintain the project site free of litter, shopping-carts or any other undesirable materials and shall be cleaned of loose debris on a daily basis.
3. The project proponent/applicant and/or developer and/or successors in interest and management shall be responsible for picking up all litter and waste material within any public or private right-of-way within 300 feet of the tenant space boundaries.
4. There shall be no outdoor storage of recyclable materials, pallets, bales, etc., except during loading and unloading activities.
5. Any equipment used for the business shall comply with the Noise Ordinance. If complaints are received and verified by the City regarding noise from equipment associated with the facility, the applicant/operator and/or successors in interest and management shall mitigate and/or make any necessary modifications so noise levels comply with acceptable standards identified in the City's General Plan.
6. Noise levels shall not exceed sixty-five (65) dBA, as measured from the outside wall of the proposed tenant space. The business hours of operation shall be from 10:00 a.m. to 5:30 p.m., Monday through Saturday, unless modified in writing and approved by the Planning Division. All business related to the facility, including removal recyclable materials shall be within these approved hours.
7. Provided that the project proponent/applicant and/or developer and/or successors in interest and management comply with the noise limitations above, power-driven processing, including aluminum foil and can compacting, plastic shredding, or other light processing activities may be undertaken as necessary for efficient transport and storage of materials.

8. All existing temporary striping in the parking lot shall be replaced with permanent striping per City Standard Plan 134. The striping plan shall be submitted as part of the Tenant Improvement plans.
9. The applicant/operator and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
10. The applicant/operator and/or successors in interest and management shall not accept, process, handle any hazardous materials as defined by LMC 8.20.010.
11. Subsequent modifications of this approval, which do not intensify the use, including but not limited to alteration of parking and circulation design, minor changes to the conditions of approval, interpretations of the conditions of approval relative to intent, necessity of, and timing, may be approved by the Community Development Director, unless the Community Development Director requires a Substantial Conformance or Revised Permit application in accordance with the Zoning Ordinance.
12. In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this permit shall be subject to the revocation procedures in accordance with the City of Lodi Municipal Code.
13. The Lodi Police Department may, at any time, request that the Planning Commission conduct a hearing on the Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
14. At all times during the conduct of the use(s) allowed by this permit, the use(s) shall maintain and keep in effect valid licensing from appropriate local, state and/or federal agencies as required by law. Should such required licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.
15. Any sign(s) shall require a building permit from the Community Development Department. Said sign(s) shall be in full compliance with the City of Lodi Sign Ordinance and any applicable master sign program for the subject site.
16. All outstanding code violations shall be corrected and the property brought into full compliance prior to issuance Certificate of Occupancy
17. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
18. An operational permit shall be required from the Lodi Fire Department for the operation of the recycling center. 2010 CFC, Section 105.6.45. Please contact the Lodi Fire Prevention Bureau at 25 East Pine Street, Lodi - (209) 333-6735.
19. The project shall incorporate into the design a location for the storage of spill response equipment for materials stored or used at the proposed facility and, at that storage location, post information on how to respond to a spill.
20. Place a note on the plans specifying the list of equipment that will be used in the spill response location. The recommended equipment shall include the following:
  - A. Brooms and/or shovels.
  - B. Absorbent materials for general clean up of liquids.

- C. Mobile berm to contain large spills. Alternately, washing or hosed down will be used in place of berm, wash water cannot be allowed to enter the storm drain.
  - D. Tenant improvement permit shall include a note on the plans stating “Building Department to inspect Spill Response Station during Final Inspections.”
21. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

**Dated: July 11, 2012**

I certify that Resolution No. 13- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 11, 2012 by the following vote:

AYES:	Commissioners:	Heinitz, Jones, Kirsten, Kiser, Olson, and Chair Hennecke
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Cummins

**ATTEST** \_\_\_\_\_  
Secretary, Planning Commission

Use Permit to Allow Automotive Body/Fender Repair & Paint Shop  
@ 21 N. Stockton St.; Applicant: Delia Rodriguez

# Item 3c.

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

---

**MEETING DATE:** July 11, 2012

**APPLICATION NO:** Use Permit: 12-U-10

**REQUEST:** Request for Planning Commission approval of a Use Permit to allow establishment of an automotive body/fender repair and paint shop at 21 North Stockton Street. (Applicant: Delia Rodriguez. File Number: 12-U-10).

**LOCATION:** 21 North Stockton Street  
APN: 043-071-20  
Lodi, CA 95240

**APPLICANT:** The same as above.

**PROPERTY OWNER:** Florentino Melendrez  
17 North Washington Street  
Lodi, CA 95240

**RECOMMENDATION**

Staff recommends the Planning Commission approve the requested Use Permit to allow establishment of an automotive body/fender repair and paint shop within an existing auto repair (mechanic only) business located at 21 North Stockton Street, subject to the conditions in the attached resolution.

**PROJECT AREA DESCRIPTION**

**General Plan Designation:** Commercial  
**Zoning Designation:** C-S: Commercial Shopping  
**Property Size:** 7,027 sq. ft.

**The adjacent zoning and land use characteristics:**

	<b>General Plan</b>	<b>Zone</b>	<b>Land Use</b>
<b>North</b>	Commercial	C-2: General Commercial	Commercial use
<b>South</b>	Commercial	C-2: General Commercial	Commercial use
<b>East</b>	Commercial	C-2: General Commercial	Commercial use
<b>West</b>	Industrial	M-1: Light Industrial	Commercial use

**SUMMARY**

**BACKGROUND**

The applicant is seeking approval of a Use Permit to establish an auto body and paint shop facility on a 7,027 sq. ft. site located at 21 North Stockton Street (Exhibit 1, Vicinity Map). It is surrounded predominately by commercial and light industrial uses. Access to the project site is provided along Stockton Street frontage. The project site is fully developed with a 5,543 square foot industrial building that is being used as an auto (mechanic) repair shop. The applicant proposes to open a paint booth within the repair shop. The site has an existing refuse enclosure. Automobile painting will be a minor component to the repair shop. All activities associated with the business will be conducted indoors.

## **ANALYSIS**

The applicant is requesting a Use Permit approval to establish an automotive body and paint shop within an existing auto repair center at 21 North Stockton Street. The project site is within the C-2 zoning district. Although the C-2 zoning district allows automotive repair and service facilities, Lodi Municipal Code section (C.P.C #2) specifically lists automotive body and fender repair and/or automotive painting as a uses subject to securing a Use Permit from the Planning Commission. This designation is intended to provide areas suitable for a mixture of retail, commercial and light industrial type uses including auto repair, auto paint facilities.

The applicant seeks to create a single paint booth within an existing mechanic shop. The shop is currently restricted to auto repair and does not involve fender repair/auto painting activities. As way of expanding their business, the automotive services will include automotive body repair, replacement, restoration, and automotive painting within the proposed paint booth. Hours of operation will be Monday through Saturday, 8:00 a.m. to 6:00 p.m. The proposed auto body and paint shop would be located in an area entirely surrounded by other commercial and industrial uses. The proposed use has the potential to generate higher noise levels and will also involve the use of large commercial vehicles (tow trucks), motorized equipment (forklifts) and pneumatic equipment and power tools (impact wrenches, grinders). Given the proposed use's similarity with businesses found presently in the area, it can be considered suitable to add to the mix of existing uses.

### **Operational Characteristics**

As mentioned previously all activities will take place inside the building and no exterior changes are proposed to the site. The business will be open from the hours of 8 a.m. to 9 p.m. Monday through Saturday and will be owner operated with two employees. In addition to the mechanic shop, the proposed business activities will include body and fender repair, painting, and parts storage. No major frame cutting or welding will be conducted. As conditioned, outside repair, or service work is prohibited. The attached draft resolution has been conditioned to expressly prohibit any outdoor service and repair at any time. The Use Permit requires that no vehicles is stored outdoor, or in public right way.

Given these parameters staff has determined that the proposed use is appropriate at this location. Because all activities will be conducted indoors, no exterior changes are needed, and no outdoor storage of vehicles or equipment would be permitted, which will reduce the potential for the site to become a visual nuisance ensuring that the aesthetics of the site will be maintained. Due to the limited scope of paint and fender work proposed, and because all activities will be conducted indoors, it is not likely that the use will generate a significant increase in the amount of traffic or that the activities associated with the facility interfere with surrounding uses. Staff has provided a condition of approval requiring all activities to be conducted inside the building with no outdoor storage of customer vehicles.

### **ENVIRONMENTAL ASSESSMENTS:**

This project qualifies as a Class 1 Categorical Exemption by Section 15301 (Existing Facilities) of the State CEQA Guidelines. This section recognizes that a project for an existing facility which includes a proposal for little or no expansion of the existing use, will pose no significant effect on the environment. The project is therefore exempt from the provisions of CEQA and no further environmental review is required.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on June 28, 2012. Twenty-five (25) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

Concur,

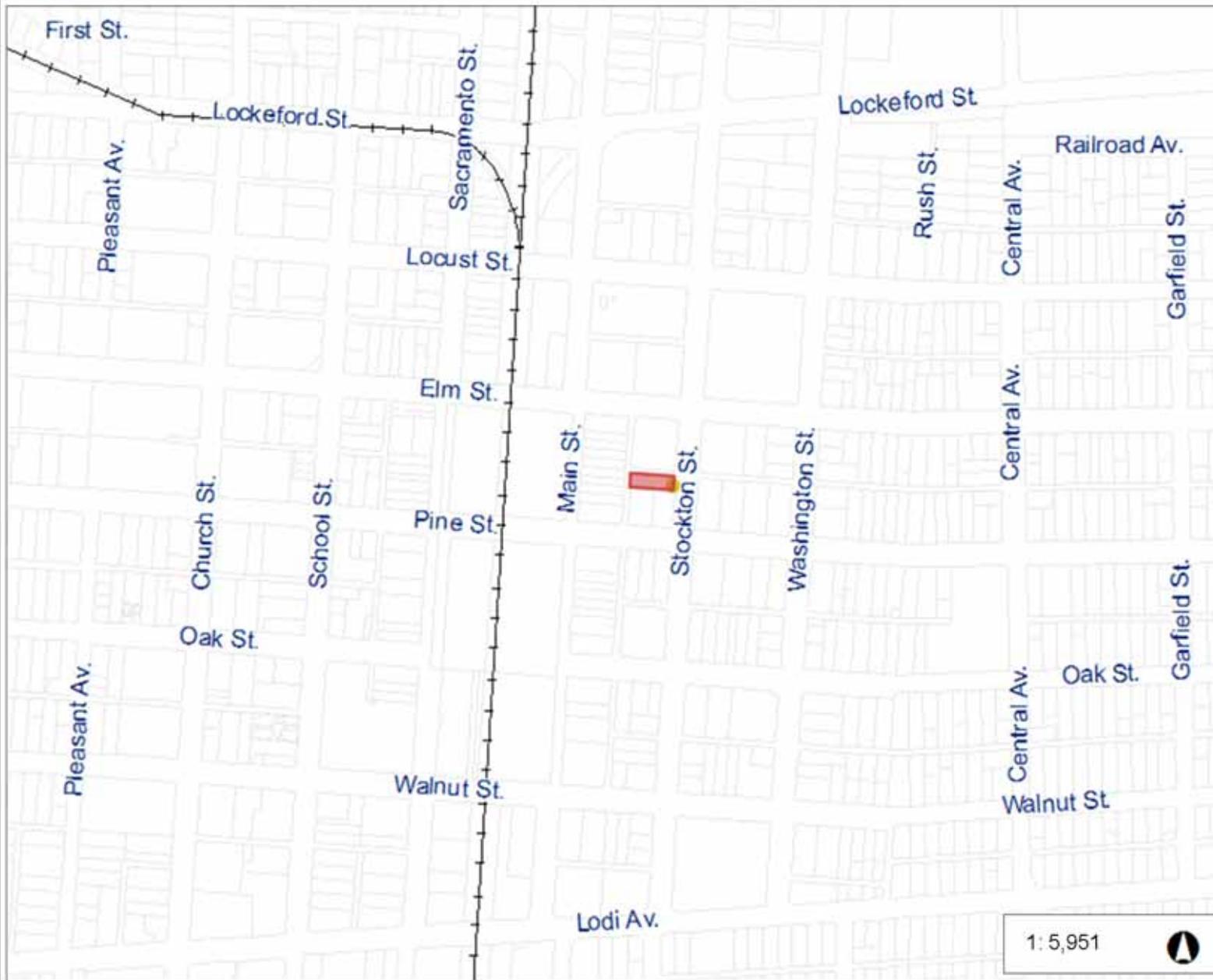
Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map
3. Site Plan
4. Floor Plan
5. Draft Resolution

# Vicinity Map



 Project Site

1:5,951



991.9 0 495.96 991.9 Feet

NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
© Latitude Geographics Group Ltd.

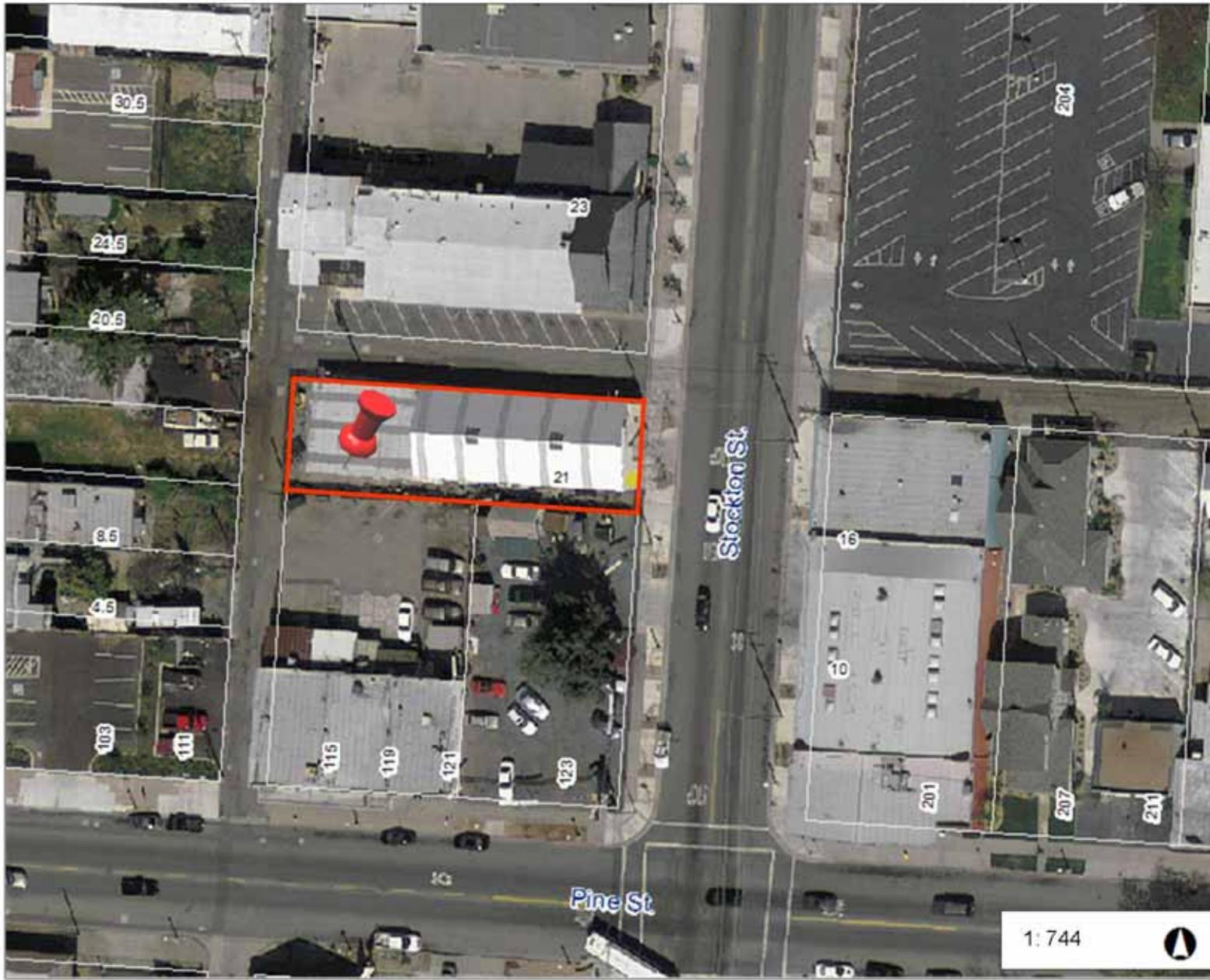
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

