

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	<b>AGENDA</b>  <b>LODI</b> <b>PLANNING COMMISSION</b>	REGULAR SESSION WEDNESDAY, OCTOBER 28, 2015 @ 7:00 PM
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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 – “September 23, 2015”
3. PUBLIC HEARINGS
  - a. Request for Planning Commission approval of a Tentative Parcel Map to divide one parcel into two lots at 529 Daisy Ave. (Applicant: Roy Collins; File 2015-31 P; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315)
  - b. Request for Planning Commission approval of a Use Permit to allow a personal fitness training studio within an existing industrial building located at 1125 E. Pine Street. (Applicant: Jeff Hunt; File 2015-33 U; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)
  - c. Request for Planning Commission approval of a Use Permit to allow a Type-42 license for a wine and craft beer tasting room for Brix and Wort at 14 S School Street. (Applicant: Jeffrey Daniel; File 2015-34 U; CEQA Determination: Exempt per Section 15321)
  - d. Request for Planning Commission to recommend the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review and certification (Applicant: City of Lodi; File 2015-35GP; CEQA Determination: Section 15183 – Previous Environmental Review, 2010 General Plan EIR (SCH#2009022075))

**NOTE: The above items are quasi-judicial hearings and require disclosure of ex parte communications as set forth in Resolution No. 2006-31**

4. PLANNING MATTERS/FOLLOW-UP ITEMS
  - a. Blend Use Permit Three Month Review (2015-10U)
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ART IN PUBLIC PLACES

9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)

11. 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 to 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, SEPTEMBER 23, 2015**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 23, 2015 was called to order by Chair Heintz at 7:00 p.m.

Present: Planning Commissioners – Cummins, Hennecke, Kiser, Olson, Slater and Chair Heintz

Absent: Planning Commissioners – Kirsten

Also Present: Senior Planner Craig Hoffman, Deputy City Attorney John Fukasawa and Administrative Secretary Kari Chadwick

2. MINUTES

“August 26, 2015”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kiser second, approved the minutes of August 26, 2015 as written.

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 Heintz called for the public hearing to consider the request of the Planning Commission for a Use Permit to allow an electronic readerboard sign for Zion Lutheran Church at 105 South Ham Lane. (Applicant: David Ford - Fairmont Sign Company; File 2015-26 U; CEQA Determination: Exempt per Section 15301)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned. Mr. Hoffman stated that staff did receive two letters that have been supplied to the Commission tonight expressing concerns regarding the electronic sign.

Commissioner Slater asked how bright the existing light standard is that is on the current sign. Mr. Hoffman stated that he would defer that question to the applicant, but the spot lights may be going away with this new sign.

Commissioner Kiser asked if the sign at the Walgreens is approximately the same size. Mr. Hoffman stated that it is.

Chair Heintz asked if this is the same type of sign that was approved at the church on Mills Avenue. Mr. Hoffman stated that it is the same type and size as that sign. Mr. Hoffman added that there have been no complaints to date regarding the sign on Mills Avenue.

Hearing Opened to the Public

- Mathew Duerr, applicant, came forward to answer questions. Mr. Duerr stated that the existing lights are 300 watts and put off a bright white light. He stated that the parking lot gets used by many groups to hold various types of events and the church staff and congregation would like to move away from using the banner signs to advertise these events. Mr. Duerr added that this will be more consistent with the esthetics of the

existing building. The current process of hanging banners between two metal poles is an eyesore.

- Chair Heinitz asked if the auxiliary lighting will be staying. Mr. Duerr stated that the auxiliary spot lights will be going away.
- Commissioner Olson asked how the electronic sign will be more esthetic than the banners. Mr. Duerr stated the banners are currently hung between temporary metal pipe framing and does not look very nice.
- Commissioner Hennecke asked if the new sign will be brighter than the current spot lights. Mr. Duerr stated that it should be dimmer.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kiser second, finds that the approval of the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, and adopts a Resolution approving the Use Permit to allow an electronic readerboard sign for Zion Lutheran Church at 105 South Ham Lane subject to conditions of approval contained in the draft resolution provided. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Kiser Olson, Slater and Chair Heinitz  
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 Heinitz called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a personal fitness training studio within an existing commercial building in the downtown area, located at 115 South School Street. (Applicant: Ian and Trina Maeser; File 2015-27 U; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)

Chair Heinitz stated that this item has been withdrawn by the applicant.

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Heinitz called for the public hearing to consider the request of the Planning Commission to include a procedure in the zoning code to allow a reasonable accommodation request for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures in all zones and make recommendation to the City Council. (Applicant: City of Lodi; File 2015-28 Z; CEQA Determination: Exempt per Section 15321)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the Zoning Code Procedure as presented. Staff also recommends that a recommendation be made to the City Council for adoption of the Ordinance implementing this procedure.

Chair Heinitz stated that after speaking with Mr. Hoffman about this item it is his understanding that this will still require people to get the proper approvals for the building of any structures, but the zoning portion will be handled administratively. Mr. Hoffman added that this adds reasonable

accommodation items to the administrative deviation process for zoning purposes only, building, fire and any other requirements will still need to be met.

Hearing Opened to the Public

- None

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Slater second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321, and adopts a Resolution approving a procedure in the zoning code to allow a reasonable accommodation request for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures in all zones and make recommendation to the City Council subject to conditions of approval contained in the draft resolution provided. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Kiser, Olson, Slater and Chair Heinitz

Noes: Commissioners – None

Absent: Commissioners - Kirsten

4. PLANNING MATTERS/FOLLOW-UP ITEMS

a) Downtown Vision and Direction.

- Mr. Hoffman stated that Captain Griffin was planning on being here to assist with this discussion and suggested that the Commission wait to discuss this a bit further once he is able to attend.

b) Vintage Sports Grill Use Permit Three Month Review (2015-16U).

- Mr. Hoffman stated that due to the lack of calls staff did not feel it was necessary to bring this item back as a full blown public hearing. It has been provided as an informational/discussion item. Staff and the applicant are available to answer questions.
- Commissioner Slater stated that the reports have been favorable, but what is the sustainability of these positive changes. Mr. Hoffman stated that if things change staff will be bringing it back to the Commission.
- Chair Heinitz asked if there are more reviews on the calendar. Mr. Hoffman stated that the Commission asked for three, six and nine month reviews, so the Commission will see this again in three months.
- Rodney Paiste, Vintage Owner, came forward to answer questions. Mr. Paiste stated that the changes that have been made will be staying in place. Additional security staff has been added and they are staying outside after closing to help with crowds at El Grullense.
- Commissioner Hennecke stated his appreciation with the positive reports. He asked what change has made the biggest difference. Mr. Paiste stated that holding staff more

accountable and keeping the security onsite past closing time are the items that have made the biggest difference.

- Commissioner Kiser asked if the closing time will remain in place. Mr. Paiste stated that the closing time of 1:30 a.m. will remain the same.
- Commissioner Cummins asked what the current hours of operation are. Mr. Paiste stated that Thursday, Friday, and Saturday the hours are 8:00 p.m. to 1:30 a.m. and Sunday they open up for football at 9:30 a.m. until 8:00 p.m., but will close at 5:00 p.m. if no one is there for the night game.
- Chair Heinitz asked if the security guards carry guns. Mr. Paiste stated that they do not.

c) Alcohol Beverage Control Discussion with Paul A. Fuentes, Supervising Agent in Charge

- Chair Heinitz invited Mr. Paul Fuentes to the podium to help answer question and concern by the Commission.
- Commissioner Cummins asked if local government have any control over the operating hours of alcohol establishments. Mr. Fuentes stated that only the conditions that are placed on the establishment with the Use Permit can be enforced over and above the ABC rules. There have been times when an establishment has had additional rules or conditions placed on them due to some enforcement actions.
- Chair Heinitz asked what the process is to address the establishments that do not have Use Permits in place. Mr. Fuentes stated that the only time that additional conditions can be requested by the Local Police staff is when the business changes hands and the request will have to come from the Police Department. Mr. Heinitz stated that the bars that are grandfathered are setting up bar stools outside of the establishment and the patrons are smoking and drinking outside without an established gated area. Mr. Fuentes stated that is against the rules and he would be happy to look into it.
- Commissioner Hennecke asked if the current conditions for certain establishments can be shared with the Commission. Mr. Fuentes stated that he would be happy to send those to staff to share with the Commission. Mr. Hennecke asked what tools can be used to keep establishments in line. Mr. Fuentes stated using Police reports is the best way to keep establishments in line. Mr. Hennecke would like to encourage Planning staff to remind Police Staff to keep sending the reports to Mr. Fuentes' office.
- Commissioner Slater asked for clarification on whether or not ABC can assist on regulating the hours of operation of specific establishments. Mr. Fuentes stated that ABC cannot regulate an area, but can with enough reports regulate a specific establishment.
- Commissioner Kiser stated that the Commission has seen a callout list that has a great deal of calls for specific establishments. Mr. Fuentes stated that the number and types of calls is important as well.
- Commissioner Olson asked how the employees of these establishments are trained to spot someone that has had too much to drink. Mr. Fuentes stated that the training covers checking ID, how to spot a fake ID, and how to determine if someone has been over-served. He added that the person that is serving the intoxicated person does not observe any oblivious signs of intoxication during the sale of alcohol then they cannot be held accountable. Ms. Olson does not want to see a bar penalized for calling on a patron that is getting out of line.