Brackett by Tino  
21 North Stockton Street  
Lodi, CA 95240

# AERIAL MAP



 Project Site

1:744 

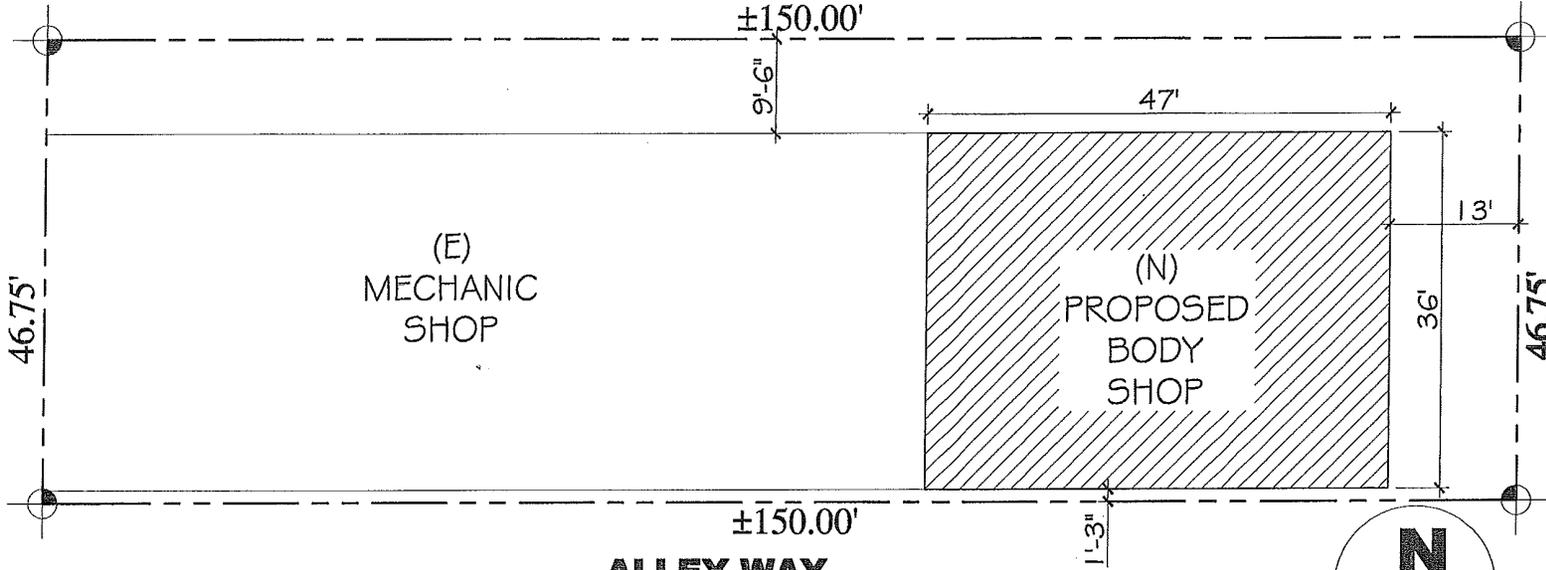
124.0 0 61.99 124.0 Feet

NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**  
Brackett by Tino  
21 North Stockton Street  
Lodi, CA 95240

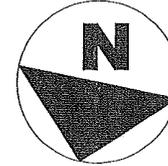
STOCKTON ST.



# SITE PLAN

ALLEY WAY

1" = 10'-0"



ALLEY WAY

MEDINA & ASSOCIATES  
 DRAFTING & DESIGN  
 (209) 470-9028  
 5553 E. WASHINGTON ST  
 STOCKTON, CA. 95215

SITE PLAN

FLOOR PLAN FOR:  
 21 N. STOCKTON ST.  
 LODI, CA. 95240

DRAWN BY:  
 OCTAVIO MEDINA

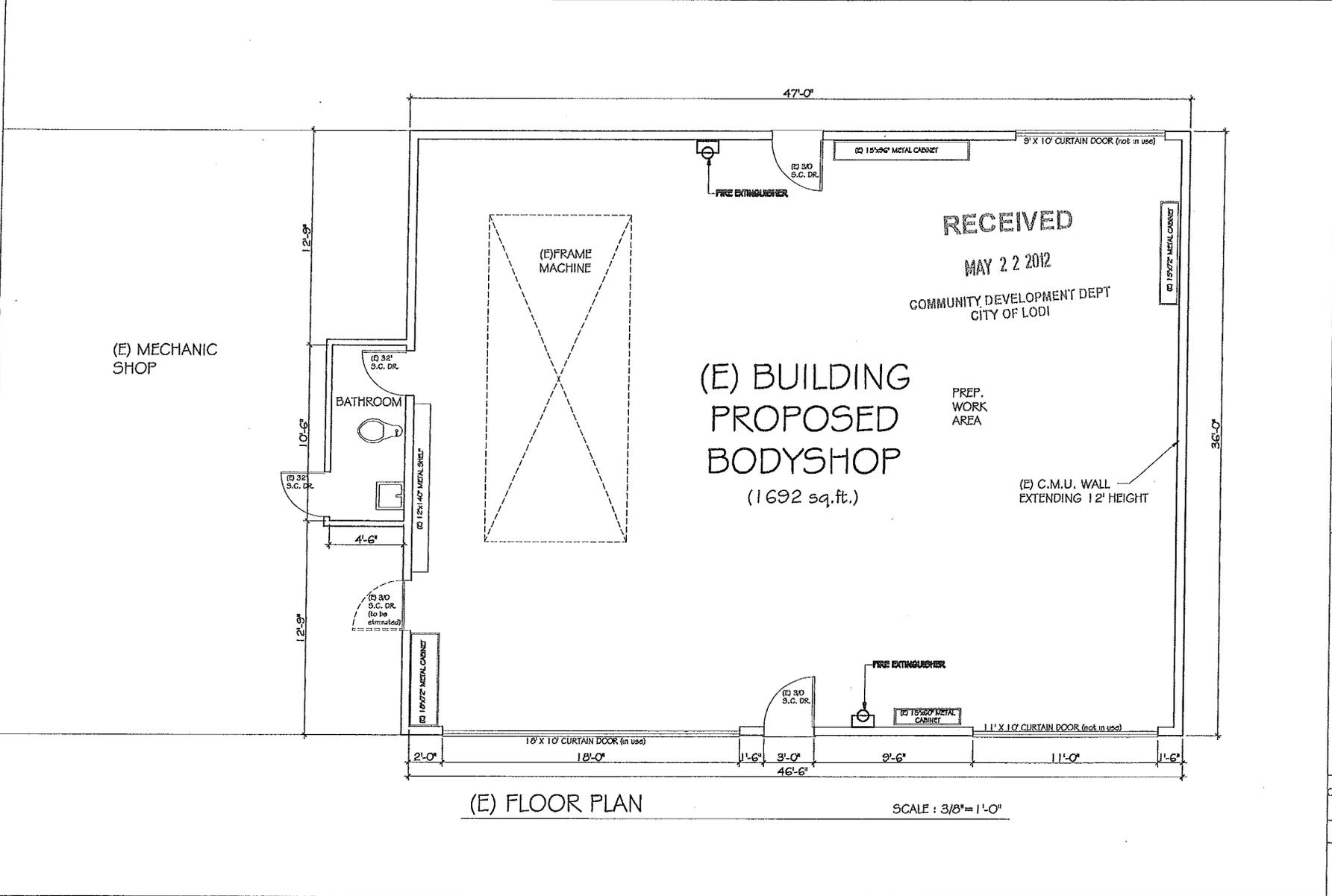
APN #  
 043-071-20

# A-2

RECEIVED

MAY 22 2012

COMMUNITY DEVELOPMENT DEPT  
 CITY OF LODI



(E) FLOOR PLAN

SCALE : 3/8" = 1'-0"

**MEDINA & ASSOCIATES**  
 DRAFTING & DESIGN  
 (209) 470-9028  
 5553 E. WASHINGTON ST  
 STOCKTON, CA. 95215

FLOOR PLAN

FLOOR PLAN FOR :  
 21 N. STOCKTON ST.  
 LODI, CA. 95240

DRAWN BY:  
 OCTAVIO MEDINA

APR #  
 043-071-20

**A-1**

## RESOLUTION NO. P.C. 12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR APPROVAL OF THE REQUEST OF DELIA RODRIGUEZ FOR A USE PERMIT TO ALLOW ESTABLISHMENT OF AN AUTOMOTIVE BODY/FENDER REPAIR AND PAINT SHOP AT 21 NORTH STOCKTON STREET**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.72.070; and

**WHEREAS**, the project site is located at 21 North Stockton Street, Lodi, CA 95242 (APN: 043-071-20); and

**WHEREAS**, the project proponent is Delia Rodriguez, 21 North Stockton Street, Lodi, CA 95242 (APN: 043-071-20); and

**WHEREAS**, the project property owner is Florentino Melendrez, 17 North Washington Street Lodi, CA 95240; and

**WHEREAS**, the property has a General Plan designation of Commercial and is zoned C-S, Commercial Shopping; and

**WHEREAS**, the requested Use Permit to allow establishment of an automotive body/fender repair and paint shop at 21 North Stockton Street and the proposed use is an enforcement action in accordance with the City of Lodi; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. That this project qualifies as a Class 1 Categorical Exemption by Section 15301 (Existing Facilities) of the State CEQA Guidelines. This section recognizes that a project for an existing facility which includes a proposal for little or no expansion of the existing use, will pose no significant effect on the environment. The project is therefore exempt from the provisions of CEQA and no further environmental review is required.
2. That the proposed auto body and paint facility will not adversely affect the applicable land use plans of the City. The project will be located within the General Commercial District, which allows the proposed use subject to a Use Permit review and approval. The auto body and paint shop will provide a needed service to the community. The use is also consistent with the General Plan Policies.
3. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, and loading are adequate to properly adapt such use with the land and uses in the vicinity.
4. That the establishment, maintenance and/or conducting of the use for which the Use Permit review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, moral, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood or contrary to its orderly development.
5. That the facility will comply with the regulations of the City's General Plan, the applicable land uses district and the City's development standards. As indicated in the staff report the project is consistent with the intent of the Mixed Use Corridor General Plan Land Use Designation and the project site meets all current development standards of the C-2 zoning district and requires no changes in order to accommodate the auto body and paint shop use.

6. That the project is appropriate at the proposed location and will not create an adverse effect on surrounding properties or business. The activities of the auto body and paint shop will be conducted entirely indoors and are similar to activities of surrounding businesses as explained in the staff report.”

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 12-U-10 is hereby approved, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys’ fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent and/or the property owner and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
3. The project proponent and/or the property owner and/or successors in interest and management shall comply with, and shall not deviate from the project description, Staff Report, Planning Commission Exhibits marked Site and Floor plans, dated May 22, 2012, attached hereto and incorporated, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. Any operations under the approved permit which result in detriment to the public health, safety or welfare may result in modification or revocation of the permit.

The project description is as follows:

Establishment of an automotive body and paint shop, in an existing industrial building located at 21 North Stockton Street in a C-2 (General Commercial) zoning district. The project site is fully developed. The proposed auto body and paint/fender repair facility is an addition, and small component, of an existing mechanic shop located at the project site. The site has existing fences and refuses enclosure. Automotive services will include automotive repair and replacement of body and fender, restoration, and automotive painting.

4. The project proponent and/or the property owner and/or successors in interest and management shall conduct all business activities inside the building. It shall be unlawful to service or repair any vehicle, inoperable or not, except completely within the garage, or building envelop.
5. No tools, motor vehicle parts, supplies, or equipment used for automobile repair and service shall be left, stored or maintained outdoors in a location that is readily visible from a public right-of-way or an adjoining property upon any overnight interruption or cessation of repair work.
6. All fluids, liquids and oil or other petroleum products that are taken out of a motor vehicle or used in conjunction with any repair work shall be disposed of in a lawful manner. In no instance shall

these products or substances be allowed to drain or spill onto adjoining property or into the public right-of-way, storm drain, plumbing system or sewer system.

- 7. It shall be unlawful to park, store, maintain or place upon any public right-of-way, or public property, or upon any premises, any inoperable motor vehicle, house trailer, tractor trailer, new or used parts, or junk therefrom, unless the same is wholly contained within a fully enclosed building and does not violate any of the zoning or building laws of the City of Lodi or the State.
- 8. All plans submitted to the City shall reflect the Planning Commission's approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, floor plans and all other illustrations, text, or plans submitted to the City in connection with this project.
- 9. Any expansion of the activities associated with the auto body and paint shop facility will require a revision of the Conditional Use Permit.
- 10. The exterior of the premises shall be maintained in a neat and clean manner, and maintained free of graffiti at all times.
- 11. Approval of this Use Permit shall be subject to revocation procedures contained in Section 17.72 LMC in the event any of the terms of this approval are violated or if the sale of beer, wine and distilled spirits is conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
- 12. Any fees due the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
- 13. The applicant shall obtain Operational Permits from the Lodi Fire Department, Fire Prevention Bureau. The Fire Department may be contacted at 25 East Pine Street, Lodi, CA 95240-2127. Phone Number (209) 333-6739.
- 14. The applicant shall obtain a tenant improvement permit prior to occupancy. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building Code. Please review our policy handouts for specific submittal procedures. The Building and Safety Division may be contacted at 221 West Pine Street, Lodi, CA 95240-2127. Phone number (209)333-6714.
- 15. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

**Dated: July 11, 2012**

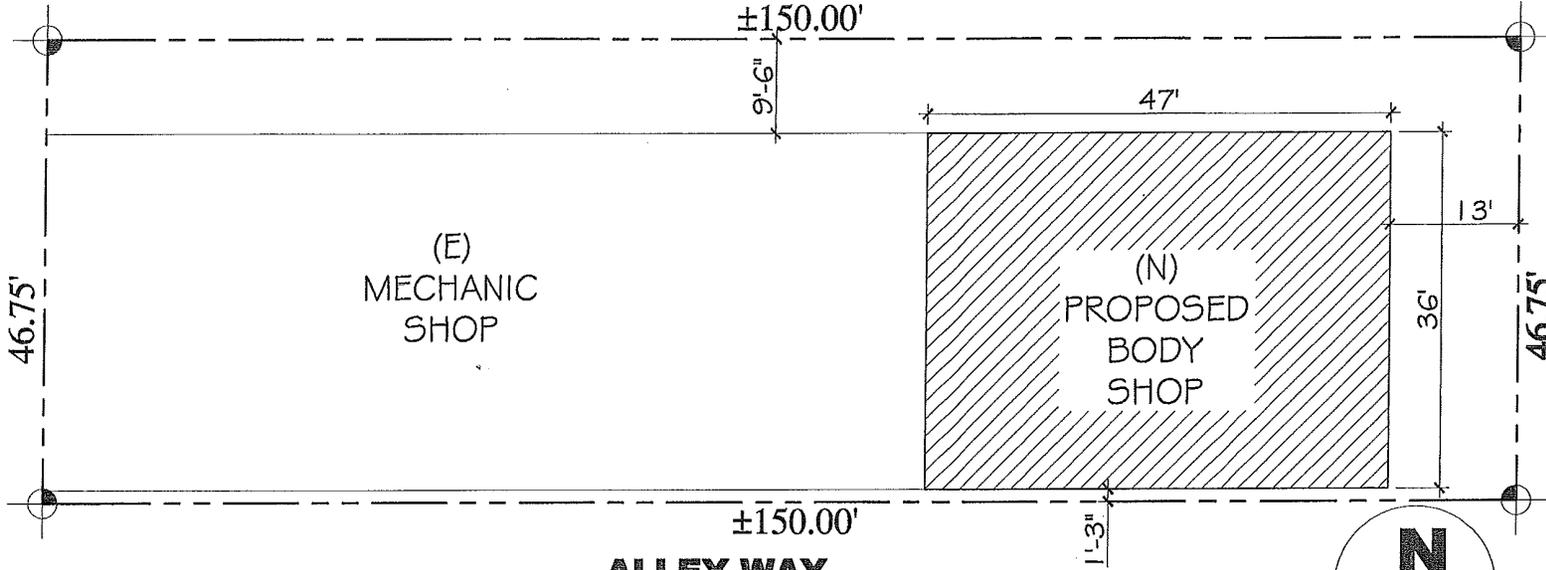
I certify that Resolution No. 12- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 11, 2012 by the following vote:

**AYES:** Commissioners:  
**NOES:** Commissioners:  
**ABSENT:** Commissioners:

**ATTEST** \_\_\_\_\_  
**Secretary, Planning Commission**

Attachment: 1. Site Plan  
2. Floor Plan

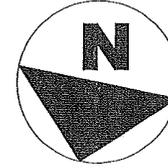
STOCKTON ST.