- Commissioner Hennecke stated that the Lodi Police had a booth at the Grape Festival where people could check their blood alcohol and was amazed at how few drinks it took to put someone over the legal limit. Mr. Fuentes stated that there are a lot of factors like height, weight and age that are taken into consideration for estimating a “legal alcohol limit” and that is a bit much to put on a bar tender or server. They are trained to notice signs of intoxication.
- Ken Pratt, owner of Stooges, came forward at the encouragement of the Chair Heinitz. Chair Heinitz asked how bar tenders can make the determination if someone has been over-served. Mr. Pratt stated that bar tenders rely on their best judgment and past experiences. The first stop is the security at the front door and they are the people that will get the best look at the individuals since they are looking at ID’s and interacting with them. Vice Chair Hennecke asked if he came in and within the first hour ordered four shots of whiskey would Mr. Pratt serve him another. Mr. Pratt stated that he would encourage him to wait a while before getting another drink or he may have trouble getting the bar tender’s attention in a way to avoid having to tell him no.
- Commissioner Kiser asked if someone has ordered four or five shots will they get served any more. Mr. Pratt stated that he will encourage the patron to wait a while before ordering another shot. He added that they understand that alcohol takes a while to hit the system and that person may be fine right now, but in about 20 minutes they will be feeling those shots. The bar tenders will offer water and try not to shove them out on to the street.
- Vice Chair Hennecke asked what is being done to try and alleviate the number of calls. Mr. Pratt stated that fights have not been a problem for Stooges in a long time, but noise is a problem. He added that he can stand in front of his establishment and hear three separate establishments music over his, but since his establishment is the closest to the living quarters the Police are called out to his bar. Once they arrive they can also hear the other establishments, so there hasn’t been an issue there. A new door has been ordered to give the entrance a double door entry, that way there will always be a door closed to the outside. The park bench is being removed from in front of the bar and is being replaced with a bike rack. There haven’t been any noise complaints in a few weeks.
- Commissioner Olson stated that when she was putting the list together she observed that issues are occurring when one group of people meet up with another group of people in front of an establishment and the wrong words are said and a scuffle breaks out and it is at no fault of the establishment that may have called for Police assistance. Mr. Pratt stated that there are establishments that will not call because of the scrutiny that is occurring, but Stooges is not one of those.

5. ANNOUNCEMENTS AND CORRESPONDENCE

Senior Planner Hoffman stated that the Tentative Looking Ahead Project List has been provided and staff is available to answer any questions.

6. ACTIONS OF THE CITY COUNCIL

Mr. Hoffman stated that the Growth Allocations will be going to the City Council for approval on October 21<sup>st</sup>.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

8. ART IN PUBLIC PLACES

None

9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

None

10. COMMENTS BY STAFF AND COMMISSIONERS (NON-AGENDA ITEMS)

Commissioners thanked Commissioner Olson for putting together the spreadsheet.

Commissioner Slater would like to see the music noise taken out of the report. Ms. Olson stated that it may not be that easy because it doesn't always come across as music noise.

11. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:06 p.m.

ATTEST:

Kari Chadwick  
Planning Commission Secretary

Item 3a



**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

**MEETING DATE:** October 28, 2015

**APPLICATION NO:** Parcel Map: 2015-31 P

**REQUEST:** Request for Planning Commission approval of a Tentative Parcel Map to divide one parcel into two lots at 529 Daisy Ave. (Applicant: Roy Collins; File 2015-31 P; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315)

**LOCATION:** 529 Daisy Ave  
Northeast corner of Daisy Ave. and Grant St.  
(APN: 039-361-04)  
Lodi, CA 95240

**APPLICANT:** Roy Collins  
217 E Pine Street  
Lodi, CA 95240

Dillon and Murphy  
Mike Toy  
847 N. Cluff Ave, Suite A2  
Lodi, CA 95241

**PROPERTY OWNER:** Edgar and Helen Beoshanz  
P.O. Box 578  
Woodbridge, CA 95258

**RECOMMENDATION**

Staff recommends the Planning Commission approve the request of Roy Collins for a Tentative Parcel Map to subdivide one parcel into two lots, subject to the conditions outlined in the draft resolution.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** Low Density Residential  
**Zoning Designation:** Low Density Residential  
**Property Size:** 0.29 acre (12,920 sq. ft.)

The adjacent zoning and land use are as follows:

<b>ADJACENT ZONING DESIGNATIONS AND LAND USES</b>			
	<b>GENERAL PLAN</b>	<b>ZONING CLASSIFICATION</b>	<b>EXISTING LAND USE</b>
<b>North</b>	Low Density Residential	Low Density Residential	Residence
<b>South</b>	Low Density Residential	Low Density Residential	Residence
<b>East</b>	Low Density Residential	Low Density Residential	Residence
<b>West</b>	Low Density Residential	Low Density Residential	Residence

**BACKGROUND:**

The subject property is located on the northeast corner of Grant St. and Daisy Ave. The property includes an existing house and detached garage. There are no pending Code violations.

The applicant is proposing to subdivide the property into two (2) lots. Parcel 1 would contain the existing house and the detached garage would be torn down and replaced with a 2 car garage. Parcel 2 would have new residential construction. Construction plans for the new house on Parcel 2 has not been submitted at this time, but will be subject to approval by all relevant City departments through the building permit review process.

**ANALYSIS**

The properties are currently zoned Low Density Residence (LDR) and designated Low Density Residential (1-8 units per acre) in the General Plan. As proposed, the lots will exceed minimum lot size and width and comply with land use density standards.

**General Plan Conformance:**

The subject property is currently designated Low Density Residential (1-8 dwelling units per acre) by the Land Use Map of the General Plan. The following General Plan Land Use and Community Design and Livability (CDL) goals and policies are applicable to the proposed subdivision:

- **Land Use Policy 3:** Do not allow development at less than the minimum density prescribed by each residential land use category.
- **Land Use Policy 22:** promote infill development that maintains the scale and character of established neighbors.
- **CDL Policy 2:** Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.

All of the surrounding parcels are currently designated Low Density Residential (1-8 units per acre). The average density that will be created as a result of the proposed subdivision is approximately 5 units per acre, which is consistent with this Low Density Residential density prescribed by the City’s General Plan. Therefore, the proposed subdivision would result in new lot sizes that are consistent with the density prescribed by the General Plan. The attached Tentative Map illustrates the final parcel configuration that would result from the proposed project.

**Zoning Compliance:**

The following tables depict how each lot will comply with the standard Low Density Residence lot requirements:

PARCEL 1			
Standard	Required	Proposed	Compliance
Lot Area	5,000 sq. ft	6,156 sq. ft.	Yes, Exceeds
Lot Width	50 ft	57 ft.	Yes, Exceeds

PARCEL 2			
Standard	Required	Proposed	Compliance
Lot Area	5,000 sq. ft	6,764 sq. ft.	Yes, Exceeds
Lot Width	50 ft	69 ft.	Yes, Exceeds

The Zoning Code implements the goals and policies of the General Plan. The subject property is zoned Low Density Residence (LDR). As can be seen from the tables above, the proposed tentative parcel map meets or exceeds the minimum lot area, lot width, and street frontage standards. The applicant has not prepared construction plans at this time, but any future development on the parcels

will be subject to building permit review by City staff to ensure compliance with all applicable zoning standards and all other applicable provisions of the Municipal Code.

The design standards within the zoning code requires frontage onto public streets and design of developments need to match the scale of the neighborhood. Staff proposes the following conditions to meet the intent of the zoning code.

10. Provide applicable easements, agreements, and/or deed restrictions for access, use and maintenance of shared, private facilities to Community Development Department for approval, specifically for:
11. That any buildings constructed on both Parcel 1 and Parcel 2 be subject to setback, lot coverage, parking and all other zoning code requirements
12. The placement of the proposed dwelling unit on parcel 2 shall be off-set as much as reasonably possible in order that each unit is visible from the street.
13. To the extent feasible, the garages shall be accessed indirectly and not within the line of sight of Daisy Avenue. Daisy Avenue shall provide the main access to parcel two with the alley as a secondary access.
14. Prior to placement of any fencing, a fencing plan shall be submitted for review and approval by the Planning Department. Fencing will not be oriented in a manner to block the driveway access to either lot and, to the extent possible, the line of site to rear house from Daisy Avenue.
15. The architecture of the proposed house shall complement the surrounding neighborhood. Prior to issuance of a building permit the applicant shall submit for review and approval elevations of the parcel 2 house from Daisy Avenue.
16. Prior to building permits for parcel 2 being issued, the garage on parcel 1 shall be torn down and a building permit issued for the new garage on parcel 1.

*Site Circulation:* The project has been conditioned so that parcel 1 may be accessed from Daisy Ave and the residents on parcel 1 have the option to enjoy public street frontage.

Pursuant to Lodi Development Code Section 17.52.070, in order to approve the proposed tentative parcel map, the proposed subdivision must be found consistent with the general plan, zoning ordinance, and the Subdivision Map Act (State law). Based on the analysis above, staff finds that the proposed tentative map is in conformance with the General Plan, zoning ordinance, and the Subdivision Map Act. However, if any of the following findings can be made, the tentative map shall be denied.

1. *The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable Specific Plan. **Comment:*** The site contains a General Plan designation of very low density residential reserved primarily for single-family residences and compatible uses. The maximum density allowed in the very low General Plan designation is eight (8) dwelling units per net acre. The proposed parcel split creates a density of roughly 5 units per acre. The proposed map is consistent with the General Plan in that creation of two (2) lots for single-family homes are allowed within the maximum density (8) permitted onsite in the very low density, land use designation of the General Plan.
2. *The site is not physically suitable for the type or proposed density of development. **Comment:*** No unusual topographic features are present onsite that would prohibit development of proposed parcels. The site is generally flat, with no regulated sensitive areas or other limiting topographic features. The site consists of a stand residential lot and associated structures. The subdivision will create lots with adequate land area to support a detached single-family dwelling with standard setbacks and ample useable private yard space.

3. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat.* **Comment:** The project site is not located in a sensitive environment but rather in a previously disturbed area surrounded by other residential land uses. The scope of the project would only add one new parcel to the area, making it of such minor nature so as not to have a significant adverse impact on the environment.
4. *The design of the subdivision or type of improvements is likely to cause serious public health or safety problems.* **Comment:** Frontage improvements along Daisy Avenue are required for the development of the parcels and public access and utilities for each lot are available. The lots being created will comply with all applicable single-family sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards.
5. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may not be made if the Commission finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.* **Comment:** There are no public easements that currently encumber the properties to be subdivided, and all modifications made to the existing public improvements fronting the two parcels during development of the properties will be required to be reconstructed to current City standards.
6. *The discharge of wastewater from the proposed subdivision into the community wastewater system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* **Comment:** Future development of the parcels will be subject to review and approval by the City and affected local and regional agencies. Full compliance with applicable water quality regulations would be required prior to issuance of a building permit.
7. *Information available to the City indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the Public Works Director or the Commission that the conditions can be corrected in the plan for the development.* **Comment:** No information has been found to indicate the project site is considered contaminated, or may contain contaminant particles.
8. *The proposed subdivision is not consistent with all applicable provisions of this Title, any other applicable provision of the Municipal Code, and the Subdivision Map Act.* **Comment:** The procedural requirements of the Map Act are being followed and both parcels will comply with the applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density.

The tentative parcel map has been reviewed by the Public Works and Electrical Utility Departments and they recommended approval subject to the conditions outlined in the attached resolution. Staff has found that the proposed Tentative Parcel Map, subject to the conditions in the attached resolution, meet the requirements of the Zoning Ordinance and is consistent with the General Plan. Based on the information provided in the analysis above, staff recommends approval of the Tentative Parcel Map subject to the findings and conditions of approval contained in the staff report.

## **ENVIRONMENTAL ASSESSMENTS**

The project is exempt from CEQA review pursuant to § 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. Class 15 exempts the division of land into four or fewer parcels when the division is in conformance with the General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not

have an average slope greater than 20 percent. The Applicant's proposed tentative parcel map complies with all applicable residential development standards established in the General Plan and Zoning Code. No variances are required for the proposed subdivision. Access to all public facilities and infrastructure will be provided for each resultant parcel. The subject property is relatively flat and has not been involved in a subdivision within the last 2 years. Based on staff's review of the project, no special circumstances exist that would create a reasonable possibility that the proposed tentative parcel map will have a significant effect on the environment.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, October 17, 2015. Sixty-three (63) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.

**RECOMMENDED MOTIONS**

Should the Planning Commission agree with staff's recommendation, the following motions are suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 and approve the request of Roy Collins for a Tentative Parcel Map to subdivide one parcel into two lots, subject to the conditions outlined in the draft resolution."

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

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

Respectfully Submitted,

Concur,

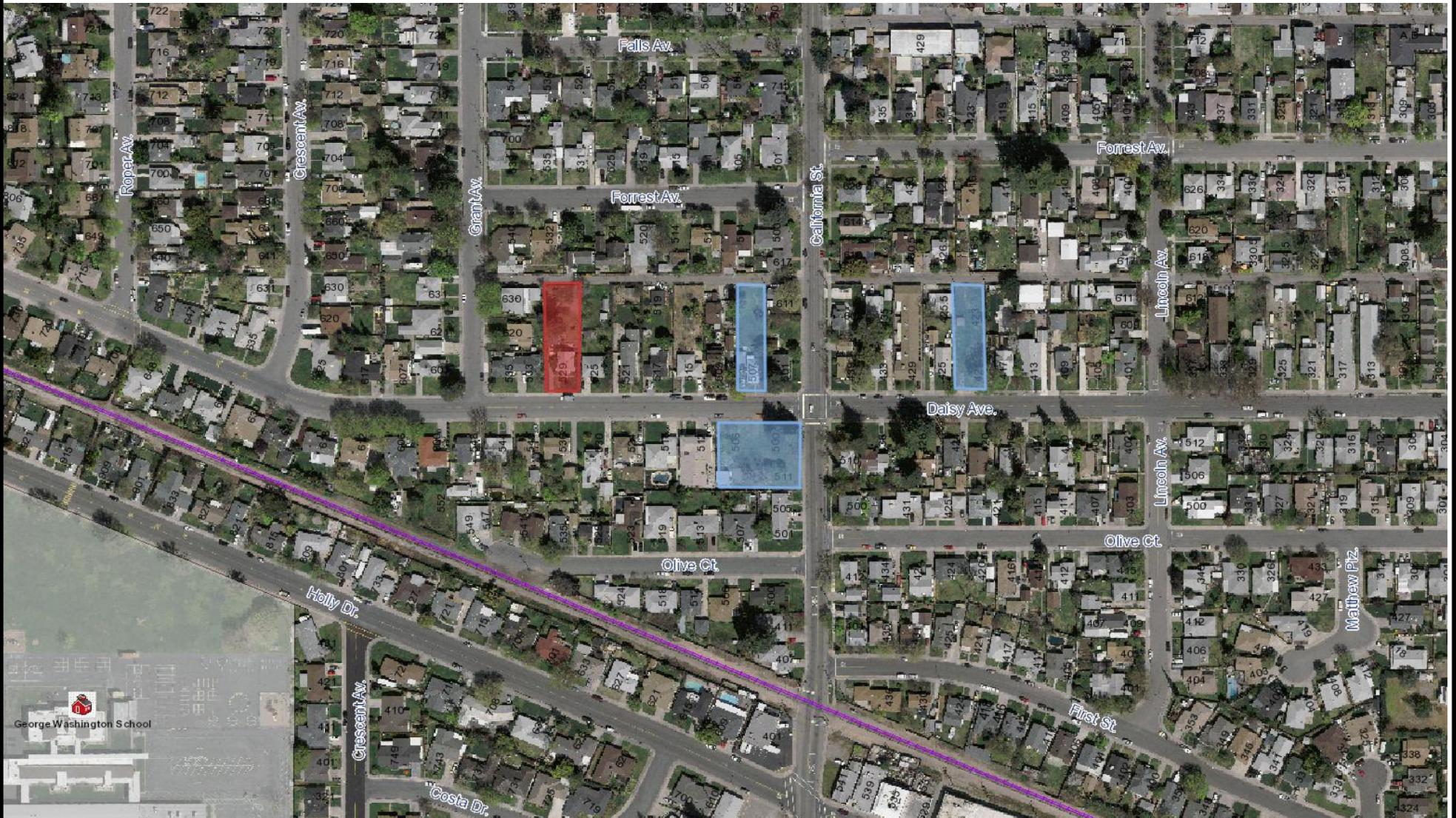
Craig Hoffman  
Senior Planner

Stephen Schwabauer  
Community Development Director

**ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Tentative Map
- C. Draft Resolution

# VICINITY MAP



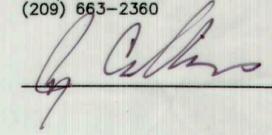
529 Daisy Ave. – red highlighted parcel.  
blue are recent parcel splits

# TENTATIVE MAP

SEPTEMBER, 2015

## OWNERS:

ROY COLLINS  
217 E. PINE STREET  
LODI, CA 95240  
(209) 663-2360

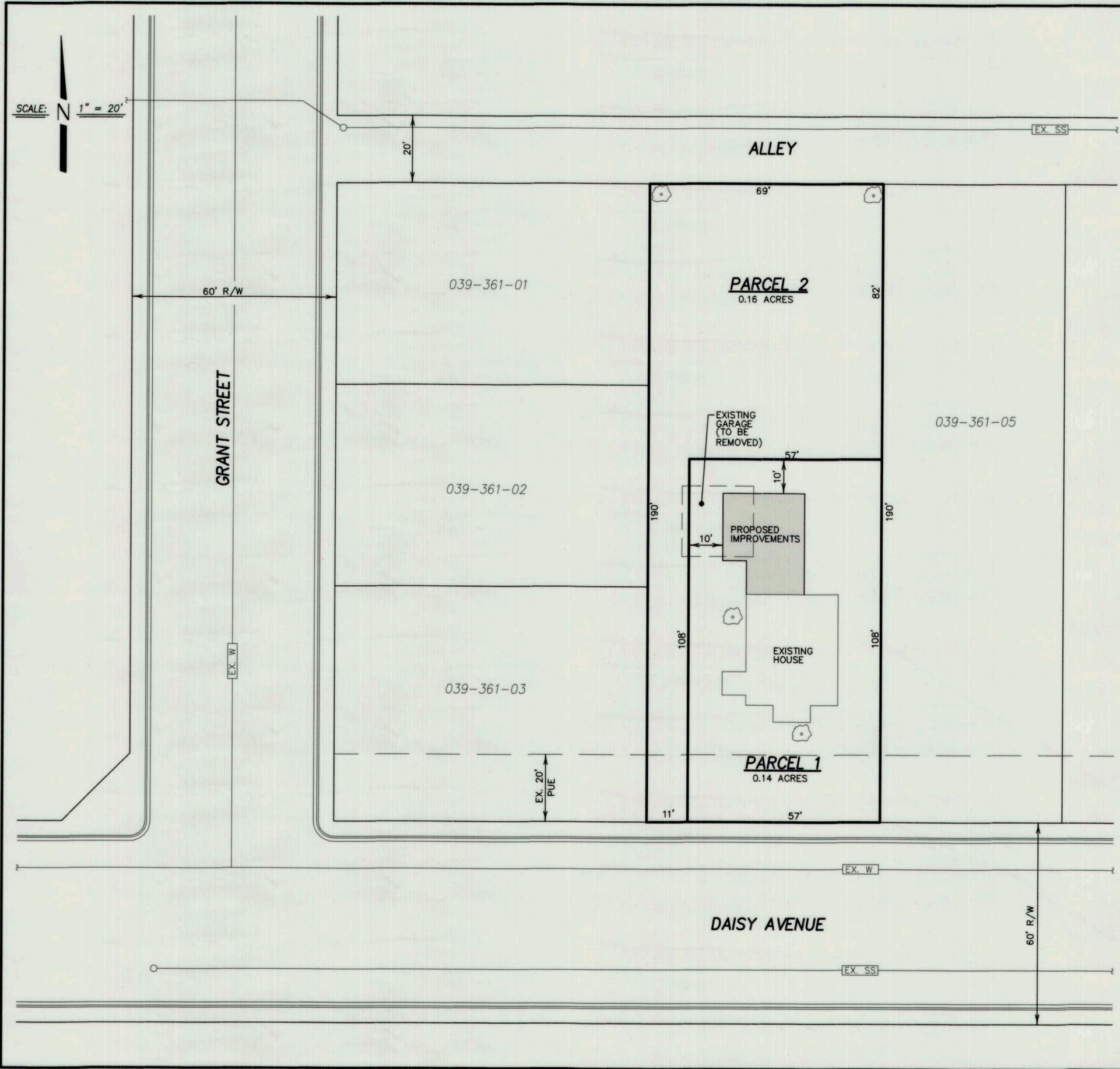


## ENGINEER

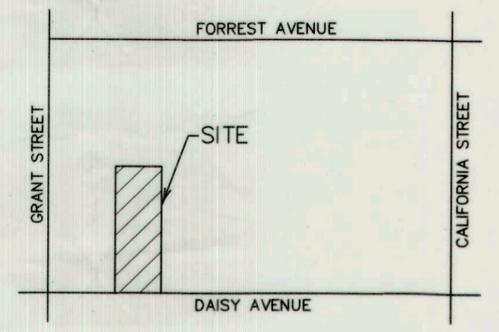
DILLON & MURPHY  
847 N. CLUFF AVE., SUITE A2  
PO BOX 2180  
LODI, CA 95241  
(209) 334-6613

## NOTES

1. A.P.N.: 039-361-04
2. SEWER: CITY OF LODI
3. STORM DRAIN: NO CHANGE
4. WATER: CITY OF LODI
5. SITE ADDRESS: 529 DAISY AVE., LODI, CA, 95240
6. FLOOD ZONE: ZONE X, COMM. #060300, PANEL 0168F, MAP #06077C0168F, OCTOBER 16, 2009.