# SITE PLAN

ALLEY WAY

1" = 10'-0"



ALLEY WAY

RECEIVED  
 MAY 22 2012  
 COMMUNITY DEVELOPMENT DEPT  
 CITY OF LODI

MEDINA & ASSOCIATES  
 DRAFTING & DESIGN  
 (209) 470-9028  
 5553 E. WASHINGTON ST  
 STOCKTON, CA. 95215

SITE PLAN

FLOOR PLAN FOR:  
 21 N. STOCKTON ST.  
 LODI, CA. 95240

DRAWN BY:  
 OCTAVIO MEDINA

APP #  
 043-071-20

# A-2



# Item 6a.



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

**To:** City of Lodi Planning Commissioners  
**From:** Rad Bartlam, Community Development Director  
**Date:** Planning Commission Meeting of 07/11/2012  
**Subject:** Past meetings of the City Council and other meetings pertinent to the Planning Commission

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In an effort to inform the Planning Commissioners of past meetings of the Council and other pertinent items staff has prepared the following list of titles.

If you have any questions, please feel free to contact the Planning Department or visit the City of Lodi website at: <http://www.lodi.gov/city-council/AgendaPage.html> to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
June 12, 2012	Shirtsleeve	Development Impact Mitigation Fee Program Update (PW)
June 20, 2012	Regular	Adopt Resolution Authorizing the City Manager to Execute Professional Services Agreement with Y & C Transportation Consultants, Inc., of Sacramento, for Design of the Ham Lane and Harney Lane Traffic Signal and Lighting Project (\$36,260) and Appropriating Funds (\$55,000) (PW)
		Set Public Hearing for August 1, 2012, to: (PW) a) Consider Resolution Approving Master Plans for Water, Wastewater, Storm Drainage, and Bicycle; b) Certify the Negative Declaration as Adequate Environmental Documentation for the Master Plans for the Water, Wastewater, Storm Drainage, and Bicycle; c) Consider Resolution Approving Impact Mitigation Fee Program Report; and d) Consider Resolution Approving Impact Mitigation Fee Program Schedule of Fees
		Set Public Hearing for August 1, 2012, Regarding Termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc. (CM)

# Item 7a.

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** July 11, 2012

**APPLICATION NO:** Not Applicable

**SUBJECT:** Development Code Update

**BACKGROUND:**

On September 7, 2011, the City Council authorized the release of a Request for Proposals (RFP) for the update and implementation of the Development Code, which is intended to complete a process that began in 1999. The process was halted twice in the past mostly due to staffing and budgeting concerns. In December 2011, the City entered into a Professional Services Agreement with Raney Planning and Management, Inc., of Sacramento to facilitate a comprehensive Development Code Update. The City has been working with Raney Planning and Management on updating the current Zoning Ordinance. The purpose of the update has been to make the document more user friendly, to ensure it is consistent with the City's 2010 General Plan and state law as well as eliminate inconsistencies and remove obsolete text.

The City of Lodi adopted the current zoning ordinance in 1956. Since adoption, numerous text amendments have been adopted in response to changing development patterns and concerns. However, the core elements of the 1956 document have remained intact. When the zoning ordinance was first adopted, the City was less than its current size and most development applications consisted of large tracts of land with hundreds of residential units. Today, the City is largely being developed with the majority of land use applications proposing smaller residential subdivisions or more modest commercial and industrial development.

Staff is making the document available to the public in advance of workshops and public hearings to help familiarize the public with the changes that will be taking place to the zoning map and allowable uses as a result of the changes to the code. For this Planning Commission meeting, staff is focusing on the residential and mixed-use zoning districts.

**ANALYSIS:**

Residential Districts:

An abbreviated explanation of the residential zoning district changes are as follows: The current zoning ordinance contains four different single-family (low density) residential classifications: R-1 (Single-Family Residential), R-2 (Single-Family Residential), RE-1 (Single-Family Residential, Eastside) R-LD (Residential Low Density). The zoning designation numbers do not correlate with how many dwelling units are allowed; instead the numbers simply categorize the various lot sizes within the same zoning classification. Lot sizes are the only differences between these zoning districts; otherwise, the same height, lot coverage, setback, parking requirements and other zoning restrictions apply to each zoning district.

The proposed Development Code merges the R-1, R-2, RE-1, and LD-R zoning districts into a single land use classification: Low Density Residential. Merging the various single family residential districts into a single classification will now be consistent with the 2010 General Plan, which provides one Low Density Residential land use designation. This land use designation is intended for residential development at densities of two to eight units per acre. Similarly, the proposed Development Code seeks to merge the current RG-A (Residential Garden Apartments) and RM-D (Residential Medium Density) zoning districts into Medium Density Residential land use designation. There is no discernible land use difference between the RG-A and RM-D zoning districts. The RH-D (Residential High Density) zoning district will remain unchanged. As drafted, the Development Code classifications simplify the document and eliminate unnecessary duplication of zoning districts. In addition, the three proposed residential zones (LD-R, MD-R, and HD-R) will now be consistent with the three General Plan land use designations (LDR, MDR, and HDR) and the General Plan's allowable densities. The table below summarizes the different proposed changes and relationship to the 2010 General Plan.

Zoning District Symbol	Zoning District Name		General Plan Land Use Classification Implemented by Zoning District
RLD	Low Density Residential		Low Density Residential
RMD	Medium Density Residential		Medium Density Residential
RHD	High Density Residential		High Density Residential
Development Feature	Requirement by Zoning District		
	RLD	RMD	RHD
<b>Minimum lot size</b>	<i>Minimum area, width, and depth required for new parcels.</i>		
General Plan	2 – 8 DU/AC	8 – 20 DU/AC	15 – 35 DU/AC
Zoning – Single Family	5,000 sq. ft.	5,000 sq.ft.	4,000 sq. ft.
Area - 2-Family	6,000 sq. ft. <sup>(1)</sup>	5,000 sq. ft.	4,000 sq. ft.
		8,000 sq. ft.	8,000 sq. ft.

1. Duplexes allowed on corner lots of 6,000 sq. ft. or more.

Beyond establishing consistency with the General Plan densities will be the concern of the public about how the change in the zoning numbering scheme affects their property in regard to setbacks, height, lot coverage and in particular allowable use. For the most part these will remain unchanged.

**Mixed-Use Districts:**

A key initiative of the 2010 General Plan policy is to create mixed-use designations. The purpose of the Mixed-Use zoning districts is to provide opportunities for well-designed development projects that combine residential with nonresidential uses, including office, retail, business services, personal services, public spaces and uses, and other community amenities designated with the mixed-use land use designations in the 2010 General Plan. The intent of these zones are to accomplish the following objectives:

- Create a viable, walkable urban environment that encourages pedestrian activity and reduces dependence on the automobile, through a streetscape that is connected, attractive, safe and engaging;
- Provide complementary residential, commercial, and other uses within walking distance of each other;
- Develop an overall design framework to ensure that the quality, appearance and effects of buildings, improvements and uses are compatible with 2010 General Plan Community Design and Livability Element;
- Revitalize commercial corridors with mixed-use developments that attract and encourage market-driven private investment;
- Encourage parking solutions that are incentives for creative planning and sustainable neighborhood design.

The proposed mixed-use districts are described as follows:

***Downtown-Mixed Use (DMU)***

As described in the City’s 2010 General Plan, Downtown Mixed Use is intended for a variety of commercial, office, public, and medium- and high-density (15-35 du/ac) residential uses on infill sites in the vicinity of Lodi’s downtown. This classification encompasses an expanded downtown area, across the railroad tracks and extending past Main Street. Retail uses or eating and drinking establishments are required at the ground level. This category intends to maintain the mix, scale and character of downtown development, while providing opportunities for redevelopment of vacant, and underutilized sites. The maximum FAR (floor area ratio) for this designation is 3.0, which includes all

residential and non-residential uses combined. At this development intensity all parking is expected to be provided offsite; if on-site parking is provided, lower development intensities, as specified in the Development Code Parking Section, would be allowed.

*Mixed Use Corridor (MCO)*

The Mixed-Use Corridor classification includes a variety of office and general commercial uses, as well as low, medium, and high-density residential uses along the city's major corridors: Kettleman and Cherokee lanes and Lodi Avenue. This category allows for somewhat more intensive development along these corridors to take advantage of vacant and underutilized sites and provide shopping and services to residents in highly accessible corridors. The maximum FAR for this designation is 1.2. Most of Kettleman Lane presently is zoned R-C-P (residential, commercial and professional). The RCP zoning district allows a mixture of uses such as residential development up to medium density; institutions of an educational or philanthropic nature; business and professional offices such as accountant, architect, attorney, contractor, doctor, dentist, engineer, insurance agent, real estate agency, finance company, bank, chiropractor, governmental agency and drive-in offices; beauty shops and barbershops; and rest and convalescent homes. The proposed Mixed Use Corridor provides development directions, expands uses allowed and creates design guidelines currently absent.

*Mixed Use Center (MCE)*

This classification identifies new mixed-use neighborhood centers in the new growth areas of the General Plan. This category provides for a variety of residential, office, neighborhood commercial, and public uses. The Mixed Use Center designation is prescribed by the 2010 General Plan and applies to areas currently outside of the City limits but within the General Planning area.

**PLANNING COMMISSION ACTIONS:**

This is an information item and an opportunity to discuss proposed changes to the zoning ordinance and map, and receive input from the Planning Commission and the public. Given that this is a discussion session, the Planning Commission has no cause for action. The City will conduct noticed public workshops and hearing in the future.

Respectfully Submitted,

Concur,

Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

- Attachments: 1. Draft Residential Zoning Districts  
2. Mixed-Use Zoning Districts

Residential Zoning Districts

## **CHAPTER 17.18 - RESIDENTIAL ZONING DISTRICTS**

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### **Sections:**

- 17.18.010 - Purpose of Chapter
- 17.18.020 - Purposes of Residential Zoning Districts
- 17.18.030 - Residential Zoning District Land Uses and Permit Requirements
- 17.18.040 - Residential Zoning District General Development Standards
- 17.18.050 - Residential Design Guidelines

### **17.18.010 - Purpose of Chapter**

This Chapter lists the uses of land that may be allowed within the residential zoning districts established by Section 17.10.020 (Zoning Districts Established). It also determines the type of land use permit/approval required for each use, and provides general standards for site development.

### **17.18.020 - Purposes of Residential Zoning Districts**

The residential zoning districts are intended to provide for a range of housing types and densities for all economic segments of the community while emphasizing high quality development and home ownership (General Plan, Housing Element). The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. RLD (Low-Density Residential) District.** The RLD zoning district is intended for areas appropriate for the development of single-family detached, two-family, and three-family homes. All interior lots are restricted to single-family homes. Corner lots can have one-, two-, or three-family homes. The maximum allowable residential density is 8.0 dwelling units per acre. The RLD zoning district is consistent with the Low-Density Residential land use designation of the General Plan.
- B. RMD (Medium Density Residential) District.** The RMD zoning district is intended for areas appropriate for a mix of housing types. Typical residential land uses include single- and multi-family dwelling units, either attached or detached. The maximum allowable residential density ranges from 8.1 to 20 dwelling units per acre. The RMD zoning district is consistent with the Medium Density Residential land use designation of the General Plan.
- C. RHD (High Density Residential) District.** The RHD zoning district is intended for areas appropriate for high density multi-family dwelling units. The maximum allowable residential density ranges from 15 to 35 units per acre. The RHD zoning district is consistent with the High Density Residential land use designation of the General Plan.

### **17.18.030 - Residential Zoning District Land Uses and Permit Requirements**

Table 2-4 identifies the uses of land allowed by this Development Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.12.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

Residential Zoning Districts

<b>TABLE 2-4 Residential Zones - Allowed Uses and Permit Requirements</b>		<b>A</b>	<b>Allowed Use</b>		
		<b>UP</b>	<b>Use Permit required</b>		
		<b>MUP</b>	<b>Minor Use Permit required</b>		
		<b>—</b>	<b>Use not allowed</b>		
Land Use	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations	
	RLD	RMD	RHD		

**AGRICULTURE & OPEN SPACE**

Production of crops	A	A	A	
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**RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES**

Community centers	UP	UP	UP	
Health/fitness facility	—	—	UP	
Libraries, museums, galleries	UP	UP	UP	
Parks and playgrounds	UP	UP	UP	
Religious facilities	UP	UP	UP	
Schools – private	UP	UP	UP	

**RESIDENTIAL USES**

Accessory uses (Residential)	A	A	A	17.38.110
Caretaker quarters	—	A	A	
Home occupations	MUP	MUP	MUP	17.38.050
Live/work projects	—	UP	UP	
Mobile home/RV park	—	—	UP	17.38.060
Multi-family dwellings (3 or more units)	—	A	A	
Second dwelling units	A	A	A	17.38.120
Single family dwellings	A	UP	UP	
Two family dwellings	—	A	A	

**RETAIL TRADE**

Animal keeping	A	A	A	Insert code #
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**SERVICES**

Community Care Facilities				
Residential care facility (6 or fewer)	A	A	A	
Residential care facility (7 or more)	—	UP	UP	
Family day care home (14 or fewer)	A	A	A	
Day care center	—	—	UP	

Residential Zoning Districts

**17.18.040 - Residential Zoning District General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).

**TABLE 2-5 - RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RLD	RMD	RHD
<b>Minimum lot size</b>	<i>Minimum area, width, and depth required for new parcels.</i>		
Area - Single Family	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Area - 2-Family	6,000 sq. ft. <sup>(2)</sup>	5,000 sq. ft.	4,000 sq. ft.
Area - Multi-Family		8,000 sq. ft.	8,000 sq. ft.
<b>Minimum lot area per unit</b>	<i>Minimum lot area per unit determines the maximum number of dwellings that may be allowed on a parcel where this Chapter allows more than one dwelling unit per parcel.</i>		
Single Family	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
2-Family	3,000 sq. ft. <sup>(2)</sup>	3,000 sq. ft.	2,000 sq. ft.
Multi-Family		4,000 sq. ft. for 1 <sup>st</sup> unit plus 2,000 sq. ft. for each additional unit	5,000 sq. ft. for 1 <sup>st</sup> unit plus 1,000 sq. ft. for each additional unit
<b>Density<sup>(1)</sup></b>	Up to 8 du/ac	8.1 to 20 du/ac	15 to 35 du/ac
<b>Lot Street Frontage Width</b>	50'	50' for one dwelling 60' for two dwellings	50' for one dwelling 60' for two dwellings
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required. See Section 17.30.070 for exceptions to these requirements.</i>		
Front	15 ft.		
Sides (each)	5 ft. <sup>(3)</sup>		
Street side	10 ft.		
Rear	10 ft.		
Garage	20 ft. from any property line abutting a street, 5 ft. from alley		
<b>Site coverage</b>	45%	50%	60%
<b>Height limit</b>	2 stories; not to exceed 35 ft.		4 stories, not to exceed 60 ft.
<b>Landscaping</b>	As required by Section 17.32.060 (Landscaping)		
<b>Parking</b>	As required by Chapter 17.34 (Parking and Loading)		

## Residential Zoning Districts

### Notes:

- (1) Maximum number of dwellings allowed per gross acre in a residential development. Where a density range is shown, development may be allowed at any density within the range, provided that the project complies with all applicable Development Code provisions, and any applicable objectives, policies, and programs of the General Plan. The actual number of units allowed is determined through the applicable subdivision or land use permit process, and there is no guarantee that the maximum density may be achieved.
- (2) Corner lots only
- (3) 5 feet for porch consistent with [Table 3-2 on page 3-10](#).

## 17.18.050 - Residential Design Guidelines

### A. Purpose of Chapter

The design character of Lodi's residential neighborhoods is as diverse as the different time periods during which they were developed. The guidelines provided here are intended to assist project designers and property owners in understanding and implementing the City's goals for attaining high quality residential development. They are also intended to help preserve the traditional character of the City's older neighborhoods.

These guidelines are intended to encourage well designed residential neighborhoods that people enjoy living in, which: reduce the visual dominance of the automobile; promote pedestrian activity; create variety and interest in the appearance of residential streets; provide community open space; and protect significant features of the natural environment.

### B. Applicability

These guidelines apply to the design of new residential subdivisions and to multi-family and clustered residential projects. Guidelines are also provided for vacant infill parcels and single-family homes that are proposed as replacement structures within established neighborhoods. See also Section 17.16.020 (Applicability of Design Guidelines).

### C. Subdivision Design and General Residential Project Principles

The following guidelines apply to new residential subdivisions, and address how new residential subdivisions should relate to their surroundings.

1. **Develop "neighborhoods."** Each new residential project should be designed to integrate with the surrounding neighborhood to ensure that it maintains the established character. Subdivisions in City expansion areas should be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves.
2. **Integrate open space.** New subdivisions adjacent to planned or existing parks or other public open spaces (e.g., creeks, riparian areas), or the landscaped grounds of schools or other public facilities should maximize visibility and pedestrian access to these areas. Where these facilities are not already planned, the subdivision should be designed to provide usable public open spaces in the form of parks, linear bicycle and pedestrian trails, squares, and greens, as appropriate.

Residential Zoning Districts

3. **Edges.** "Gated communities," and other residential developments designed to appear as continuous walled-off areas, disconnected and isolated from the rest of the community, are strongly discouraged. While walls and fences may be useful for security, sound attenuation and privacy, these objectives can often be met by creative design that controls the height and length of walls, develops breaks and variations in relief, and uses landscaping for screening.
4. **Scale.** New residential subdivisions, and groups of subdivisions that, in effect, collectively create a new neighborhood, should be designed to provide a "walkable" scale, that places all homes within 1/4 mile of neighborhood shopping opportunities, a neighborhood park, or a public facility that can serve as a "center" for the neighborhood. Ideally, each neighborhood should have a center that includes all three facilities.
5. **Site planning.** Residential subdivision and multi-family project site planning should emphasize the needs of pedestrians and cyclists rather than cars
  - a. **Street layout.** New public streets and sidewalks should be aligned with, and be connected to those of adjacent developments to interconnect the community.
    - (1) **Pedestrian orientation.** Subdivision design should emphasize pedestrian connectivity within each project, to adjacent neighborhoods, nearby schools and parks, and to transit stops within 1/4-mile of planned residential areas. All streets and walkways should be designed to provide safe and pleasant conditions for pedestrians, including the disabled, and cyclists.
    - (2) **Block length.** The length of block faces between intersecting streets should be as short as possible, ideally no more than 400 feet, to provide pedestrian connectivity.
    - (3) **Street width and design speed.** Streets within neighborhoods should be no wider than needed to accommodate parking and two low-speed travel lanes. Streets in new subdivisions should be designed to accommodate traffic speeds of 25 miles per hour or less, with most streets in a subdivision designed for lower speeds.
    - (4) **Parkway/planting strips.** Sidewalks should be separated from curbs by parkway strips of at least five feet in width. The parkways should be planted with canopy trees at a 20-foot interval, or as appropriate to the species of the selected street tree, to produce a continuously shaded sidewalk. The parkways should also be planted with ground covers and other plant materials that will withstand pedestrian traffic.
    - (5) **Access to open areas.** Single-loaded streets (those with residential development on one side and open space on the other) should be used to provide public access to, and visibility of natural open spaces, public parks, and neighborhood schools, as well as a means for buffering homes from parks and schools.

Where single-loaded streets are not feasible or desirable, other methods that provide similar access and visibility may be used, including private streets, bike and pedestrian paths, or the placement of private common open space or recreation facilities adjacent to the public open space.



Residential Zoning Districts

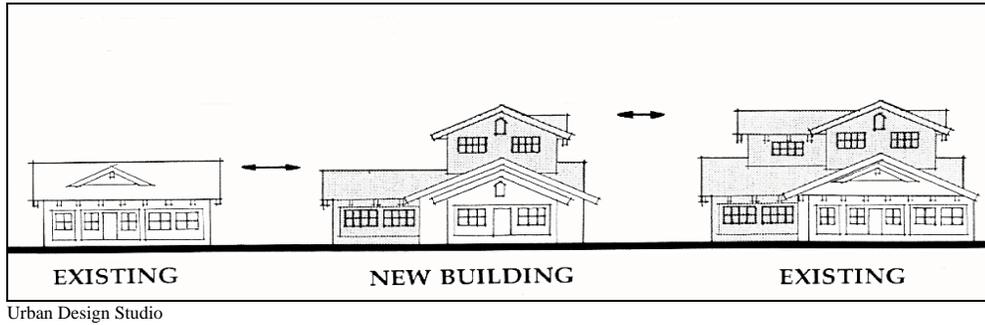
- d. Carports and detached garages should be designed as an integral part of a project. Their materials, color, and details should be the same as the principal structures. Carports may have flat roofs but should not project above the exterior walls of any buildings adjacent to streets. Prefabricated metal or canvas tent-like carports are not acceptable. Where garages are utilized, doors should appear set into walls rather than flush with the exterior wall.
- e. The use of quality materials, windows, and features with horizontal and vertical relief are encouraged to add interest and character to the design of garage doors and to coordinate their design with the architecture of the primary residence.

**D. Infill Development**

The following guidelines apply to “infill development.” That is, multi-family structures or individual houses that entirely replace existing units or are constructed on vacant parcels between existing units. The guidelines are intended to provide for infill projects of high architectural quality that are compatible with existing development. They are also intended to promote the conservation and reuse of existing older houses, and to preserve the historical character of the City’s older neighborhoods. Preservation and rehabilitation efforts in the older neighborhoods should protect the architectural features of a home that identify its individual style and contribute to the character of the area.

1. **General principles.** Infill residential development should:
  - a. Be compatible in scale, siting, detailing, and overall character with adjacent buildings and those in the immediate neighborhood. This is crucial when a new or remodeled house is proposed to be larger than others in the neighborhood. When new homes are developed adjacent to older ones, the height and bulk of the new construction can have a negative impact on adjacent, smaller scale buildings.
  - b. Continue existing neighborhood patterns. For example, patterns such as front porches and entries facing the street, finished floor height, and garages located at the rear of lots.
2. **Building design.** An infill residential structure should incorporate the traditional architectural characteristics of existing houses in the neighborhood, including window and door spacing, exterior materials, roof style and pitch, ornamentation and other details.
3. **Visual impacts from building height.** The height of infill projects should be consistent with of surrounding residential structures. Where greater height is desired, an infill structure should set back upper floors from the edge of the first story to reduce impacts on adjacent smaller homes, and to protect solar access. See Figure 2-9.

Residential Zoning Districts



**Figure 2-9 - Appropriate Infill Building Massing**

4. **Outdoor living areas.** The use of balconies, verandas, porches, and courtyards within the building form of infill structures is strongly encouraged.
5. **Exterior finish materials.** The thoughtful selection of building materials can enhance desired neighborhood qualities such as compatibility, continuity, and harmony. The design of infill residential structures should incorporate an appropriate mixture of the predominant materials found in the neighborhood. Common materials in Lodi are smooth, troweled, or sand-finished stucco, wood, horizontal clapboard siding, brick, and stone.
6. **Exterior colors.** Color schemes for infill residential structures should consider the colors of existing houses in the neighborhood, to maintain compatibility.

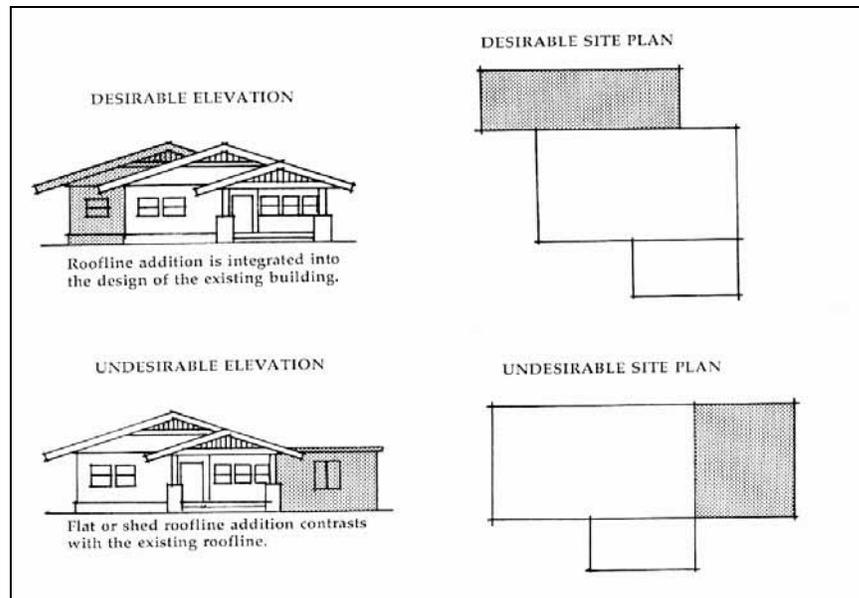
**E. Single-Family Housing Design (Including Additions/Renovations)**

1. **Houses in new subdivisions.** The site planning of lots and the design of houses constructed in new subdivisions should help create neighborhoods that are oriented more toward pedestrians than automobiles. Subdivisions of new homes should comply with the following guidelines.
  - a. Subdivisions should provide variety in the architectural detailing, size, and massing of houses on each block.
  - b. Houses should be located no further from the street than the minimum setback allowed by the applicable zoning district, except to provide variations in the alignment of houses along a block.
  - c. All houses should have their primary entrance facing and clearly visible from the street, with a front porch or verandah encouraged to provide a transition between the public space of the streetscape and the indoor private space of the house.
  - d. When viewed from the street, a garage should be visually subordinate to the living space within the house that addresses the street. Ideally, a garage should be detached from the house, located at the rear of the lot, and accessed by an alley, or a shared driveway from the street fronting the lot. Where this arrangement is not appropriate, the front of an attached garage should be set back from the front of the house (at least 15 feet is recommended where the lot area permits).
2. **Infill development.** New single-family homes proposed on infill lots should comply with the guidelines for infill residential development in **Section 17.42.040 (Infill Development)**.

Residential Zoning Districts

**3. Additions and alterations in older neighborhoods.** The following guidelines apply to additions and the rehabilitation, remodeling, or alteration of existing single-family houses in Lodi’s older neighborhoods. While these guidelines apply to all houses, those that are designated as cultural resources may be subject to more strict standards.

**a. Additions.** Additions to residential structures built before 1950 should respect the architectural style, detailing, scale, and composition of the original building so that they look integrated with the original structure, rather than a tacked-on afterthought. Modifications (e.g., additions, seismic strengthening, replacement of windows or siding material, and new entrances) should not compromise the integrity of historically authentic features, materials, or finishes. Additions should also be designed with consideration for the design and massing of adjacent residences, to promote neighborhood compatibility. See Figure 2-10.



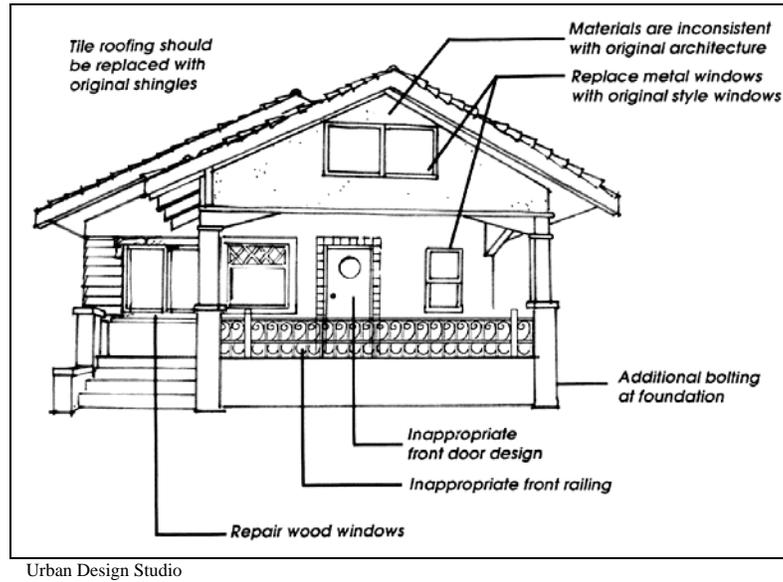
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**Figure 2-10 Additions to Existing Homes**

- (1) **Roof changes.** The roof features of a residential structure, especially its style, materials and pitch, are important architectural elements that must be considered when planning an addition. The roof style, pitch and materials on the addition should match the original.
- (2) **Additional floors.** Adding a story to an existing house will change the building proportions and should be carefully designed to follow similar multi-story examples of the particular architectural style found in the neighborhood. In some cases, integrating the new story addition may require that it be set back or "stepped" back from the front facade so that it is less noticeable from the street.

**b. Alterations - Restoration and remodeling.** The rehabilitation of older buildings should aim to retain and restore their original elements. If damage or deterioration is too severe, the element should be recreated using original materials to match the design, color, texture and any other important design features. See Figure 2-11.

Residential Zoning Districts

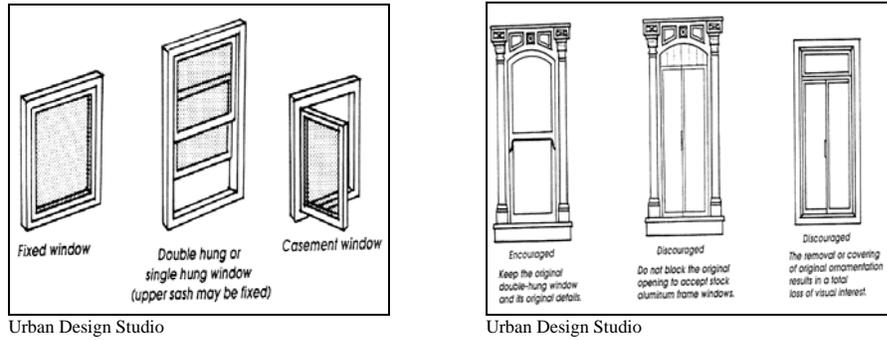


**Figure 2-11 Remodeling Features**

When replacement is necessary and materials similar to or consistent with original materials cannot be obtained, substitute materials should incorporate design, colors and textures that convey the traditional appearance of the original material.

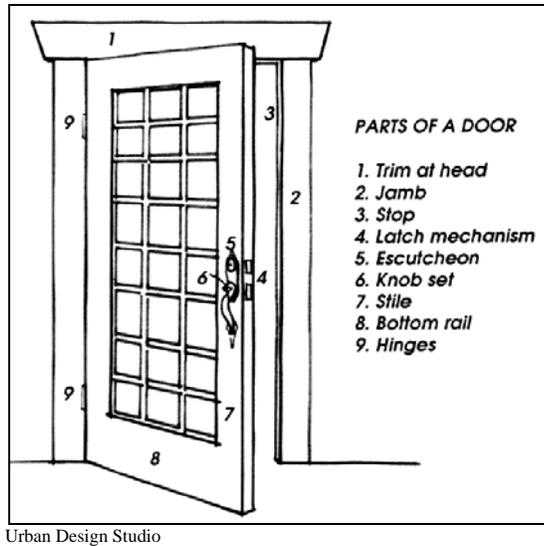
- c. **Exterior materials.** Original exterior building materials should be retained whenever possible. Mismatched materials of different sizes, shapes, textures, or finishes should be avoided.
  - (1) **Wood siding.** Residential buildings with original wood clapboard siding should not be stuccoed in an attempt to "modernize" their appearance.
  - (2) **Brick surfaces.** Brick surfaces should not be sandblasted to remove old paint, nor should they be covered with stucco or other siding materials. Sandblasting will damage the natural fired surface of the brick and cause it to lose its water repellent qualities. Paint should be removed by chemical stripping. Brick that was not intended to be painted as part of a building's original design should not be painted over.
- d. **Windows.** Most older residential structures have wood-framed windows that are either fixed, double hung, or casement. Window replacements or additions should also use the original type of window. It is strongly recommended that aluminum frame windows not be used as replacements in any residential structure unless they were part of the original design. See Figure 2-11.

Residential Zoning Districts



**Figure 2-11 Window Types and Treatments**

- e. **Doors.** Many of Lodi’s older homes have solid wood doors consistent with the particular architectural style of the building. The front door is typically the most ornate, with secondary doors usually more utilitarian in appearance. The size, shape and style of doors is an important feature of all historical architectural styles, and the original type and design should continue to be used. See Figure 2-12.