SCALE:  1" = 20'



VICINITY MAP  
NOT TO SCALE

## RESOLUTION NO. P.C. 15-XX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF ROY COLLINS FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE ONE PARCEL INTO TWO LOTS AT 529 DAISY AVE.

**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 Development Code, Section 17.74 (Public Hearings); and

**WHEREAS**, the property is located at 529 Daisy Ave (APN: 039-361-04); and

**WHEREAS**, the project proponent is Roy Collins, 217 E Pine Street, Lodi, CA 95240; and

**WHEREAS**, the project engineer is; Dillon and Murphy, Mike Toy, 847 N. Cluff Ave, Suite A2, Lodi, CA 95241; and

**WHEREAS**, the property owner is Edgar and Helen Beoshanz, P.O. Box 578, Woodbridge, CA 95258; and

**WHEREAS**, the property is zoned Low Density Residential; and

**WHEREAS**, the property has a General Plan land use designation of LDR, Low Density Residential; 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 is exempt from CEQA review pursuant to § 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. Class 15 exempts the division of land into four or fewer parcels when the division is in conformance with the General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Applicant's proposed tentative parcel map complies with all applicable residential development standards established in the General Plan and Zoning Code. No variances are required for the proposed subdivision. Access to all public facilities and infrastructure will be provided for each resultant parcel. The subject property is relatively flat and has not been involved in a subdivision within the last 2 years. Based on staff's review of the project, no special circumstances exist that would create a reasonable possibility that the proposed tentative parcel map will have a significant effect on the environment.
2. The procedural requirements of the Map Act have been strictly followed and the tentative parcel map complies with all applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density.
3. The density and lot sizes that will be created as a result of the proposed parcel map are consistent with the density range of 1-8 units per acre prescribed by the Land Use Chapter of the General Plan, and there is no applicable specific plan governing the site.
4. The site is physically suitable for the type or proposed density of development. The proposed parcel map will create one new lot with adequate land area to support a detached single-family dwelling with standard setbacks and ample useable private yard space.
5. The project site is not located in a sensitive environment or in close proximity to the habitat of any sensitive wildlife species, but rather in a fully developed urban area surrounded by other residential and institutional land uses. The scope of the project will only add one single-family dwellings to the area, making it of such minor nature so as not to have a significant adverse impact on the environment.

6. The lots being created will comply with all applicable single-family sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards.
7. The proposed Tentative Parcel Map can be served by all public utilities.
8. The proposed Tentative Parcel Map does not conflict with easements, acquired by the public at large, for access through or use of property within the proposed map.
9. The Tentative Parcel Map complies with the requirements of Chapter 17.52 of the Lodi Development Code regulating Tentative Maps.
10. None of the mandatory findings for tentative map denial within the State Subdivision Map Act, § 66474 apply to this proposal.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Parcel Map Application No. 2014-24 P is hereby approved, subject to the following conditions:

1. The applicant/owner and/or successors in interest and management shall defend, indemnify, and hold the City of Lodi, its agents, officers, and employees harmless of any claim, action, or proceeding (including legal costs and attorney's fees) to attack, set aside, void, or annul this Use Permit, so long as the City promptly notifies the applicant of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.
2. The Tentative Parcel Map shall expire within 24 months of Planning Commission approval or a time extension must be granted by the Planning Commission.
3. The Final Map shall be in substantial conformance to the approved Tentative Parcel Map, as conditioned, and that any future development shall be consistent with applicable sections of the Municipal Code.
4. Any buildings constructed on the new parcels shall be subject to setback, lot coverage, off street parking, and all other City of Lodi Municipal Code requirements.
5. The applicant shall meet all requirements of the adopted edition of the California Building, Fire and City of Lodi Municipal Codes in effect at the time of building permit application.
6. Final plans for the development of Parcel 1, and any modifications to the existing development of Parcel 2, shall be submitted to the City for review and approval to ensure compliance with relevant codes, policies and other requirements of the Lodi Municipal Code.
7. All development shall comply with the City of Lodi Stormwater Run-off requirements, including the quantitative treatment standards. Conformance with the stormwater runoff control requirements must be demonstrated prior to issuance of building permit.
8. 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.
9. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

Community Development - Planning

10. Provide applicable easements, agreements, and/or deed restrictions for access, use and maintenance of shared, private facilities to Community Development Department for approval, specifically for:

11. That any buildings constructed on both Parcel 1 and Parcel 2 be subject to setback, lot coverage, parking and all other zoning code requirements
12. The placement of the proposed dwelling unit on parcel 2 shall be off-set as much as reasonably possible in order that each unit is visible from the street.
13. To the extent feasible, the garages shall be accessed indirectly and not within the line of sight of Daisy Avenue. Daisy Avenue shall provide the main access to parcel two with the alley as a secondary access.
14. Prior to placement of any fencing, a fencing plan shall be submitted for review and approval by the Planning Department. Fencing will not be oriented in a manner to block the driveway access to either lot and, to the extent possible, the line of site to rear house from Daisy Avenue.
15. The architecture of the proposed house shall complement the surrounding neighborhood. Prior to issuance of a building permit the applicant shall submit for review and approval elevations of the parcel 2 house from Daisy Avenue.
16. Prior to building permits for parcel 2 being issued, the garage on parcel 1 shall be torn down and a building permit issued for the new garage on parcel 1.

#### Building Department

17. Demolition Permit required for the removal of the existing garage.
18. Any changes to the existing building, which are regulated by the current codes, shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.

#### Public Works Department:

The following conditions of approval are required for the subject project per City codes and standards, all to be accomplished prior to, or concurrent with, final map filing unless noted otherwise:

19. Provide separate water and wastewater services for each parcel. Submit a layout showing any existing on-site water and wastewater facilities.
  - a) Any existing services that could be shared between Parcel 1 and Parcel 2 must be capped and abandoned.
  - b) Provide new and separate water and sewer services, per City Standards, for proposed Parcel 2. The water and sewer services installation can be provided by City crews at the owner's expense or by an approved private contractor.
  - c) The new wastewater service for Parcel 2 may be served from the existing wastewater main in California Street, or from the existing main in the alley. Developer shall demonstrate to the City that adequate slope is available for the option chosen prior to approval. Any water and/or wastewater services for proposed Parcel 2 shall be placed within the limits of the parcel.
  - d) A Shared Access Agreement between the two parcels may be required if one driveway is to be shared by both parcels. The existing driveway must be replaced in accordance with City Standards.
  - e) At time of Building Permit issuance, Public Works may require improvements to the sidewalk fronting the property if the sidewalk condition warrants.

20. Dedication of any public utility easements as required by the various utility companies and the City of Lodi.
21. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the parcels within the limits of the parcel map, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all parcels within the limits of the parcel map and provide deed provisions to be included in each conveyance.
22. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). City of Lodi Standard Plans are in the process of being revised and it should not be assumed that current standard plans are fully ADA compliant. Project compliance with ADA standards is the developer's responsibility.
23. Submit final map per City and County requirements including the following:
  - a) Preliminary title report.
  - b) Standard note regarding requirements to be met at subsequent date.
24. Payment of the following:
  - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - b) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of building permit issuance for Parcels 2: \$3,919.00 per parcel (Infill parcel: Includes Water, Wastewater, Storm water, Arts In Public Places and Electric Fee only).
  - c) City installation of wastewater service at the time of building permit issuance: \$2,582.71 per parcel.
  - d) City installation of water service at the time of building permit issuance: \$5,254.00 for a complete ¾-inch meter service per parcel.
  - e) Regional Transportation Impact Fee (RTIF) at the time of building permit issuance: \$3,141.34 for Parcel 2.

The above fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection.

**Dated: October 28, 2015**

I certify that Resolution No. 15-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on October 28, 2015 by the following vote:

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

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

Item 3b.



**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

**MEETING DATE:** October 28, 2015

**APPLICATION NO:** Use Permit: 2015-33 U

**REQUEST:** Request for Planning Commission approval of a Use Permit to allow a personal fitness training studio within an existing industrial building located at 1125 E. Pine Street. (Applicant: Jeff Hunt; File 2015-33 U; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)

**LOCATION:** 1125 East Pine Street  
Lodi, CA 95240  
APN: 049-050-60

**APPLICANT:** Boneyard Cross Fit  
Mr. Jeff Hunt  
1300 Midvale Rd  
Lodi, CA 95240

**PROPERTY OWNER:** Nick Meyers  
77 Riverwood Dr  
Woodbridge, CA 95258

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Use Permit to allow a personal fitness training studio within an existing industrial building located at 1125 East Pine Street, subject to the conditions outlined in the attached resolution.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** Industrial  
**Zoning Designation:** Industrial  
**Property Size:** 0.29 acres – 12,589 with a 4,298 sq ft building

The adjacent zoning and land use are as follows:

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Industrial	Industrial	Industrial uses
South	Industrial	Industrial	Gas station
East	Industrial	Industrial	residence
West	Industrial	Industrial	Industrial warehouse

**ANALYSIS**

The applicant applied for Planning Commission approval of a personal fitness training studio at 1125 East Pine Street. The Studio provides individual and group training sessions.

The business is comprised of 2 owner/operators. The business is designed for individual and class programs designed for approximately 12 individuals.

Hours of operation are: Monday to Friday – 5:00 am to 10:00 am and 4:00 pm to 8:00 pm, Saturdays and Sundays from 9:00 am to 10:00 am. Peak hours of operation have routinely been 5:00 am, 4:00 pm, 6:00 pm and 7:00 pm.

The interior of the space is primarily open consisting of a reception area and exercise area. There are 2 restrooms.

There are approximately nine (9) parking spaces provided, including two (1) handicap spaces. The applicant has shared parking agreements with adjacent properties and uses on-street parking on Pine Street.

The proposed fitness studio operates within an industrial area that does not generate a great deal of peak traffic and parking. Any overflow parking can be accommodated on the street or adjacent properties.

A Use Permit allows the comprehensive review of sensitive uses and ensures the proper integration of these uses into the community. These uses may only be suitable in specific locations, and only if such land uses are designed or constructed in a manner on a site that is consistent with zoning regulations and with the required findings for a Use Permit outlined in §17.40.040(F) of the City of Lodi Development Code. A Use Permit review allows the opportunity to address any specific issues related to the proposal and to prevent or mitigate any adverse impacts to the surrounding area.