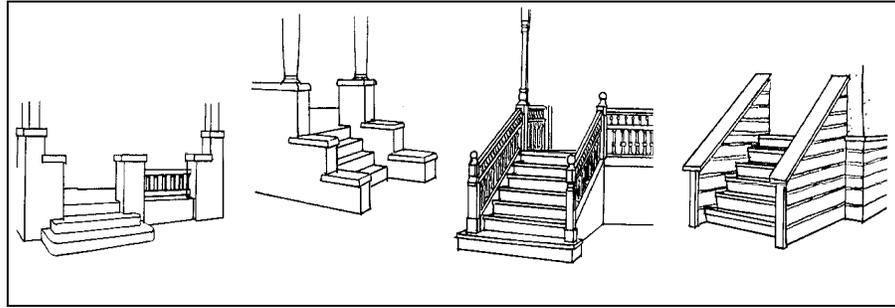


**Figure 2-12 Door Features**

If the original door is missing, an appropriate design should be selected through the study of the doors of similar residential structures in the neighborhood, or by consulting books on architectural styles. Some older-style panel doors can be obtained from material suppliers, and may closely match original doors.

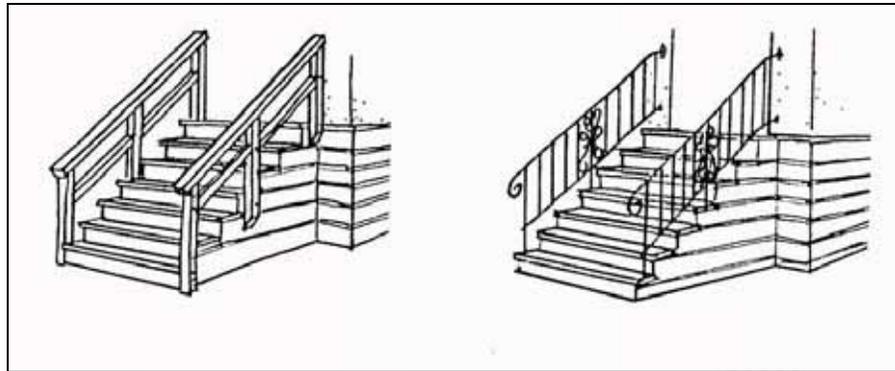
- f. **Porches and stairs.** During rehabilitation efforts, the design integrity of the front porch should be maintained. The installation of wrought iron or aluminum railings should be avoided, as a change in the structural or decorative elements of the front porch will usually compromise the architectural integrity of the entire building. Restoring an older building’s architectural integrity may require “undoing” previous porch alterations. See Figures 2-13 and 2-14.

Residential Zoning Districts



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**Figure 2-13 Appropriate Porch Stairway Designs**



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**Figure 2-14 Inappropriate Porch Stairway Designs**

- g. Ornamentation and trim.** The authentic decoration and trim of a residential structure lends character and identifies the building with a particular architectural style. Care should be taken in handling these materials during renovation because they are critical components.
- h. Roofs.** Care should be taken to ensure that roofing materials are compatible with the original style of the structure.

Mixed Use Zoning Districts

## **CHAPTER 17.22 – MIXED USE ZONING DISTRICTS**

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### **Sections:**

- 17.22.010 - Purpose of Chapter
- 17.22.020 - Purposes of Mixed Use Zoning Districts
- 17.22.030 - Mixed Use Zoning Districts Land Uses and Permit Requirements
- 17.22.040 - Mixed Use Zoning Districts General Development Standards
- 17.22.050 – Downtown Mixed Use Design Guidelines
- 17.22.060 – Mixed Use Center Design Guidelines
- 17.22.070 – Mixed Use Corridor Design Guidelines

### **17.22.010 - Purpose of Chapter**

This Chapter lists the uses of land that may be allowed within the mixed use zoning districts established by **Section 17.10.020 (Zoning Districts Established)**, determines the type of land use permit/approval required for each use, and provides basic standards for site development.

### **17.22.020 - Purposes of Mixed Use Zoning Districts**

The mixed use zoning districts are intended to provide for a range of uses, emphasizing high quality development, and to encourage revitalization of existing land uses. The purpose of the individual mixed use zoning districts and the manner in which they are applied are as follows.

- A. DMU (Downtown Mixed Use) District.** The DMU zoning district is applied to the downtown area, and is intended to allow for a broad range of commercial land uses primarily located on the ground floor. Residential uses may also be allowed in this district. The maximum FAR is 3.00. The DMU zoning district is consistent with the Downtown Mixed Use land use designation of the General Plan.
- B. MCE (Mixed Use Center) District.** The MCE zoning district is applied to the new mixed-use neighborhood centers in the new growth areas of the General Plan. This category provides for a variety of residential, office, neighborhood commercial and public uses. The maximum FAR is 1.0. The MCE zoning district is consistent with the Mixed Use Center land use designation of the General Plan.
- C. MCO (Mixed Use Corridor) District.** The MCO zoning district is applied along the City's major corridors: Kettleman and Cherokee lanes and Lodi Avenue. This category provides for a variety of office and general commercial uses, as well as low-, medium-, and high-density residential. The maximum FAR is 1.2. The MCO zoning district is consistent with the Mixed Use Corridor land use designation of the General Plan.

### **17.22.030 – Mixed Use Zoning Districts Land Uses and Permit Requirements**

Table 2-8 identifies the uses of land allowed by this Development Code in the Mixed Use zoning districts, and the land use permit required to establish each use, in compliance with **Section 17.12.030 (Allowable Land Uses and Permit Requirements)**.

Mixed Use Zoning Districts

**Note:** where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

<b>TABLE 2-8 Mixed Use - Allowed Uses and Permit Requirements</b>	<b>A</b>	<b>Allowed Use</b>		
	<b>UP</b>	<b>Use Permit Required</b>		
	<b>MUP</b>	<b>Minor Use Permit Required</b>		
	<b>—</b>	<b>Use not allowed</b>		
<b>LAND USE</b>	<b>PERMIT REQUIRED</b>			<b>Specific Use Regulations</b>
	<b>DMU</b>	<b>MCE</b>	<b>MCO</b>	

**AGRICULTURE AND OPEN SPACE**

Production of crops	—	—	A	
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**RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES**

Clubs, lodges, & membership halls	UP	UP	—	
Community centers	A	A	A	
Health/fitness facilities	UP	UP	UP	
Indoor amusement/entertainment facilities	UP	UP	UP	
Indoor sports facilities	UP	UP	UP	
Libraries, museums, galleries	A	A	A	
Parks and playgrounds	—	UP	—	
Religious facilities	—	—	UP	
Schools - Private	—	UP	UP	
Schools - Specialized education and training	A	A	A	
Studios - Art, dance, martial arts, music, etc.	UP	UP	UP	
Theaters and auditoriums	UP	—	—	

**RESIDENTIAL USES**

Accessory uses (Residential)	A	A	A	
Home occupations	MUP	MUP	MUP	
Live/work projects	A	A	A	
Multi-family dwellings (3 or more units)	A	A	A	
Single family dwellings	—	—	UP	
Two family dwellings (Duplex)	—	—	A	

Mixed Use Zoning Districts

<b>TABLE 2-8 Mixed Use - Allowed Uses and Permit Requirements</b>	<b>A</b>	<b>Allowed Use</b>		
	<b>UP</b>	<b>Use Permit Required</b>		
	<b>MUP</b>	<b>Minor Use Permit Required</b>		
	<b>—</b>	<b>Use not allowed</b>		
<b>LAND USE</b>	<b>PERMIT REQUIRED</b>			<b>Specific Use Regulations</b>
	<b>DMU</b>	<b>MCE</b>	<b>MCO</b>	

**RETAIL TRADE**

Accessory retail uses	A	A	A	
Alcoholic beverage sales, off-site	UP	UP	UP	
Alcoholic beverage sales, on-site	UP	UP	UP	
Animal sales and grooming	A	A	A	
Art, antique, collectible, and gift stores	A	A	A	
Auto parts sales	A	A	A	
Auto sales and rental	—	—	A	
Building material stores	A	A	A	
Construction/heavy equipment sales and rental	—	—	A	
Convenience stores	UP	UP	A	
Drive-in and drive-through sales and services	—	—	UP	
Furniture, furnishings & appliance stores	A	A	A	
Gas stations	—	—	UP	
General retail sales	A	A	A	
Grocery stores	A	A	A	
Mobile home and RV sales	—	—	A	
Night clubs, bars, and cardrooms	UP	UP	UP	
Plant nurseries and garden supply stores	—	—	A	
Restaurants	A	A	A	
Warehouse retail	—	—	A	

Mixed Use Zoning Districts

<b>TABLE 2-8 Mixed Use - Allowed Uses and Permit Requirements</b>	<b>A</b>	<b>Allowed Use</b>		
	<b>UP</b>	<b>Use Permit Required</b>		
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	<b>—</b>	<b>Use not allowed</b>		
<b>LAND USE</b>	<b>PERMIT REQUIRED</b>			<b>Specific Use Regulations</b>
	<b>DMU</b>	<b>MCE</b>	<b>MCO</b>	

**SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL**

Automated teller machines (ATMs)	A	A	A	
Banks and financial services	A	A	A	
Business support services	A	A	A	
Medical - Clinics, offices, and laboratories	A	A	A	
Medical - Extended care	—	—	A	
Medical - Hospitals	—	—	A	
Offices	A	A	A	
Professional Services	A	A	A	

**SERVICES**

Audio & video rental	A	A	A	
Auto repair and maintenance	—	—	UP	
Car wash	—	—	UP	
Community care facilities				
Residential care facility (6 or more)	—	—	UP	
Day care center	UP	UP	UP	
Hotels and motels	UP	UP	UP	
Mortuaries & funeral homes	UP	—	A	
Personal services	A	A	A	
Pharmacies	A	A	A	
Storage - indoor	—	—	UP	
Upholstering shops	—	—	UP	
Veterinary clinics, outpatient treatment only	—	—	A	
Veterinary clinics, animal hospitals, kennels	—	—	UP	

Mixed Use Zoning Districts

TABLE 2-8 Mixed Use - Allowed Uses and Permit Requirements		A	Allowed Use		
		UP	Use Permit Required		
		MUP	Minor Use Permit Required		
		—	Use not allowed		
LAND USE	PERMIT REQUIRED			Specific Use Regulations	
	DMU	MCE	MCO		
<b>INDUSTRIAL, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>					
Recycling facilities					
Small collection facility	—	—	MUP		
<b>TRANSPORTATION, COMMUNICATIONS &amp; INFRASTRUCTURE USES</b>					
Broadcast studios	UP	UP	UP		
Parking facilities/vehicle storage	—	—	UP		

Mixed Use Zoning Districts

**17.22.040 – Mixed Use Zoning Districts General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-9, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Site Planning and General Development Standards).

**TABLE 2-9 – MIXED USE ZONING DISTRICTS GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	DMU	MCE	MCO
<b>Minimum lot size</b>	<i>Minimum area, width, and depth required for new parcels.</i>		
Area	None	None	8,000 sq. ft.
Width and depth	None	None	50 ft. wide/100 ft. deep
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required. See Section 17.30.070 for exceptions to these requirements.</i>		
Front	None	None	10 ft.
Street side	None	None	10 ft.
Sides (each)	None	None	5 ft.
Rear	None <sup>(1)</sup>	None <sup>(1)</sup>	10 ft.
<b>Floor Area Ratio (FAR)</b>	3.0	1.0	1.2
<b>Height limit</b>	Min. 20 ft. Max. 6 stories/75 ft.	Min. 20 ft. Max.6 stories/75 ft.	Min. 15 ft. Max. 4 stories/60 ft.
<b>Landscaping</b>	Landscaping shall be provided: 1. As required by Chapter 17.32 (Landscaping); and		
<b>Parking</b>	As required by Chapter 17.34 (Parking and Loading)		
<b>Enclosure requirement</b>	All uses shall be conducted within a completely enclosed building unless the specific use and zone permit otherwise. Uses allowed in an applicable zone that are determined by the Director to require outdoor storage or activities (for example, vehicle sales lots, service stations, etc.) may be exempted from this requirement.		

**Notes:**

- (1) None required except: When adjacent to a res. zone boundary where a min. of 10 ft. is required. For buildings over 2 stories, 20 ft. is required.

Mixed Use Zoning Districts

**17.22.050 – Downtown Mixed Use Design Guidelines**

**A. Purpose**

A vital component to the Revitalization Strategy adopted for the Downtown area was to create and establish land use policies and design guidelines that build on the existing palette of architectural forms and building materials. A primary purpose of the Downtown Mixed Use Design Guidelines is to ensure that high quality design is maintained for all new construction and rehabilitation projects within the district. The Guidelines are intended to encourage individual creativity of project designers while respecting the needs of the individual owner and user. The Guidelines are intended to: create a distinctive and cohesive image for Downtown Lodi; assure that all new development, rehabilitation and improvements give consideration to quality design in architecture and site planning; protect and enhance property values and investment; and provide consistency and compatibility within the Downtown. The development standards and design guidelines promote buildings and renovations that strengthen the existing “Main Street” character of the downtown area and enhance a pedestrian-oriented retail and entertainment niche. Among other things, they require buildings to help shape the street as a pedestrian space.

**B. Applicability**

1. The Downtown Mixed Use Design Guidelines shall apply to all of the properties designated as Downtown Mixed Use in the General Plan. The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis.
2. The Downtown mixed Use Guidelines augment other sections of the Development Code. When an issue, condition or situation occurs which is not covered or provided for in the Design Guidelines, the regulations of the Development Code that are most applicable to the issue, conditions or situation shall apply. In the event that the provisions of the Design Guidelines are in conflict with other sections of the Development Codes, the provisions of the Design Guidelines shall prevail.

**C. Development Standards**

*Development Standards* address those aspects that are essential to achieve the goals of the Concept Plan. They are specifications for building design and site development such as height, setbacks, and permitted uses. Standards are required minimums or benchmarks that all projects must adhere to.

**1. Land Use**

Successful downtowns involve uses that generate activity. These uses can populate the streets, create excitement, increase safety and reinforce Downtown as an important destination. Among the uses that contribute to this activity are specialty retail shops, eating and drinking establishments, and entertainment facilities.

The importance of the Downtown can also be enhanced by emphasizing the mixture and intensity of uses that occur, including housing and office uses. This is particularly true for vertical mixture with residential and offices above the first floor.

**a. Permitted Ground Level Uses – School Street Frontage**

Mixed Use Zoning Districts

- **Retail** - all uses except drive-up or drive-in services.
- **Eating and Drinking Establishments** - including those serving alcoholic beverages, provided this service is clearly ancillary to food service; drive-up or drive-in restaurants not permitted.
- **Personal Services** - hair and nail salons, shoe repair, laundromats, dry cleaners, and similar businesses.
- **Business Services** - are storefront businesses that generate foot traffic, such as photocopy shops, photo-finishers, video rental & sales, travel agencies, appliance repair, print shops, insurance agencies, or real estate agencies, financial institutions, and public utilities.
- **Nightclubs** - including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service. (Above uses may require a Conditional Use Permit as required by the Lodi Municipal Code).
- **Other Business or Service Establishments** - if determined by the Community Development Department staff to be of the same general character as those uses listed herein and above.

**b. Permitted Uses – All Other street Frontages and Upper Level School Street Frontage**

- All Permitted Uses listed above.
- Drive-Through Establishments.
- Professional Offices

**c. Upper Level Uses Subject To A Conditional Use Permit**

- Clubs and Lodges
- Residences
- Other Service Establishments - if determined by the City to be of the same general character as listed therein and above.

**2. Building Height and Setbacks**

**a. Height-** as measured from sidewalk to top of cornice, parapet, or to eave line of peaked roof shall be as follows:

- (1) **Maximum Building Height** - six (6) floors and seventy five (75) feet.
- (2) **Minimum Height** - twenty (20) feet top of parapet or eave.
- (3) **Accessory Buildings** - may be twelve (12) feet in height if set back ten (10) feet or more from side and rear property lines.

**b. Front Setbacks** – the first and second floors of all building shall be built-to and parallel with the front property line, with the following exceptions:

Mixed Use Zoning Districts

- (1) **Mid-Block Buildings** - between existing adjacent structures shall be no closer to the street than the adjacent building closest to the street, and no farther than the adjacent building farthest back from the street.
- (2) **Corner Buildings** - shall be built to both right-of-way lines in order to frame the intersection. Exceptions are:
  - The corner may be “cut back” - up to six feet to create a diagonal at the ground level and/or at upper levels.
- (3) **Special Architectural Features** - bay windows, turrets, decorative roofs, and miscellaneous entry features excluding awnings or canopies:
  - (a) **May project** - no more than three (3) feet over property lines, and must be no less than twelve (12) feet above the highest point in the sidewalk over which they project;
  - (b) **The maximum width of a recessed entry** - shall be one-third (1/3) the length of the building’s street frontage.

c. **Side Setbacks** - New buildings may be built to both side property lines, and must be built to at least one side property line. Should a side of the building be set back from a side property line:

- (1) **Minimum** - at least four (4) feet shall be provided for an access passage.
- (2) **Street Exposure** - side setback areas must be screened from the street and sidewalk by a decorative gateway, fence, wall, or row of piers (See Design Guidelines).

d. **Rear Setbacks**– New commercial buildings may be built to the rear property line, except when:

- (1) **Adjacent to Single Family Residential Areas**
  - (a) First and second floors - shall be set back a minimum of ten (10) feet from the rear property line;
  - (b) Third floors - must be set back a minimum of twenty (20) feet from the rear property line;

3. **Parking, Access & Landscaping**

a. **Parking** - Off-street parking shall be provided pursuant to the requirements of the Lodi Municipal Code. In consideration of shared parking, location and demand, parking in the downtown may be reduced or waived at the discretion of the Community Development Director.

Mixed Use Zoning Districts

**b. Site Access**

- (1) **Pedestrian Access to Storefronts** - shall be provided from the street and/or side street to the main building entrance; i.e. pedestrian access to building entrances shall not be restricted to parking lots.
- (2) **Vehicular Access** - no new curb cuts shall be installed on School Street. Shared parking arrangements are encouraged to reduce the need for new curb cuts. Where curb cuts are necessary:
  - (a) **Location** - shall be on side streets where accessible:
  - (b) **Maximum width** - shall be sixteen (16) feet for a one-way driveway and twenty-five (25) feet for a two-way driveway.
- (3) **Service Access** - from rear alleys or side streets shall be preserved and enhanced wherever possible. Trash and loading areas shall not be visible from the street and shall be screened from view from side streets and from properties to the rear.

**c. Landscaping & Screening**

- (1) **Parking Areas Shall be Planted** - with shade trees at a ratio of one (1) tree for every three (3) spaces. A minimum of five (5) feet of landscaping shall be provided between the parking area and street right-of-way.
- (2) **The Perimeter of Parking Areas and Driveways** - adjacent to streets and sidewalks shall be screened with an attractive landscape hedge, berm, low wall, fence, or line of bollards a minimum of 30" and a maximum of 36" in height.
- (3) **Adjacent to Designated Residential Areas** - attractive screen fencing or decorative masonry or walls shall be provided along the property line to screen buildings, service areas, and parking areas.
  - (a) **A six (6) foot wide planting area** - shall be established on the commercial side of the fence or wall with shade tree planting at a minimum spacing of twenty (20) feet on center.
  - (b) **Fences and walls not adjacent to streets or sidewalks** - shall be a minimum of six (6) feet in height and a maximum of eight (8) feet in height.
- (4) **Trash and Service Equipment** - including satellite receiving dishes, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means.

Mixed Use Zoning Districts

**D. Design Guidelines**

*Design Guidelines* are discretionary. They are intended to illustrate and simplify the appropriate development and renovation concepts in terms of more subjective considerations, such as character or design details. The guidelines are not intended to be an exhaustive list of strict standards, but rather, statements to encourage improvement which is sensitive to the Downtown. They also serve as criteria for design review by City staff and the Site Plan and Architectural Review Committee (SPARC). No particular architectural style is prescribed.

1. **Building Composition** - Every building should have a base, a clear pattern of openings and surface features, a recognizable entry, and an interesting roofline.
2. **Storefronts**- are like small buildings with their own base, “roofline”, and pattern of window and door openings
  - a. **Base**- panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or visually “heavier” materials than walls.
    - (1) **Brick** - should be used as the main wall surface.
    - (2) **Ceramic tile** - is frequently used as a storefront base. Dark tile with light stucco is an effective combination. Different colors and sizes of tile may be used for a decorative effect.
  - b. **Display Windows** - Large pane windows encompassing a minimum of 60% of the storefront surface area are recommended. Where privacy is desired for restaurants, professional service, etc., windows should be divided into smaller panes. Tinted windows may be used. (Refer to glazing section).
  - c. **Transom Windows** - are horizontal panels of glass between the storefront and second floor. They are a traditional element of “main street” buildings, and are recommended for all new or renovated storefronts. Transom windows can be good locations for neon, painted-window, and other relatively non-obtrusive types of signs.
  - d. **Recessed Entries** - are recommended as another traditional element of the main street storefront. Recommended treatments include:
    - Special paving materials such as ceramic tile;
    - Ornamental ceiling treatments, such as coffering;
    - Decorative light fixtures.
  - e. **Doors** - should be substantial and well-detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. Door styles 6-inches or less are not recommended.
  - f. **Cornices** - should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building to add visual interest, and to allow the storefront to function as the base for the rest of the building.

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- g. **New or Renovated Storefronts Within Existing Buildings** - should emulate or recreate a previous store front (from historic photos or drawings) in order to harmonize with the overall building architecture.
3. **Building Increments** - Storefronts and / or building bays should be approximately twenty-five (25) feet in width. Buildings with a longer frontage should have a vertical architectural feature-column, pilaster, etc. - every twenty-five (25) feet.
    - a. **Pattern of Features** - Windows, wall, panels, pilaster, building bays, and storefronts should be based on a module derived from the building’s structural bay spacing. Features based on this module should be carried across windowless walls to relieve blank, uninteresting surfaces.
    - b. **Building Entrances** - should be prominent and easy to identify.
      - (1) **Spacing** - Entries to shops or lobbies should be spaced a maximum of fifty (50) feet apart.
      - (2) **Main Building Entrance** - should be easily identifiable and distinguishable from storefronts:
        - marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of building surface;
        - located in the center of the facade, as part of a symmetrical overall composition;
        - accented by architectural elements, such as columns, overhanging roofs, awnings, ornamental light fixtures.
      - (3) **Prominent corner entrances** - for shops or other active uses should be provided by corner buildings.
    - c. **Roofs and Rooflines** - should provide visual interest and complement the overall facade composition.
      - (1) **Parapet walls** - are recommended; they should have a distinct shape or profile, e.g. a gable, arc, raised center.
      - (2) **Accent elements** - such as flags, cut-out openings, grilles and latticework, ornamental medallions or building numbers are also recommended.
      - (3) **Mechanical equipment** - on rooftops should be screened, preferably behind a parapet roof. Latticework, louvered panels, and other treatments that are compatible with the building’s architecture may also be appropriate.
  4. **Special Architectural Features** - such as gables and tower elements, should be used to accent buildings at major street corners and other highly-visible locations. A cut into the building mass, such as a diagonal at a corner building, or a notch for a grand building entry, can also be effective.
  5. **Side And Rear Building Facades** - Should have a level of trim and finish compatible with the front facade or an architectural mural, particularly if they are visible from streets, adjacent parking areas or residential buildings.

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6. **Wall Treatments** - If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco). If the building volume and the pattern of wall openings is simple, additional wall texture and articulation should be employed (e.g. bricks or blocks). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.

The selection and placement of materials on the exterior of a building is important in providing an attractive design. Material change should occur on different planes in order to appear more substantial and integral to the design of the elevation. Change should occur where architectural elements intersect, such as a pilaster or projection. The number of materials on the exterior elevation should be limited to prevent visual overload. Materials should have a traditional or logical application. Heavy materials should appear to hold up lighter materials.

- a. **Brick** - Full size brick veneer is preferable to brick tile. Brick veneers should be mortared to give the appearance of structural brick. Brick tile applications should use wrap-around corner and bullnose pieces to minimize a veneer appearance.
- b. **Brick Veneers** – are appropriate as a special material for wall panels or sills in combination with other materials, such as brick or concrete.
- c. **Poured-In-Place Concrete** - options in terms of formwork, pigments, and aggregates should be explored to create rich surfaces. Accents such as ceramic tile are recommended for decorative effect.
- d. **Concrete Block** - Concrete block is available in various sizes, surface textures, and colors. Decorative treatments, such as alternating, courses of differing heights, should be used. Stack bond, plain gray concrete block is not recommended
- e. **Ceramic Tile** - is recommended as an accent material.
- f. **Stucco** – Integral coloring should be used for lower maintenance and wear.
- g. **Not Recommended:**
  - (1) **Simulated finishes** - such as artificial stone or metal cladding.
  - (2) **Wood shingles and shakes** - Vertical board and batten, shingles, shakes, are not recommended; they have a rural/residential character.
  - (3) **Plywood siding.** (Includes T-111 siding)

7. **Windows** - are an important element of building composition and an indicator of overall building quality.
- a. **Window/Wall Proportion** - In general, upper stories should have a window to wall area proportion (typically 30-50%) that is smaller than that of ground floor storefronts.
  - b. **Window Openings** - should generally be vertical or square in shape; if square, windows and/or window panes should be vertical in shape.

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- c. **Window Inset** - Glass should be inset a minimum of 3” from the exterior wall surface to add relief to the wall surface; this is especially important for stucco buildings.
- d. **Shaped Frames, Sills and/or Lentils** - should be used to enhance openings and add additional relief . They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.
- e. **Muntins** - “ true divided light” windows or sectional windows are recommend where a divided window design is desired; where “snap-in” muntins are used, they must be both sides of the glass.
- f. **Glazing** - Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible; green, gray, and blue are recommended.
- g. **Replacement/Renovation** - Wood windows should be replaced with wood windows of the same operating type (e.g. double-hung, casement, etc.) Vinyl covered wood windows are available for lower maintenance. If aluminum replacement windows or doors are used, they should be:
  - (1) **Same operating type** - and orientation as the original windows (e.g. do not replace a double-hung window with a horizontal sliding window).
  - (2) **Factory painted** - or fluorocoated to match the original; color anodized is also acceptable.
  - (3) **Similar in size** - and thickness to the original frame and muntins.
- 8. **Roofs** - should match the principal building in terms of style, detailing and materials. They should also contribute expressive and interesting forms that add to the overall character of the district. Recommended types are:
  - a. **Tar and Gravel, Composition, or Elastomeric Roofs** - should be screened by parapets or false-front sections of sloping roofs.
  - b. **Clay, Ceramic or Concrete Tile** - Colorful glazed ceramic tiles are recommended for decorative roof shapes, such as parapets, domes, and turrets.
  - c. **Metal Seam Roofing** - should be anodized, fluorocoated or painted. Copper and lead roofs should be natural or oxidized.

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**9. Canopies, Awnings, And Other Building-Mounted Accessories**

- a. Awnings** - are recommended. They should be a colorful fabric mounted over a metal structural that is framed and attractive in design. Fabric awnings are generally preferable to permanent canopies. Internally illuminated vinyl awnings are not acceptable.
- b. Trellises and Canopies** - materials, colors, and form should be derived from the building architecture.
- c. Height and Projection** - Trellises, canopies and awnings should be a minimum of eight (8) feet above the sidewalk. They should project no more than two (2) feet from the face of curb, depending upon the width of the sidewalk.
- d. Placement** - of trellises, canopies and awnings should be above the display windows and below the storefront cornice or sign panel. They should not cover pipes, pilasters, clerestory windows or other architectural features. Individual awnings accents and complements the building more effectively than one continuous awning.
- e. Accessories** - Colorful banners should be used to add variety to the street. Ornamental brackets and poles add further interest. Hanging flower or plant baskets suspended from ornamental brackets of metal or wood are recommended for storefronts.

**10. Color**- In general, drab earthtones should not be used. Building wall color should contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall. Colors of adjacent buildings should be taken into consideration.

- a. Secondary Color** - (like a wainscot), pilasters, cornices, capitals, and bands.
- b. Bright Colors** - should be used sparingly. Typical applications are fabric awnings and banners. A restrained use of bright colors also allows display windows and merchandise to catch the eye and stand out in the visual field.

**E. Additions, Renovations And Restorations**

Changes to the commercial environment will most likely take place in the form of renovation or restoration. As uses change and remodeling projects are proposed, owners are encouraged to upgrade their property in a manner consistent with the character of the Downtown. One of the most effective ways to attract attention and encourage shopping is to create an attractive, well designed storefront and building entry. Many buildings in Downtown Lodi have distinctive architectural qualities that make important contributions to the visual character. These qualities could be improved or emphasized to the benefit of the entire area.

Sensitive alteration or restoration of existing buildings enhances their historic value. To ensure proper work, the services of an architect specializing in restoration and preservation work are highly recommended.

- 1. Additions and Alterations** - Should be sensitive to the scale and character of Storefront Areas in general, of adjacent buildings, and of the building itself. Generally, they should reflect one of the following conditions:



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provide for creative signs that may still be as varied and different as the businesses they represent.

**1. Development Standards**

**a. Permitted Sign Types**

- (1) **Flush-Mounted or Painted Wall Signs.** Cabinet “canned” signs shall be prohibited.
- (2) **Projecting Signs** – provided:
  - (a) They leave no less than eight (8’) clear above the finished grade, and extend no more than four (4) feet out from the wall;
  - (b) They are not mounted above the first floor:
- (3) **Awning and Canopy Signs** - Awnings are primarily for shade and secondarily a sign location. Letters and graphics are limited to vertical surfaces and shall not exceed fifty percent (50%) of the surface area. Internally illuminated vinyl awnings are not permitted.
- (4) **Free Standing Signs** - Pole-mounted and/or other forms of free standing signs shall not be permitted in the downtown district. Exceptions, subject to City review are:
  - (a) **Directory signs or kiosks** - These may be considered for sidewalk locations; those for private arcades or buildings should be on private property, located in publicly accessible courts, accessways, or passages.
  - (b) **Portable signs** - Menu boards for restaurants, etc. provided they are stored indoors after hours of operation and not placed to obstruct the public sidewalk.

**b. Sign Size**

- (1) **Building Mounted Signs** - The maximum area for each permitted sign type or any combination thereof shall be one (1) square foot per one (1) linear foot of tenant street frontage. Maximum sign length shall not exceed seventy-five percent (75%) of the tenant space frontage.
- (2) **Free Standing Signs** - Per City review.

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**c. Exemptions**

- (1) **Temporary Signs** - limited to sales and or/special events, and temporary construction signs, limited to a length of time not to exceed thirty (30) days per calendar year.
- (2) **Permanent Signs** - in addition to those permitted above shall be limited to:
  - (a) Existing built-in signs that are integral to the building design.
  - (b) Painted window signs that cover a maximum of twenty-five percent (25%) of the window area.
  - (c) Any sign identifying hours of operation that have an area of less than three (3) square feet.

**d. Sign Maintenance** - High levels of maintenance are essential if investment in the downtown is to be encouraged. Because signs are meant to be seen, maintenance is especially important.

- (1) **Paint** - Signs shall be retained in good condition, with touch-up or repainted as needed. Peeling paint should be replaced promptly.
- (2) **Repair** - Damaged signs and poles shall be repaired promptly or removed.
- (3) **Illumination** - Bulbs and fixtures shall be replaced promptly if they burn out or are broken.
- (4) **Awnings** - Awnings that are damaged and/or faded shall be repaired or replaced promptly.

**2. Design Guidelines**

**a. Architectural Compatibility**

A building's architectural style and overall proportions should guide the design of signs. Signs should be located on the facade in areas designed for this function; e.g. a recessed or framed area between the first and second floor, or a parapet panel between shopfront and roofline.

**b. Sign Types:**

- (1) **Flush-Mounted and Painted Wall Signs** - should align with major architectural elements, such as doors and windows. Ornamental elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines should be used as a frame.

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- (a) **Relationship to Cornice or Roof Line** - Signs should not extend above the cornice line or into or above roof areas, unless they function as an integral part of the roof design. For example:
  - A sign board may extend above the cornice line of an otherwise flat-topped building if it is designed as a parapet in keeping with the style of the rest of the building.
  - A sign board may extend above an existing parapet, if it is located to function as an accent to the basic parapet design.

(2) **Projecting Signs**

- (a) **Proportion** - Projecting signs with vertically-oriented messages should be slender in appearance, with a proportion of at least 2:1, height to width. Projecting signs with horizontally-oriented messages may be rectangular or square; if located below an awning or canopy as a hanging “blade” sign, they should also be slender, proportioned 2:1 width to height.
- (b) **Structural support** - should be an attractive addition to the overall design of the sign and/or building. Ornamental metal is recommended. Wooden supports are also appropriate if designed to complement the sign; however, undetailed, standard-size lumber should not be used.
- (c) **Relationship to cornice or roof line** - Projecting signs should not extend above the cornice line or into the roof area, unless they are an integral part of a completely new facade design or a faithful accent to existing architectural details or forms. Projection signs should not extend above the eave line of a sloped roof.