Land Use Compatibility: The property is zoned Industrial on the City of Lodi Zoning Map, and is designated Industrial on the General Plan Land Use Map. Surrounding land uses include a combination of industrial type land uses, and various service type uses. A personal fitness studio/facilities in the industrial zoning district requires discretionary review and approval of a Use Permit per Lodi Development Code § 17.24.030.

Parking: There are approximately 9 existing parking stalls. The applicant has parking agreements with adjacent properties and there is ample on-street parking that is never used. The peak business hours for the fitness studio are off-hours for the surrounding industrial uses.

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies will not arise.

Noise: All fitness activities will occur within the building envelope; therefore, staff does not anticipate any adverse noise impacts upon the surrounding area. If the facility becomes a concern regarding noise, a condition has been added to allow for review of the permit by the Community Development Department or, if needed, returned to the Planning Commission for additional conditions or even revocation of the permit.

Signage: No signage is proposed as part of this application; however, any signage would be required to conform to sign standards established by the Lodi Municipal Code Section 17.34, and would require plan submittal for review and approval by Community Development Department prior to installation.

The discretionary Use Permit procedure enables Planning and other city staff to impose conditions designed to avoid, minimize or mitigate potentially adverse effects of a certain use upon the community or other properties in the vicinity. Staff believes that the Planning Commission can make the required findings, in accordance with Lodi Development Code § 17.40.040(F), to approve the requested Use Permit. The required findings are as follows:

1. *The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code. **Comment:*** The proposed project site is within an existing 4,298-square-foot building located within an Industrial zoning district, which permits personal fitness studios subject to Use Permit approval, including any specific condition required for the proposed use in the district in which it would be located. The use conforms to the parking requirement for a fitness studio.
2. *The proposed use is consistent with the General Plan and any applicable specific plan. **Comment:*** The General Plan land use designation for the project site is Industrial, which permits the proposed use. The facility center is naturally restricted by size and space allocation within the building in a manner that limits occupancy, and will be subject to operational conditions that govern day to day operational aspects necessary to ensure that parking and traffic impacts do not interfere with the primary daytime land uses in the area. The conditions for the restriction of the conditional use are consistent with the General Plan, will not effect neighborhood compatibility; and 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 neighborhood areas.
3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements. **Comment:*** The proposed use is within a 4,298 square feet vacant building. There are no changes to the site and the proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within an industrial area. Further, the project will not have a negative effect on the public health, safety, or welfare; or be materially injurious to persons, properties or improvements in the vicinity.
4. *The location, size, design, and operating characteristics of the proposed use is compatible with the existing and future land uses in the vicinity. **Comment:*** 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 is located in an industrial area that is accessible from public streets. Existing street networks are adequate in size and shape to accommodate the quantity and quality of traffic generated by the proposed use without any significant impacts to the street system. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within an existing building with no additions to the footprint of the building.
5. *The proposed project is in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines. **Comment:*** The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site of the proposed project can be adequately served by all required utilities and public services.

Staff believes the Commission can make the required findings to approve the Use Permit as proposed. The use of a fitness training studio is appropriate for the proposed location in that it would occupy an existing vacant industrial building. A fitness facility is a use that generally promotes and encourages healthy living within the community. In staff's opinion, the proposed use

would not produce any adverse impacts on the adjacent properties in terms of noise, parking, litter, disorderly behavior, or other objectionable influences. The permit is conditioned to mitigate typical concerns related to fitness centers and other similar establishments. If, in the future, concerns arise, and the Director/Police Department determines it necessary, the Use Permit can be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit. The City further reserves the right to periodically review the area for potential problems

## **ENVIRONMENTAL ASSESSMENT**

The project is categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site of the proposed project can be adequately served by all required utilities and public services.

## **PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, October 17, 2015. Nineteen (19) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest in the project.

## **RECOMMENDED MOTION**

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15032 and approve the Use Permit for Jeff Hunt / Boneyard Cross Fit to operate within the Industrial zone subject to the findings and conditions of approval contained in the draft Resolution."

## **ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve with modified conditions.
- Deny the Use Permit Amendment, providing reasons the required findings could not be met.
- Continue the request.

Respectfully Submitted,

Concur,

Craig Hoffman  
Senior Planner

Stephen Schwabauer  
Community Development Director

## **ATTACHMENTS**

- A. Vicinity / Aerial Map
- B. Floor Plan
- C. Applicant's Letter
- D. Draft Resolution

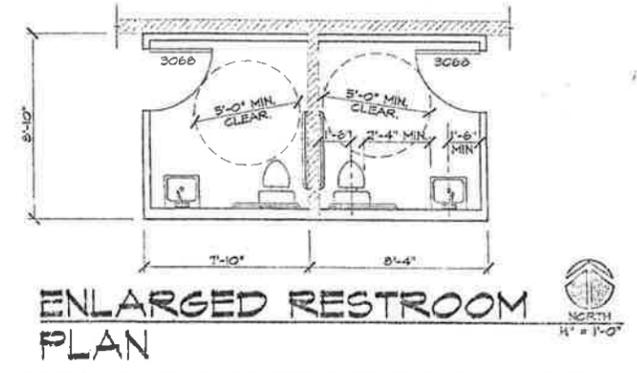
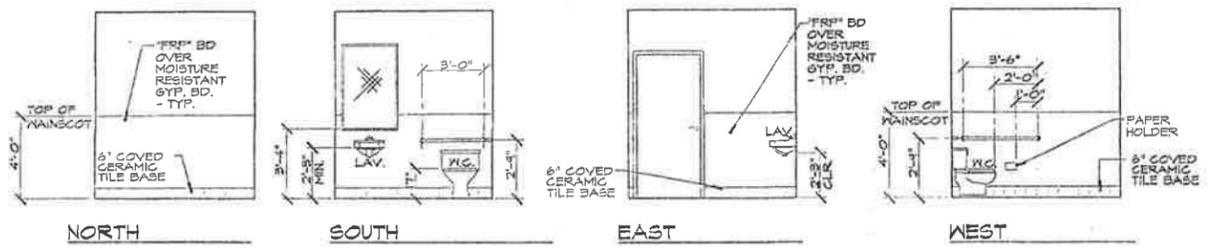
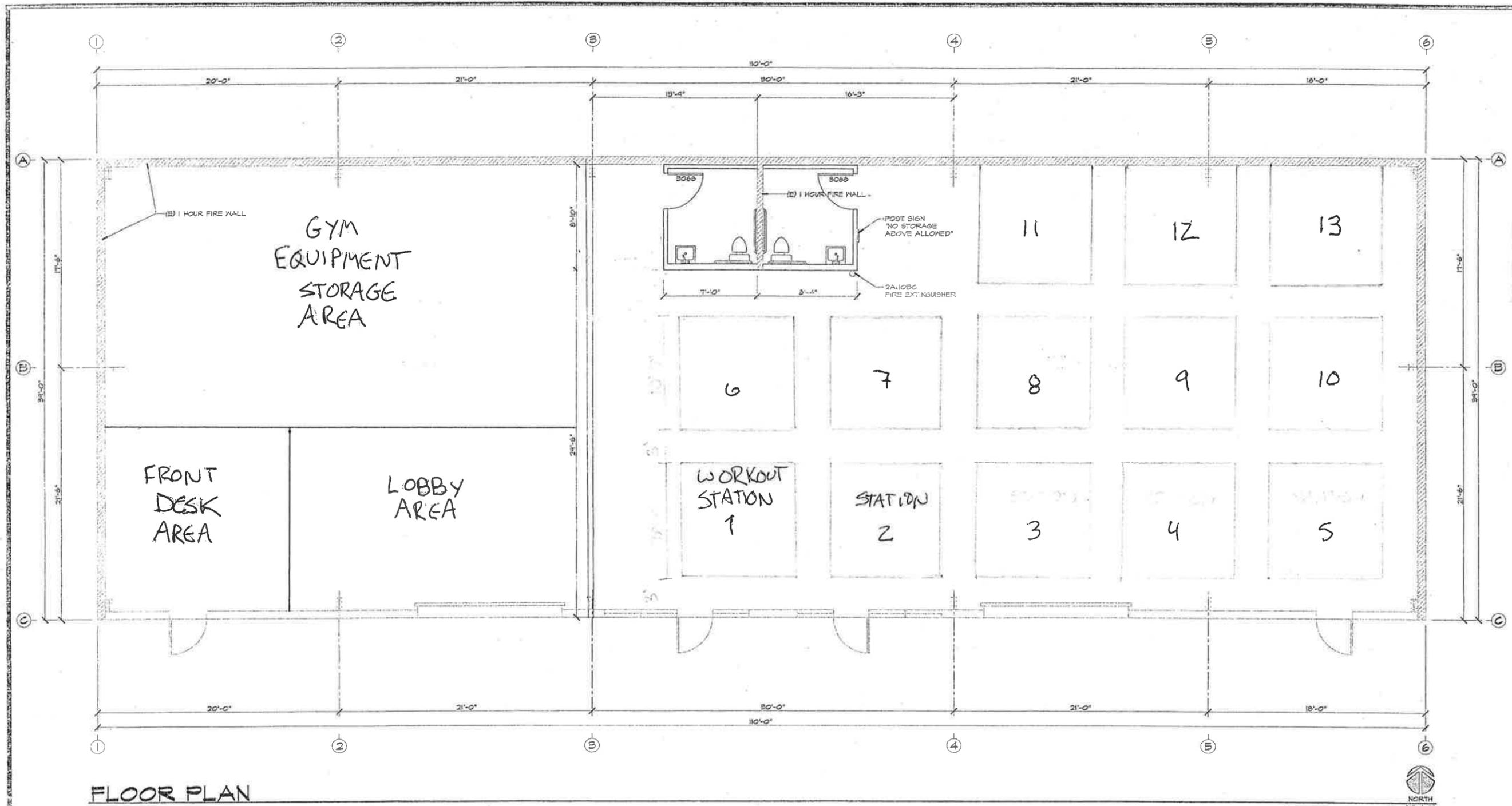
# VICINITY / AERIAL MAP

North



South

## 1125 E. Pine Street



**INTERIOR ELEVATIONS**  
- SIMILAR

**ENLARGED RESTROOM PLAN**

We are requesting approval for a use permit at 1125 E. Pine St. The building is 4,298 square feet. At this time we do not have any classified employees. We have two(2) Owner Operators. Our facility provides individual and group training sessions with class programs designed for no more than twelve(12) people. The peak hours of operation over the past three(3) years has consistently been 5:00am, 4:00pm, 6:00pm and 7:00pm. The main area of use is an open floor plan for class training and two(2) restrooms. Our hours of operation are Monday thru Friday 5:00am to 10:00am and 4:00pm to 8:00pm. Saturday and Sunday 9:00am to 10:00am. The building currently has eight(8) regular parking stalls, one(1) handicapped stall and easy access to street parking.