(3) **Awning and Canopy Signs:**

- (a) **Color** - combinations for awning or canopy signs should be simple. Lettering color and background color should contrast for legibility. Subtle bands of color are appropriate for awnings; more complex patterns or textures should generally not be used.
- (b) **Location of message: awnings** -Lettering should not appear on the sloped or curved portion. Information may be located on the valance (the front vertical portion).
- (c) **Location of message: canopies** - Signs on canopies should be in the form of letters or a signboard integrated with the canopy fascia, or freestanding letters mounted on top and extending above the fascia.

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**(4) Other Sign Types:**

- (a) Figurative signs** - shaped to reflect the silhouette of a particular object (for example, a key, a coffee cup, etc.) are encouraged. These may be wall-mounted or projecting, but should reflect guidelines for the specific type of sign as listed above.

**(5) Not Allowed:**

- (a) “Canned” signs** - are internally illuminated plastic panels within a sheet metal box enclosure. They should not be used. Inexpensive canned signs use a limited range of colors and lettering types, and tend to have no relationship to the architecture of the building.
- (b) Illuminated vinyl awning signs** - are more appropriate for “commercial strip areas” and shall not be used.

**c. Materials** - Recommendations are:

- (1) Signboards** - of wood or metal, with painted or engraved letters, or mounted letters of wood or metal.
- (2) Silhouette or figurative signs** - three-dimensional letters, symbols, and/or ornamental figures made of wood or metal.
- (3) Custom neon** - exterior-mounted on a signboard or metal support frame or enclosure, or interior-mounted behind clerestory or display windows.
- (4) Fabric awnings** - such as canvas with painted or applied lettering; plastic or vinyl awnings should not be used.

**d. Lighting** - Recommendations are:

- (1) Backlit** - with lighting inside and behind projecting lettering.
- (2) Top or bottom lit** - with single or multiple spotlights.
- (3) See Lighting** under architectural design guidelines for recommendations on lamp color.

**G. Lighting**

Building and accent lighting in the downtown is an effective mechanism to attract attention to a structures details and the business as well. Further, lighting shall be used for parking areas, passageways and sidewalks.

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1. **Area Lighting** - Sources for illuminating sidewalks passageways, parking, and rear and side yard areas:
  - a. **Shall be Shielded** - from casting light onto adjacent properties. They shall not cast light directly into adjacent residential windows. A translucent or optical lens diffuser globe or shield is recommended.
  - b. **Maximum Mounting Height** - of light sources for ground level illumination shall be sixteen (16) feet, measured from the finished grade of the area to be lit; height must be eighteen (18) feet at minimum if extending over a roadway surface.
2. **Ornamental Fixtures** - Fixtures not used as primary area lighting and mounted with visible light sources:
  - a. **With Clear or No Diffuser** - individual lamp wattage should not exceed 60 watts incandescent, 20 watts fluorescent, or 40 watts high intensity discharge (H.I.D., such as metal halide, high pressure sodium, or mercury vapor lamps).
  - b. **With Frosted or Optical (fresnel type) Light Fixture Diffuser** - individual lamp wattage may not exceed 100 watts incandescent, 40 watts fluorescent, or 70 watts H.I.D.
3. **Commercial Areas** - The following recommendations are intended to promote an attractive nighttime pedestrian environment. They apply to lighting installations by either the private or public sector.
  - a. **Specialized Professional Assistance** - A good lighting design can make both tenant businesses and buildings highly recognizable and attractive by night, and contribute to the district's distinctiveness. The services of a lighting designer are highly recommended, as such a specialist can demonstrate and provide the best effect within a specified budget.
  - b. **Lighting Design:**
    - (1) **Use the minimum brightness** - for illumination of large areas.
    - (2) **Use brighter light to punctuate** - and accent important areas such as entries and special architectural features.
  - c. **Recommended Lamp Color/Types** - Color corrected ("white") high pressure sodium (HPS); color corrected (3,000 degrees K); incandescent.
  - d. **Lamps Not Recommended** - Standard ("peach") high pressure sodium, low
  - e. **Metalwork** - Portions of lighting should be architecturally related to the building architecture. The color and finish of lighting metalwork should match the building's metalwork, if any.

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- f. Recommended Globes** - Clear borosilicate glass globes; clear acrylic or polycarbonate globes with optical diffusing (fresnel) patterns; translucent clear (frosted) or white acrylic or polycarbonate globes.

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**17.22.060 – Mixed Use Center Design Guidelines**

**A. Purpose**

The Mixed Use Center Design Guidelines are intended to provide clear and useful recommendations for the design, construction, review, and approval of Mixed Use Center development in the City of Lodi. Mixed Use Center development will play a vital role in creating neighborhoods centers where people can walk between home, work, shopping, and recreation. This chapter will help ensure that new projects will be well designed, uphold the City’s vision, and contribute to the quality of the public realm.

**B. Applicability**

1. The Design Guidelines in this chapter apply to the three sites designated as Mixed Use Center in the General Plan. The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis.
2. The review authority may interpret these design guidelines with some flexibility in their application to specific projects, as not all design criteria may be workable or appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in the particular case. The overall objective is to ensure that the intent and spirit of the design guidelines are followed.

**C. Site Planning**

1. Require all development at sites designated Mixed Use Center to provide a mix of commercial uses, while allowing residential uses, to create a “node,” typically centered around a plaza, or “a central street,” with a minimum of ten percent (10%) of the land area devoted to non-residential land uses, to create pedestrian vitality in the core area. Allow a range of other supportive commercial uses, such as medical, dental, and real-estate offices, as well as community facilities.
2. Require each core (minimum parcel size of 15 acres) to have at least one plaza or other satisfactory gathering space along the central street that enables gathering and promotes a sense of neighborhood identity.
3. Block lengths within Mixed Use Center areas shall not exceed 400 feet.

**D. Building Placement**

1. Buildings shall be constructed near or along the front property line(s). A “zero setback” from the front property line(s) is encouraged.
2. Variations in the zero setback from the property line(s) may be appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian realm.

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3. When a front setback is necessary, a majority of the setback shall be hardscaped with limited landscaping to accommodate uses that keep the public realm active, such as outdoor dining and seating.
4. Require that any office uses in Mixed Use Center front along the street edge with minimal setbacks.

**E. Building Orientation**

1. The main pedestrian access point to the building shall be located along the facade that is oriented to the primary street.
2. Buildings on corner lots shall have the primary entry facing the intersection. Corner entries help create an active public realm and reinforce significant street and sidewalk intersections.
3. Entries that face the primary street shall be directly connected to the street's sidewalks. Secondary and residential entrances can be connected to interior courtyards and parking lots.
4. The most active ground floor uses such as storefronts, lobbies, and restaurant dining areas shall front the public sidewalk. Private amenities, such as courtyards, that are not accessible to the public shall be located within the project site or on upper floors and not along the street.
5. For buildings sited on less significant intersections, such as a major arterial and a collector, at least 50 percent of the side street ground floor elevation shall include storefront design features.

**F. Building Design and Architecture**

1. **Building Organization and Frontage**
  - a. In Mixed Use Centers the development of a complex of buildings is preferable to a single large structure because the varied massing provides visual interest and human scale. Additionally, the spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards and other outdoor gathering areas.
  - b. Building plans, facades, and architectural details shall create visual interest at the street level (e.g., staggering the frontage of the building, recessing doors and windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing to create the concept of an indoor/outdoor room, etc.).
  - c. Projects located at intersections shall ensure the design treatments are continued around the corner.
  - d. Development located at signalized intersections of major streets shall be encouraged to include pedestrian-oriented, community serving commercial uses such as a bookstore, coffee shop, or local market.

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**2. Articulation**

- a. Buildings shall be articulated to reflect a small-scale street frontage rhythm, with building bay widths of approximately 25 to 50 feet.
- b. Where multiple-tenant spaces are incorporated into a building, individual tenant spaces shall be located within the building bays. This can be achieved by any of the following:
  - Placing a column, pier or pilaster between facade elements.
  - Applying vertical slot or recess between facade elements.
  - Providing variation in plane along the building wall.
  - Varying the building wall by recessing the storefront entrance or creating a niche for landscaping or pedestrian area.
- c. Primary building entries shall be accented with strong architectural definition.
- d. Mixed use buildings shall be designed with a distinct “base”, “middle”, and “top” to create a human-scaled public realm. Elements that are recommended to articulate a building’s facade include:
  - Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
  - Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns, decorative lighting and window boxes.
  - Design details for the base of a building, including recessed entry areas, covered outdoor areas and alcoves.
- e. The proportion and placement of windows on upper floors shall be designed to look different from the windows on the ground floor.
- f. Awnings are encouraged, and if used, should be provided over each storefront of buildings with multiple storefronts. These awnings should be located within the individual structural bays and should not hide architectural detailing.
- g. Awnings on multi-tenant buildings should be the same color and style and should be consistent with the character and design of the building.
- h. In order to promote active, pedestrian-friendly streets, each individual tenant or business establishment and residential lobbies shall be oriented to and accessible from the major street frontage and directly accessible from the public sidewalk.
- i. Rear walls and elevations visible from the public right-of-way shall be designed to maximize visual appeal by using vertical and horizontal wall plane breaks.

**3. Roofs**

- a. Roofs should be compatible with the architectural style of the building.
- b. The roof shape should reflect the configuration of the building’s mass and volume, and should be consistent in its character from all vantage points.
- c. Sloping roof forms are encouraged.

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- d. The visible portion of sloped roofs shall be sheathed with a roofing material complementary to the architectural style of the building.
- e. All buildings shall provide cornice or parapet detailing in order to delineate a strong roofline along the primary facades.
- f. Cornices and horizontal bands of genuine materials, such as wood trim rather than foam are strongly encouraged.
- g. False fronts, applied mansard forms and other artificial rooflines that are not an integral component of the architectural design should be avoided.

### **4. Building Materials**

- a. A well-defined building “base” (i.e., ground floor) provides scale and articulation at the pedestrian level. The “base” shall consist of traditional thicker walls along with high quality, durable, and easy to clean materials and finishes. Special materials (e.g., granite, marble, polished stone, and other metal panels) shall be utilized as accent materials on the building’s “base.”
- b. Upper floors that are less prone to potential vandalism shall utilize high quality finish materials of traditional mixed-use projects (e.g., brick veneer, smooth troweled stucco, etc.).
- c. Materials and colors shall be selected to unify the building appearance and fit into the pedestrian context. Avoid overly vibrant colors and/or monochromatic color palettes.
- d. Awning materials should be compatible with the overall design and character of the building. The use of fabric awnings is encouraged. The use of vinyl and plastic awnings is discouraged.

### **5. Windows**

- a. Windows shall be large glazed panels, possibly with small upper transoms. Window patterns shall have a slight inset and not appear flat. Glass shall be clear (88% light transmission) and not heavily tinted so as to provide views into active spaces or window displays.
- b. A minimum of 60 percent of linear store frontage at the street facade should be used for the display windows and evenly distributed. False fronts or windows should not be included that are not integral components of the building.
- c. Windows on the upper floors shall be smaller in size than storefront windows on the first floor and shall encompass a smaller proportion of facade surface area.
- d. Upper story windows shall be detailed with architectural elements, such as projecting sills, molded surrounds and/or lintels.
- e. Where unique use or occupancy requirements preclude the addition of windows, such as theaters or parking structures, exterior walls shall be designed to provide

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architectural relief or shall be screened by landscaping and pedestrian amenities, such as trellises, benches or shade structures.

- f. To ensure and protect the privacy of residents in adjacent single-family homes, windows in mixed-use projects facing single family residences within 15 feet of the property line, shall be carefully arranged. Examples of privacy options include translucent or louvered windows, offset window patterns, and locating windows five-feet above the floor level.

## G. Plazas

1. Plazas shall incorporate high quality paving materials, such as stone, concrete or tile. The paving shall complement the adjacent public streetscape elements.
2. Plazas should be visible from public streets and the pedestrian network and accessible from the building as well as the street and pedestrian network.
3. Focal elements such as sculptures, art, or water features shall be incorporated into courtyard and plaza design.
4. Site furniture shall be carefully placed to not create pedestrian/vehicular conflicts. All outdoor seating areas shall leave at least five feet of unobstructed pedestrian space.
5. Graffiti resistant material and/or coating and skateboard deterrents shall be required to retain the furniture's attractiveness.
6. All outdoor dining furniture and umbrellas in the public right-of-way shall be removed and stored inside during hours of non-operation.

## H. Parking and Circulation

1. Customer and tenant parking shall be provided at the rear of buildings, in facilities, in off-street parking lots, or adjacent parking lots. Whenever possible, parking structures shall be placed behind the mixed use buildings.
2. Mixed-use projects must provide secure separate parking spaces for the residential units. The secure residential spaces shall be accessed via a gate code or other security mechanism.
3. Vehicular access shall be provided from side streets, adjacent alleys, and parallel streets whenever possible.
4. Where possible, rear parking lots shall be designed and located contiguously so vehicles can travel from one private parking lot to another without having to enter the street. This may be achieved with reciprocal access agreements.
5. The number of curb cuts for vehicular entry into the site shall be minimized so that pedestrian and bicycle areas are safe, secure, and passable.
6. Where possible, require abutting new developments to share a single access point from the road and allow only one curb cut per parcel.

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7. Pedestrians shall have a clear and direct route from on-site parking to the building entry and public sidewalk system. The circulation path shall be direct, continuous, marked, and free of barriers (e.g., site equipment, signage, utility poles, etc.).
8. Any paving pattern, color, and material used to articulate pathways and pedestrian areas shall continue when driveways intersect with these areas. Where pedestrian circulation paths cross vehicular circulation paths, a material change, contrasting color, or slightly raised crossing shall be used to clearly delineate the continuing pedestrian path.
9. Adjacent properties shall be adequately screened from the parking structures and lots.
10. Secure, covered bicycle parking in residential mixed-use projects shall be provided.
11. Commercial bicycle racks shall be in public view, close to building entrances, with high visibility and sufficient lighting.
12. Include corner bulb-outs with gathering spaces and special crosswalks at key intersections. Considerations for gathering space components shall include shelter from sun and rain, seating options, landscaping (including shade trees and planters), trash receptacles, signage and fountains.

**I. Landscaping**

1. Emphasis shall be placed on California or Mediterranean style landscaping, particularly indigenous plants, ornamental vines, and flowers in either container pots or as part of an arbor/trellis. Landscaping must be well maintained with drip irrigation systems for trees/garden beds and pots that does not drain across the pavement.
2. All landscaping shall employ features and techniques that reduce the demand for and consumption of water, including appropriate low-water plants, a high degree of paving permeability and water conserving irrigation techniques and systems.
3. Planting plans for building setbacks should include a hierarchy of plantings in terms of size and types of plant materials that mark the transition between the horizontal ground plane at the sidewalk or parking area and the tall, vertical facades of buildings.
4. Continuous street trees shall be included along all street frontages of mixed-use development.
5. Trees in paved areas shall be provided with “deep root” barriers, deep root automatic irrigation, and expandable metal tree grates of adequate size. Root barriers shall be of a material specifically designed for containing tree roots. Irrigation shall be adapted for deep watering.
6. For plazas, shade trees or other sun-screening elements shall be incorporated in the design to provide well-shaded seating areas. Decorative planters shall be considered for plazas.
7. Parking lots visible from the street and pedestrian areas shall incorporate landscaping treatments (e.g., trees, shrubs, groundcover, etc.). Larger parking lots shall also incorporate landscaped medians where appropriate.

**J. Lighting**

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1. Lighting fixtures shall be attractively designed to complement the architecture of the project, signify building entry locations, and improve visual identification of residences and businesses.
2. On each project site, all lighting fixtures shall be architecturally compatible with the buildings and from the same “family” with respect to design, materials, color, style, and color of light.
3. Wall mounted lights shall be used to the greatest extent possible to minimize the total number of freestanding light fixtures.
4. The lighting of building elements and garden walls is an effective and attractive lighting technique that should be considered.
5. In order to use less energy and reduce light pollution, ensure that lighting associated with new development or facilities (including street lighting, recreational facilities, and parking) shall be designed to prevent artificial lighting from illuminating adjacent residential neighborhoods and/or natural areas at a level greater than one foot candle above ambient conditions.

**K. Walls**

1. Encourage alternatives to soundwalls and permit new soundwalls only where alternatives are not feasible. Along Major Arterials that coincide with a Mixed Use Center, such as Kettleman Lane, ensure that soundwalls do not disrupt pedestrian-orientated character. Alternative designs could include frontage roads, dense vegetation, and ensuring sufficient insulation in residential units that would potentially be impacted by the noise.