As our business grows we would like to request approval to move our business to 1125 E. Pine Street. A building that is larger than our current building, and also brings us into Lodi. This building will give us the opportunity to keep our business growing. This building also is fantastic for the type of training we do... CrossFit, olympic lifting, power lifting, gymnastics and sports specific training.

Thank you,

Jeff Hunt (231) 499.8879  
Owner of Boneyard CrossFit

## RESOLUTION NO. P.C. 15-XX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING A USE PERMIT (2015-33 U) TO ALLOW A PERSONAL FITNESS STUDIO AND TRAINING FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 1125 EAST PINE 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 Development Code, Section 17.40; and

**WHEREAS**, the project site is located at 1125 East Pine Street, Lodi, CA 95240 (APN: 049-050-60); and

**WHEREAS**, project proponent is Boneyard Cross Fit, Mr. Jeff Hunt, 1300 Midvale Rd, Lodi, CA 95240; and

**WHEREAS**, the project property owner is Nick Meyers, 77 Riverwood Dr., Woodbridge, CA; and

**WHEREAS**, the property has a General Plan designation of Industrial and is zoned Industrial; and

**WHEREAS**, the requested Use Permit to allow the expansion of a personal fitness studio and training facility within an existing industrial building located at 1125 East Pine Street; and

**WHEREAS**, pursuant to City of Lodi Zoning Ordinance § 17.42.020, 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 is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site of the proposed project can be adequately served by all required utilities and public services.
2. The proposed project site is within an existing 4,298 square-foot building located within an Industrial zoning district, which permits personal fitness studio subject to Use Permit approval, including any specific condition required for the proposed use in the district in which it would be located.
3. The General Plan land use designation for the project site is Industrial, which permits the proposed use. The facility center is naturally restricted by size and space allocation within building in a manner that limits occupancy, and will be subject to operational conditions that govern day to day operational aspects necessary to ensure that parking and traffic impacts do not interfere with the primary daytime land uses in the area. The conditions for the restriction of the conditional use are consistent with the General Plan, will not effect neighborhood compatibility; and 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 neighborhood areas.
4. The proposed use is within a 4,298 square foot building. There are no changes to the site and the proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within an industrial area. Further, the project will not have a negative effect on the public health, safety, or welfare; or be materially injurious to persons, properties or improvements in the vicinity.

5. The harmony in scale, bulk, coverage and density of the proposed project is consistent with and compatible to the existing and proposed land uses around the subject site, in that the proposed health club facility will be located within an existing building, with no additions or expansions to the approved exterior thereby maintaining the approved scale, bulk, coverage and density of the building with no impacts upon the surrounding neighborhood.
6. The availability of public facilities and utilities is adequate to serve the proposed use, in that the proposed health club facility will be located within an existing building where public facilities and services are provided, including sewer, water, electricity, phone, etc.
7. The subject site will have adequate pedestrian and vehicular circulation and parking available, in that there is an adequate vehicle access point. Pedestrian movements are facilitated by paved and continuous path of travel that connects to the public sidewalk and the sidewalk accesses adjacent properties.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 2015-33 U is hereby approved, subject to the following conditions:

1. 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 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 development 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 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 Lodi Police Department, the Planning Commission and/or City Staff 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.
4. Music and business related noise shall be maintained at a level that does not disturb neighboring tenants during all hours the fitness studio is open. No sound may emanate from the building, uses, or other operations which cause a disturbance or nuisance, or violate City noise standards.
5. The Use Permit shall be vested within six (6) months from the effective date of approval. A building permit for the tenant improvements allowed under this Use Permit shall have been obtained within twelve (12) months from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit may be extended pursuant to the Lodi Municipal Code.
6. The applicant shall adhere to the operations plan approved by the Planning Commission. Any proposed changes to the operation that would intensify the use shall be subject to review by the Planning Commission.
7. On-site signage shall be allowed in accordance with the standards of the Lodi Municipal Code, and shall be submitted to the Community Development Department prior to installation for review and permitting.
8. The premises shall be kept clean and the operator of the establishment shall insure that no trash or litter originating from the site is deposited outside the tenant space, onto neighboring properties, or onto the public right-of-way. The exterior of all the premises shall be maintained in a neat and clean manner, and maintained free of graffiti at all times. Graffiti shall be removed within twenty-four hours after issuance of a notice of order.

9. The applicant/project proponent and/or developer and/or successors in interest and management shall obtain Operational Permit issued by the Lodi Fire Department, and meet all the conditions outlined in therein. The Fire Department may be contact at the Lodi Fire Department, 25 East Pine Street, Lodi, CA 95240-2127. Phone Number (209) 333-6739.
10. The Use Permit approval is for the entire building at 1125 E. Pine Street.
11. The activities allowed by the use permit cover fitness studio activities and health related activities that would be consist with that use.

Building - General Comments:

12. The change of use/occupancy of the adjoining suites to A-3 occupancy shall require a Tenant Improvement permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.
13. Assembly areas require an operational permit. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance. 2013 CFC, Section 105.6
14. Occupant load calculations shall be provided for the entire building and individual rooms in the building based on square footage divided by the appropriate occupant load factor from 2013 CBC, Table 1004.1.2. The occupant load factor for exercise rooms is 50 square feet gross floor area/person and shall include items such as restrooms, locker rooms, hallways, closets, etc.
15. If the occupant load of the building or any area of the building exceeds 49, the plans shall show:
  - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2013 CBC, Section 1015.2.1
  - b) Exit doors shall swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
  - c) The exit doors and exit access doors shall be equipped with panic hardware. 2013 CBC, Section 1008.1.10
  - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors and the exterior landings. The emergency power system shall provide backup power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2013 CBC, Sections 1006.1 thru 1006.3.1
  - e) Show locations of required illuminated exit signs. 2013 CBC, Section 1011
  - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
    1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
    2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2013 CBC, Section 1011.4
16. Provide an active or passive space heating system capable of maintaining a minimum indoor temperature of 68 degrees F at a point 3 foot above the finished floor. 2013 CBC, Section 1204.1
17. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number specified by 2013 CPC, Table 422.1. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2013 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories and drinking fountains) shall be provided, as specified for A-3 occupancies by 2013 CPC, Table 422.1. Additional plumbing fixtures may be required.
18. The California Building Code (Title 24 Section 11B-202) requires that existing buildings, when alterations are made, shall be verified for compliance with disabled access requirements. These requirements shall apply only to the specific area of alteration and shall include an accessible

entrance, an accessible route to the altered area, at least one accessible restroom for each sex, telephones and drinking fountains (if existing), and when possible additional items such as parking, storage and alarms.

If the construction costs of the alterations to the building are less than the current valuation threshold of \$146,303.00 and if the cost of the above listed accessibility upgrades are disproportionate (exceeds 20% of the project without the upgrades), then the required accessibility upgrades may be provided to the extent that is proportionate (20% of the valuation) as per 2013 CBC, Section 11B-202.4, Exception 8. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access.

19. 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 may initiate a revocation procedures in accordance with the City of Lodi Municipal Code.
20. A copy of the approved Resolution shall be incorporated into the plans prior to the submittal for plan check. Failure to meet any conditions of approval for this development shall constitute a violation of the Use Permit.
21. 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.
22. No variance from any City of Lodi adopted code, policy or specification is granted or implied by the approval of this resolution.

**Dated: October 28, 2015**

I certify that Resolution No. 15-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on Wednesday, October 28, 2015 by the following vote:

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

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

Item 3c.



**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

**MEETING DATE:** October 28, 2015

**APPLICATION NO:** Use Permit: 2015-34 U

**REQUEST:** Request for Planning Commission approval of a Use Permit to allow a Type-42 license for a wine and craft beer tasting room for Brix and Wort at 14 S School Street. (Applicant: Jeffrey Daniel; File 2015-34 U; CEQA Determination: Exempt per Section 15321)

**LOCATION:** 14A S. School Street  
APN 043-036-19

**APPLICANTS:** Jeffrey Daniel  
Carrie Gooding  
2080 Henderson Way  
Lodi, CA 95242

**PROPERTY OWNER** Dobbins Properties, LLC  
Matt Dobbins  
Po Box 1566  
Woodbridge, CA 95258

**RECOMMENDATION**

Staff recommends the Planning Commission approve the request of Jeffrey Daniel (Brix and Wort) for a Use Permit to allow the sale of beer and wine, Alcoholic Beverage Control (ABC) Type 42 license, for a wine and craft beer tasting room, 14A S School Street, subject to conditions in the attached resolution.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** Downtown Mixed Use  
**Zoning Designation:** Downtown Mixed Use  
**Property Size:** 1,400 sq. ft. tenant space

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
<b>North</b>	Downtown Mixed Use	Downtown Mixed Use	Retail/Services
<b>South</b>	Downtown Mixed Use	Downtown Mixed Use	Retail/Services
<b>East</b>	Downtown Mixed Use	Downtown Mixed Use	Retail/Services
<b>West</b>	Downtown Mixed Use	Downtown Mixed Use	Retail/Services

**SUMMARY**

The applicants, Jeffrey Daniel and Carrie Gooding are requesting a use permit to operate a wine tasting room on School Street in the downtown area with outside patio area.

Typically a wine tasting room operates under a Type 2 winegrower license and beer can be added with a type 42 license.

The applicants are proposing a Type 42 license (beer and wine) to operate as an independent wine and craft beer tasting room. A specific winery is not tied to the operation. The applicants are working with area wineries that do not have a downtown tasting room to offer increased commercial visibility and are looking to be a part of the downtown wine tasting room experience.

The tenant space is 1,400 sq. ft. in size and approximately 600 sq. ft. will be dedicated to retail sales. The wine and craft beer tasting room will include a fenced patio on School Street

The tasting room will be open the following hours:

Wednesday – Thursday: 11:00 am to 9:00 pm

Friday and Saturday: 11:00 am to 11:00 pm

Sunday and Monday: 11:00 pm to 6:00 pm.