**L. Equipment, Service Area, and Refuse Area Screening**

1. Roof-mounted utility and communication equipment shall be screened from view by structural features that are an integral part of the building’s architectural design.
2. Loading and service areas shall be concealed from view within the building envelope or shall be located to the rear of the site and designed for minimal visual impact and circulation conflicts.
3. When trash enclosures, loading docks, utility equipment, and similar uses are visible from a side street or a neighboring property, they shall be screened using materials, colors, and landscaping that are harmonious with the site design and building architecture.
4. Trash storage areas shall be covered to reduce unsightly views.
5. Trash enclosures shall provide an area for recycling.

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**17.22.070 – Mixed Use Corridor Design Guidelines**

**A. Purpose**

The Mixed Use Corridor Design Guidelines are intended to provide clear and useful recommendations for the design, construction, review, and approval of Mixed Use Corridor development in the City of Lodi. Mixed Use Corridor development will play a vital role in reactivating key roadway corridors in the City through stimulation of new development along the corridors and interconnection of the corridors with surrounding neighborhoods. This chapter will help ensure that new projects will be well designed, uphold the City’s vision, and contribute to the quality of the public realm.

**B. Applicability**

1. The Design Guidelines in this chapter apply to the roadways designated as Mixed Use Corridor in the General Plan. Key corridors include Kettleman Lane, Cherokee Lane, Lodi Avenue, and Central Avenue. The design elements of each project (including site design, architecture, landscaping, parking design) will be reviewed on a comprehensive basis.
2. The review authority may interpret these design guidelines with some flexibility in their application to specific projects, as not all design criteria may be workable or appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in the particular case. The overall objective is to ensure that the intent and spirit of the design guidelines are followed.

**C. Site Planning**

**1. Special Standards for Lodi Avenue and Central Avenue**

At least 30 percent of development site shall include active uses – retail, restaurants, cafes, and personal service establishments – fronting the streets at the ground level in order to accommodate pedestrian-oriented, neighborhood serving commercial uses. The minimum interior depth of these commercial spaces shall be 25 feet. A range of compatible uses, such as residential or office, may be located at upper levels and in portions not fronting the streets.

**2. Special Standards for Kettleman Lane**

Allow any mix of uses as permitted within the Mixed Use Corridor classification. Ensure that residential uses are sited at upper levels or, if at ground level, then not directly facing the highly trafficked Kettleman Lane.

**3. Special Standards for Cherokee Lane**

Require any new development of site with Mixed Use designation south of Tokay Street to devote at least one-quarter of the built-up area to commercial uses, while allowing the full spectrum of single or mixed-uses permitted within the designation.

**D. Building Placement**

1. Buildings shall be encouraged to locate near or along the front property line(s).

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2. Variations in the zero setback from the property line(s) may be appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian realm.
3. When a front setback is necessary, a majority of the setback shall be hardscaped with limited landscaping to accommodate uses that keep the public realm active, such as outdoor dining and seating.

**E. Building Orientation**

1. The main pedestrian access point to the building shall be located along the facade that is oriented to the primary street.
2. Buildings on corner lots shall have the primary entry facing the intersection. Corner entries help create an active public realm and reinforce significant street and sidewalk intersections.
3. Entries that face the primary street shall be directly connected to the street's sidewalks. Secondary and residential entrances can be connected to interior courtyards and parking lots.
4. The most active ground floor uses such as storefronts, lobbies, and restaurant dining areas shall front the public sidewalk. Private amenities, such as courtyards, that are not accessible to the public shall be located within the project site or on upper floors and not along the street.

**F. Building Design and Architecture**

**1. General Building Organization and Frontage Standards**

- a. In Mixed Use Corridors the development of a complex of buildings is preferable to a single large structure because the varied massing provides visual interest and human scale. Additionally, the spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards and other outdoor gathering areas.
- b. Building plans, facades, and architectural details shall create visual interest at the street level (e.g., staggering the frontage of the building, recessing doors and windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing to create the concept of an indoor/outdoor room, etc.).
- c. Projects located at intersections shall ensure the design treatments are continued around the corner.
- d. Development located at signalized intersections of major streets shall be encouraged to include pedestrian-oriented, community serving commercial uses such as a bookstore, coffee shop, or local market.
- e. Development located at key intersections, including Lodi Avenue / Central Avenue; Lodi Avenue / School Street; and Lodi Avenue / Sacramento Street, shall contain appropriate design features, including buildings that punctuate the corner with design elements and/or projects that provide additional public or pedestrian amenities, such as plazas.

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**2. Specific Building Organization and Frontage Standards for all Mixed Use Corridors except Kettleman Lane and Cherokee Lane**

Maintain a consistent building base/street wall along the majority of site frontage along Mixed Use Corridors (with the exception of Kettleman Lane and Cherokee Lane), with a minimum height of 15-25 feet.

**3. Articulation**

- a. Where multiple-tenant spaces are incorporated into a building, individual tenant spaces shall be located within the building bays. This can be achieved by any of the following:
  - Placing a column, pier or pilaster between facade elements.
  - Applying vertical slot or recess between facade elements.
  - Providing variation in plane along the building wall.
  - Varying the building wall by recessing the storefront entrance or creating a niche for landscaping or pedestrian area.
- b. Primary building entries shall be accented with strong architectural definition.
- c. Mixed use buildings shall be designed with a distinct “base”, “middle”, and “top” to create a human-scaled public realm. Elements that are recommended to articulate a building’s facade include:
  - Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
  - Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns, decorative lighting and window boxes.
  - Design details for the base of a building, including recessed entry areas, covered outdoor areas and alcoves.
- d. The proportion and placement of windows on upper floors shall be designed to look different from the windows on the ground floor.
- e. Awnings are encouraged, and if used, should be provided over each storefront of buildings with multiple storefronts. These awnings should be located within the individual structural bays and should not hide architectural detailing.
- f. Awnings on multi-tenant buildings should be the same color and style and should be consistent with the character and design of the building.
- g. In order to promote active, pedestrian-friendly streets, each individual tenant or business establishment and residential lobbies shall be oriented to and accessible from the major street frontage and directly accessible from the public sidewalk.
- h. Rear walls and elevations visible from the public right-of-way shall be designed to maximize visual appeal by using vertical and horizontal wall plane breaks.

**4. Roofs**

- a. Roofs should be compatible with the architectural style of the building.

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- b. The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.
- c. Sloping roof forms are encouraged.
- d. The visible portion of sloped roofs shall be sheathed with a roofing material complementary to the architectural style of the building.
- e. All buildings shall provide cornice or parapet detailing in order to delineate a strong roofline along the primary facades.
- f. Cornices and horizontal bands of genuine materials, such as wood trim rather than foam are strongly encouraged.
- g. False fronts, applied mansard forms and other artificial rooflines that are not an integral component of the architectural design should be avoided.

### **5. Building Materials**

- a. A well-defined building "base" (i.e., ground floor) provides scale and articulation at the pedestrian level. The "base" shall consist of traditional thicker walls along with high quality, durable, and easy to clean materials and finishes. Special materials (e.g., granite, marble, polished stone, and other metal panels) shall be utilized as accent materials on the building's "base."
- b. Upper floors that are less prone to potential vandalism shall utilize high quality finish materials of traditional mixed-use projects (e.g., brick veneer, smooth troweled stucco, etc.).
- c. Materials and colors shall be selected to unify the building appearance and fit into the pedestrian context. Avoid overly vibrant colors and/or monochromatic color palettes.
- d. Awning materials should be compatible with the overall design and character of the building. The use of fabric awnings is encouraged. The use of vinyl and plastic awnings is discouraged.

### **6. Windows**

- a. Windows shall be large glazed panels, possibly with small upper transoms. Window patterns shall have a slight inset and not appear flat. Glass shall be clear (88 percent light transmission) and not heavily tinted so as to provide views into active spaces or window displays.
- b. Thirty to 60 percent of linear store frontage at the street facade should be used for the display windows and evenly distributed. A higher percentage shall be encouraged for Lodi and Central Avenues, where higher pedestrian activity is expected. False fronts or windows should not be included that are not integral components of the building.
- c. Windows on the upper floors shall be smaller in size than storefront windows on the first floor and shall encompass a smaller proportion of facade surface area.

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- d. Upper story windows shall be detailed with architectural elements, such as projecting sills, molded surrounds and/or lintels.
- e. Where unique use or occupancy requirements preclude the addition of windows, such as theaters or parking structures, exterior walls shall be designed to provide architectural relief or shall be screened by landscaping and pedestrian amenities, such as trellises, benches or shade structures.
- f. To ensure and protect the privacy of residents in adjacent single-family homes, windows in mixed-use projects facing single family residences within 15 feet of the property line, shall be carefully arranged. Examples of privacy options include translucent or louvered windows, offset window patterns, and locating windows five-feet above the floor level.

## G. Plazas

- 1. Plazas shall incorporate high quality paving materials, such as stone, concrete or tile. The paving shall complement the adjacent public streetscape elements.
- 2. Plazas should be visible from public streets and the pedestrian network and accessible from the building as well as the street and pedestrian network.
- 3. Focal elements such as sculptures, art, or water features shall be incorporated into courtyard and plaza design.
- 4. Site furniture shall be carefully placed to not create pedestrian/vehicular conflicts. All outdoor seating areas shall leave at least five feet of unobstructed pedestrian space.
- 5. Graffiti resistant material and/or coating and skateboard deterrents shall be required to retain the furniture's attractiveness.
- 6. All outdoor dining furniture and umbrellas in the public right-of-way shall be removed and stored inside during hours of non-operation.

## H. Parking and Circulation

- 1. Customer and tenant parking shall be encouraged to be located at the rear of buildings, in facilities, in off-street parking lots, or adjacent parking lots. Whenever possible, parking shall be placed behind the mixed use buildings.
- 2. Mixed-use projects must provide secure separate parking spaces for the residential units. The secure residential spaces shall be accessed via a gate code or other security mechanism.
- 3. Vehicular access shall be provided from side streets, adjacent alleys, and parallel streets whenever possible.
- 4. Where possible, rear parking lots shall be designed and located contiguously so vehicles can travel from one private parking lot to another without having to enter the street. This may be achieved with reciprocal access agreements.

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5. The number of curb cuts for vehicular entry into the site shall be minimized so that pedestrian and bicycle areas are safe, secure, and passable.
6. Where possible, require abutting new developments to share a single access point from the road and allow only one curb cut per parcel.
7. Pedestrians shall have a clear and direct route from on-site parking to the building entry and public sidewalk system. The circulation path shall be direct, continuous, marked, and free of barriers (e.g., site equipment, signage, utility poles, etc.).
8. Any paving pattern, color, and material used to articulate pathways and pedestrian areas shall continue when driveways intersect with these areas. Where pedestrian circulation paths cross vehicular circulation paths, a material change, contrasting color, or slightly raised crossing shall be used to clearly delineate the continuing pedestrian path.
9. Adjacent properties shall be adequately screened from the parking structures and lots.
10. Secure, covered bicycle parking in residential mixed-use projects shall be provided.
11. Commercial bicycle racks shall be in public view, close to building entrances, with high visibility and sufficient lighting.
12. Include bicycle lanes along Mixed Use Corridors per Figure 5-3, General Plan Bicycle System, of the Transportation Element of the Lodi General Plan.
13. The following key intersections shall include improved pedestrian crossings, per Figures 4-6 to 4-9 of the Community Design and Livability Element of the Lodi General Plan. Improvements that shall be considered include but are not limited to corner bulb-outs with gathering spaces and special crosswalks. Gathering space components could include shelter from sun and rain, seating options, landscaping (including shade trees and planters), trash receptacles, signage and fountains.
  - a. **Kettleman Lane**
    - Kettleman Lane / South Mills Avenue
    - Kettleman Lane / Woodbridge Irrigation District Canal Trail Crossing
    - Kettleman Lane / South Ham Lane
    - Kettleman Lane / South Fairmont Avenue
    - Kettleman Lane / South Hutchins Street
  - b. **Lodi Avenue**
    - Lodi Avenue / South Hutchins Street
  - c. **Central Avenue**
    - Central Avenue / Tokay Street
    - Central Avenue / Eden Avenue
    - Central Avenue / Flora Avenue
    - Central Avenue / Hilborn Avenue
14. The following priority streets shall include streetscaping and pedestrian comfort measures within the Mixed Use Corridor boundaries, per Figures 4-6 to 4-9 of the Community Design

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and Livability Element of the Lodi General Plan. Streetscape amenities may include: street trees, wide sidewalks, special paving, street lighting, seating, info kiosks, open bus stop shelters, and bicycle racks.

- a. **Kettleman Lane**
  - South Mills Avenue
  - South Ham Lane
  - South Fairmont Avenue
  - South Hutchins Street
  
- b. **Cherokee Lane**
  - Pine Street
  - Lodi Avenue
  - Tokay Street
  - Industrial Way
  - Vine Street
  
- c. **Lodi Avenue**
  - South Ham Lane
  - South Hutchins Street
  - South Pleasant Avenue
  - Stockton Street
  - Garfield Avenue

**I. Landscaping**

1. Emphasis shall be placed on California or Mediterranean style landscaping, particularly indigenous plants, ornamental vines, and flowers in either container pots or as part of an arbor/trellis. Landscaping must be well maintained with drip irrigation systems for trees/garden beds and pots that does not drain across the pavement.
2. All landscaping shall employ features and techniques that reduce the demand for and consumption of water, including appropriate low-water plants, a high degree of paving permeability and water conserving irrigation techniques and systems.
3. Planting plans for building setbacks should include a hierarchy of plantings in terms of size and types of plant materials that mark the transition between the horizontal ground plane at the sidewalk or parking area and the tall, vertical facades of buildings.
4. Continuous street trees shall be included between the corridor roadway and sidewalk, unless infeasible.
5. Medians within corridor roadways shall be wide enough to act as refuges and support some landscaping, particularly at crossings.
6. Trees in paved areas shall be provided with “deep root” barriers, deep root automatic irrigation, and expandable metal tree grates of adequate size. Root barriers shall be of a material specifically designed for containing tree roots. Irrigation shall be adapted for deep watering.

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7. For plazas, shade trees or other sun-screening elements shall be incorporated in the design to provide well-shaded seating areas. Decorative planters shall be considered for plazas.
8. Parking lots visible from the street and pedestrian areas shall incorporate landscaping treatments (e.g., trees, shrubs, groundcover, etc.). Larger parking lots that are not parking structures shall also incorporate landscaped medians where appropriate.

**J. Lighting**

1. Lighting fixtures shall be attractively designed to complement the architecture of the project, signify building entry locations, and improve visual identification of residences and businesses.
2. On each project site, all lighting fixtures shall be architecturally compatible with the buildings and from the same “family” with respect to design, materials, color, style, and color of light.
3. Wall mounted lights shall be used to the greatest extent possible to minimize the total number of freestanding light fixtures.
4. The lighting of building elements and garden walls is an effective and attractive lighting technique that should be considered.
5. In order to use less energy and reduce light pollution, ensure that lighting associated with new development or facilities (including street lighting, recreational facilities, and parking) shall be designed to prevent artificial lighting from illuminating adjacent residential neighborhoods and/or natural areas at a level greater than one foot candle above ambient conditions.

**K. Signage and Gateways**

For Mixed Use Corridors, including but not necessarily limited to Kettleman Lane, Cherokee Lane, Lodi Avenue, Central Avenue, Sacramento Street, and Stockton Street, develop a wayfinding and signage scheme along the corridors that utilizes public art and street elements, such as banners and light fixtures. The scheme should reinforce the City’s identity and linkages to downtown.

**L. Walls**

Encourage alternatives to soundwalls and permit new soundwalls only where alternatives are not feasible. Alternative designs could include frontage roads, dense vegetation, and ensuring sufficient insulation in residential units that would potentially be impacted by the noise.

**M. Equipment, Service Area, and Refuse Area Screening**

1. Roof-mounted utility and communication equipment shall be screened from view by structural features that are an integral part of the building’s architectural design.
2. Loading and service areas shall be concealed from view within the building envelope or shall be located to the rear of the site and designed for minimal visual impact and circulation conflicts.

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3. When trash enclosures, loading docks, utility equipment, and similar uses are visible from a side street or a neighboring property, they shall be screened using materials, colors, and landscaping that are harmonious with the site design and building architecture.
4. Trash storage areas shall be covered to reduce unsightly views.
5. Trash enclosures shall provide an area for recycling.