The proposed hours of operation are similar to other wine tasting rooms in Lodi.

Four to eight nights a month, entertainment will be hosted, with amplified music to end by 10:00 pm. Entertainment will include music, games, winemaker and brewer events and special releases, informative food and beverage classes, Holiday celebrations, catered meals and other similar events.

There will be no on-site food preparation beyond hors d'oeuvres from a microwave or toaster oven. The applicant anticipates outside catering for special events.

The wine tasting room use is consistent with the City's vision of making Lodi a wine tasting tourist destination point. The wine tasting rooms are a large part of this vision, for they not only compliment other downtown businesses such as restaurants and boutiques, but add to the character of the City by promoting local wineries and viticulture. The addition of craft beer tasting in addition to wine tasting is a new spin on downtown tasting rooms.

The Cellar Door added craft beer tasting in early 2014.

This type 42 license request has been conditioned as a wine and craft beer tasting room. If someone in the future wanted to convert the license to a wine and beer bar, the use permit would need to be modified.

This Use Permit is to allow the sale of bottles and cases of wine and craft beer, a wine and craft beer tasting operation, use of the wine and craft beer tasting space for various events such as dinners catered by outside vendors, private mixers, wine and craft beer tasting and parties for organizations and businesses who want to rent space, and to host feature wine and craft beer tasting events that may include educational components.

Per Land Use Code Section 17.22.030, onsite consumption of alcohol is permitted in the Downtown Mixed Use (DMU) zoning designation, subject to a use permit. The City established the Use Permit requirement to gain local control over whether or not a license is appropriate for a particular location and place conditions upon the use. The State Department of Alcoholic Beverage Control primarily controls license issuance, based on concentration of licenses within a particular Census Tract. The request involves the approval of a public convenience and necessity (PCN) and Use Permit in an area of the Downtown that historically is over-concentrated with alcohol licenses. In order to allow an additional ABC license, the Planning Commission must

make a finding of necessity; and if determined necessary, then consider the appropriateness of conditions of approval for the Use Permit for the new use.

The Commission should review the application to ensure that sale of alcohol will not adversely affect surrounding residents, businesses, and institutions and to ensure that any such use operates in a manner compatible with existing and future adjacent uses. In the past, the Planning Commission and the Planning staff have generally supported wineries and wine manufacturing operations that wish to acquire an ABC on-sale license for wine tasting rooms because, typically, they do not create alcohol related problems.



The discretionary Use Permit procedure enables the Planning Commission to impose conditions designed to avoid, minimize potentially adverse effects. Staff believes that the Planning Commission can make the required findings to approve the requested Use Permit. The required findings are as follows:

1. *The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code.* **Comment:** The proposal involves a Type 42 alcohol license for a wine and craft beer tasting room within the downtown area. The Downtown Mixed Use (DMU) Zoning District, which allows sale of alcohol for on-site consumption in accordance with Development Code Section 17.22.030. The intent of the DMU zoning district is to provide for a range of uses, emphasizing high quality development, and to encourage revitalization of downtown. The proposal is consistent with this intent and making Lodi a wine tasting tourist destination point.
2. *The proposed use is consistent with the General Plan and any applicable specific plan.* **Comment:** The General Plan land use designation for this area is Downtown Mixed Use, which allows onsite beverage consumption. The proposed wine and craft beer tasting room is the type of business allowed by the General Plan. The on-site consumption of wine and beer in conjunction with a tasting room operation, in accordance with a Type 42 Alcoholic Beverage Control License and with the conditions attached herein, would be consistent and in harmony with the Downtown Mixed Use. The tasting room use is a common way for wine and craft beer

manufacturers to expand and improve their business activities and is therefore, consistent, with the General Plan.

3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.* **Comment:** The proposed sale of alcohol in conjunction with a wine and craft beer tasting room is compatible with existing and future land uses in the immediate vicinity of the project area. The Downtown Business District envisions wine tasting rooms, retail services, restaurants and the like as the type of business encouraged to operate in the Downtown area. In addition, the primary function of the facility is wine tasting room and retail services. No aspect of the proposed uses have been identified that would create new detrimental impacts.
4. *The location, size, design, and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity.* **Comment:** 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, restaurants/bars, tasting rooms and other commercial uses with sale of alcohol operate in this area. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within an existing building with no additions to the footprint of the building. Fourth, the characteristics of the proposed sale of alcohol in a tasting room operation are customary for these types of businesses.
5. *The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.* **Comment:** The project was found to be Categorical Exempt according to the California Environmental Quality Act, §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 for the use or enforcing the general rule, standard, or objective.” No significant environmental impacts are anticipated and no mitigation measures are required.

Staff sent a copy of the application to various City departments for comment and review. Their comments and requirements have been incorporated into the attached resolution. The Community Development Department is of the opinion that the proposed project is consistent with the surrounding land uses and zoning; and with the City’s policy to encourage the wine production and wine tasting industry. The intended nature of this operation does not promote excessive onsite consumption of alcohol and, therefore, staff does not expect any problems with the proposed establishment. The proposed use is consistent with the City’s vision of making Lodi a wine tasting tourist destination. We, therefore, are recommending that the Use Permit be approved, subject to the attached resolution.

#### **ENVIRONMENTAL ASSESSMENT:**

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 are required.

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

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, October 28, 2015. Thirty (30) public hearing notices were sent to all property owners of record within a

300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

**RECOMMENDED MOTIONS**

Should the Planning Commission agree with staff's recommendation, the following motions are suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321 and approve the Use Permit to allow Alcoholic Beverage Control (ABC) Type 42 license at 14A S. School Street for Brix and Wort subject to the findings and conditions of approval contained in the draft Resolution."

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

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

Respectfully Submitted,

Concur,

Craig Hoffman  
Senior Planner

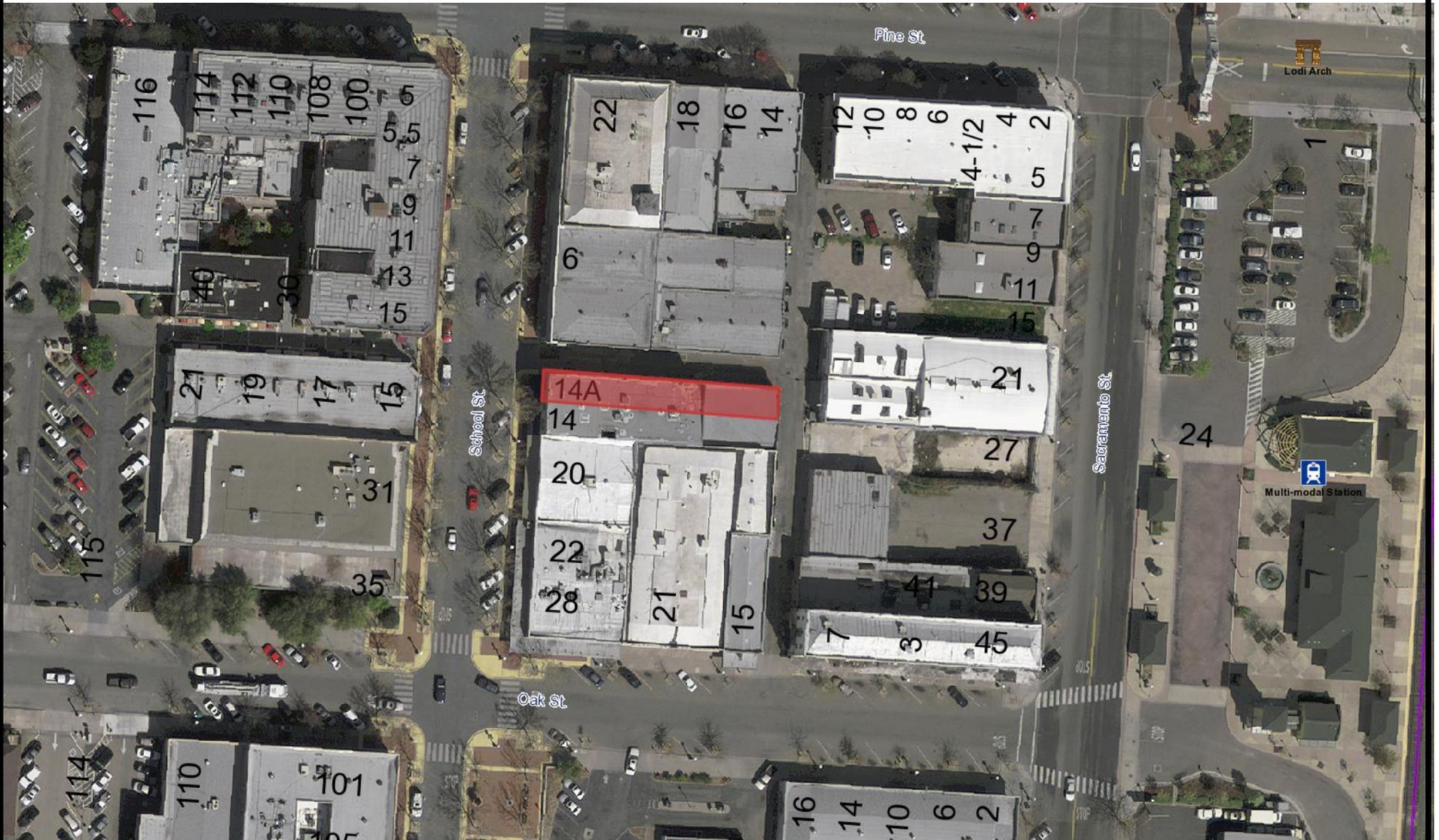
Stephen Schwabauer  
Community Development Director

**ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Floor Plan
- C. Business Plan
- D. Draft Resolution

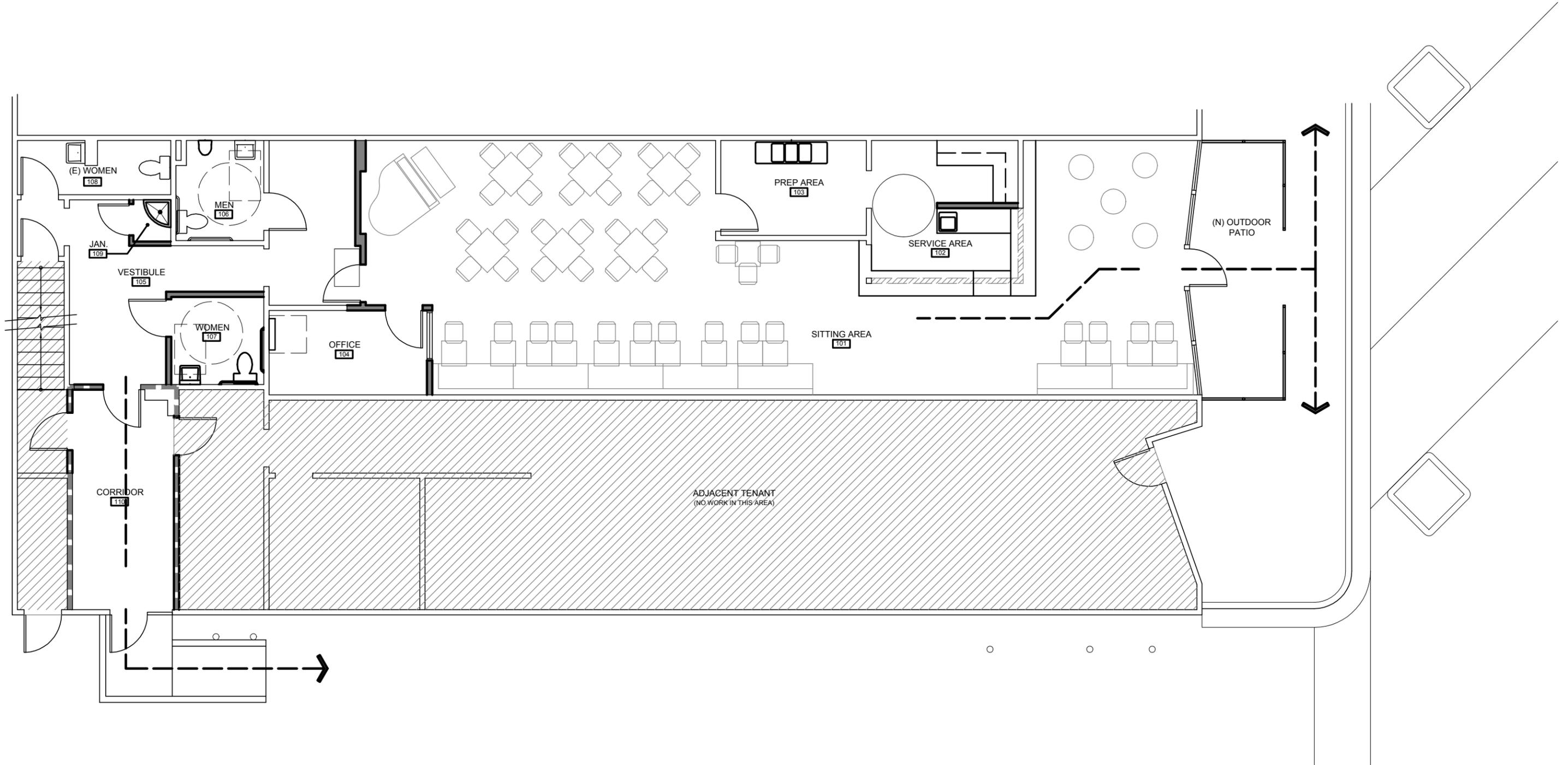
# VICINITY MAP

North



South

## 14A South School Street



# FLOOR PLAN

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

## Brix and Wort Business Plan

Jeff Daniel

07-23-2015

### **Summary**

The applicants, Brix and Wort Tasting Room are requesting a use permit to operate a wine and brew tasting room on School Street in the downtown area.

Brix and Wort is a concept derived from the perception of popularity of adults coming together in a place that offers both of the most popular beverages today, wine and brew. Brix and Wort Tasting Room will be partnering with The Watering Hole as a second, more upscale downtown location. Brix and Wort Tasting Room will expand off of the current ABC42 license held by The Watering Hole.

Tenant space is 1400 sq. ft. and approximately 600 sq. ft. will be dedicated to retail sales. The tasting room will include a fenced patio on School Street.

The Tasting room will be open the following hours:

Wednesday and Thursday: 11:00 am to 9:00 pm

Friday and Saturday: 11:00 am to 11:00 pm

Sunday and Monday: 11:00 am to 6:00 pm

The proposed hours of operation are similar to other tasting rooms in Lodi.

Four to eight nights a month entertainment will be hosted with amplified music to end by 10:00 pm. Entertainment will include music, games, winemaker and brewer events, food pairings and Holiday celebrations. All foodstuffs served will be pre-packaged hors d'oeuvres or catered by outside vendors.

## RESOLUTION NO. P.C. 15-XX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF JEFFREY DANIEL, FOR A USE PERMIT FOR TYPE-42 ABC LICENSE AT 14A SOUTH SCHOOL 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 17.74; and

**WHEREAS**, the project proponents are Jeffrey Daniel and Carrie Gooding, 2080 Henderson Way, Lodi, CA; and

**WHEREAS**, the project parcel is owned by Dobbins Properties, LLC, Matt Dobbins, Po Box 1566, Woodbridge, CA 95258; and

**WHEREAS**, the project is located at 14A South School Street, Lodi, CA 95240 (APN: 043-036-19); and

**WHEREAS**, the property has a General Plan designation of Downtown Mixed Use and is zoned Downtown Mixed Use (DMU); and

**WHEREAS**, Census Tract 42.04 in which the proposed wine and craft beer tasting room is to be located is over concentrated of licenses allowing on premise consumption of alcoholic beverages; and

**WHEREAS**, because Census Tract 42.04 has an over-concentration of On-sale beer and wine alcohol licenses, the Planning Commission must make a finding of necessity and/or public convenience in order to permit the issuance of an additional Alcohol Beverage Control license in this tract; and

**WHEREAS**, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; 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 Section 15321, Class 21. 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 are required.
2. The proposal involves a Type 42 alcohol license for a wine and craft beer tasting room within the downtown area. The Downtown Mixed Use (DMU) Zoning District, which allows sale of alcohol for on-site consumption in accordance with Development Code Section 17.22.030. The intent of the DMU zoning district is to provide for a range of uses, emphasizing high quality development, and to encourage revitalization of downtown. The proposal is consistent with this intent and making Lodi a wine tasting tourist destination point.

3. : The General Plan land use designation for this area is Downtown Mixed Use, which allows onsite beverage consumption. The proposed wine and craft beer tasting room is the type of business allowed by the General Plan. The on-site consumption of wine and beer in conjunction with a tasting room operation, in accordance with a Type 42 Alcoholic Beverage Control License and with the conditions attached herein, would be consistent and in harmony with the Downtown Mixed Use. The tasting room use is a common way for wine and craft beer manufacturers to expand and improve their business activities and is therefore, consistent, with the General Plan.
4. The proposed sale of alcohol in conjunction with a wine and craft beer tasting room is compatible with existing and future land uses in the immediate vicinity of the project area. The Downtown Business District envisions wine tasting rooms, retail services, restaurants and the like as the type of business encouraged to operate in the Downtown area. In addition, the primary function of the facility is wine tasting room and retail services. No aspect of the proposed uses have been identified that would create new detrimental impacts.
5. 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.
6. Restaurants/bars, tasting rooms and other commercial uses with sale of alcohol operate in this area.
7. The proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within an existing building with no additions to the footprint of the building.
8. The characteristics of the proposed sale of alcohol in a tasting room operation are customary for these types of businesses.
9. 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.
10. Restaurants / bars, tasting rooms and other commercial uses that offer entertainment and areas for people to gather operate in this area.
11. The proposed use would not have a substantial adverse economic effect on nearby uses because operation of a wine tasting room in accordance with applicable laws and under the conditions of this Use Permit is anticipated to be an economic benefit to the community.
12. The availability of public facilities and utilities is adequate to serve the proposed use, in that Brix and Wort will be located within a building where public facilities and services are currently provided, including sewer, water, electricity, phone, etc.
13. 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.
14. The proposed use would not be detrimental to the general welfare of persons residing and working in the immediate vicinity, the neighborhood or the community at large because the sale of alcohol with a wine tasting room is not associated with detrimental impacts to the community.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 2015-34 is hereby approved, subject to the following conditions:

## Community Development-Planning

1. The applicant/project proponent and/or 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. The applicant/project proponent and/or 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. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
3. Starting from the effective date the business commences, this Use Permit shall be subject to a six-month and one-year review by Community Development Department and/or the Police Department. If the Community Development Department/Police Department determines it necessary, the Use Permit shall be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit, and in response to any legitimate complaints thereafter. Further, 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 Department, the Police Department and/or Planning Commission as needed during and after the one year probationary period.
4. If operation of this use results in conflicts pertaining to parking, noise, traffic, loitering, public safety or other impacts, at the discretion of the Community Development Department, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.
5. The City Council, Lodi Police Department, the Planning Commission and City staff may, at any time, request that the Planning Commission conduct a hearing on this 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.
6. The Applicant/Operator and/or successors in interest and management shall insure that the sale of alcohol does not cause any condition that will cause or result in repeated activities that are harmful to the health, peace or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug activity, public intoxication, drinking in public, harassment of people passing by, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises, traffic violations or traffic safety based upon last drink statistics, curfew violations, lewd conduct, or police detention and arrests.

7. All owners, managers and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service or other certifying/licensing body, which the State may designate. The establishment shall comply with the requirements of this section within 30 calendar days of effective date of this Use Permit. Records of each owner's, manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Lodi. The business owner shall be responsible for on-going training to accommodate changes in personnel.
8. 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 the business owner/operator to ensure no patron in state of intoxication is allowed into the premise.
9. The business shall have interior security video cameras operating during all hours that the business is open. The videotapes of the security video cameras shall be maintained for a minimum period of 30 days, and the videotapes must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be positioned in a way to capture the facial features of anyone entering the business and include cameras that capture all money handling areas. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the owner of the business must comply with the request within 7 calendar days. The Chief of Police can also require that the business change the position of the video cameras if it is determined that the position of the cameras do not meet security needs. The owner of the business must comply with the request within 7 calendar days. The said security video camera shall be installed and approved prior to business opening.
10. Prior to commencement of the use, the applicant shall prepare and submit a practical program for controlling litter, spills, and stains resulting from the use on the site to the Community Development Department for review and approval. The program shall include a detailed time frame for the policing and cleanup of the public sidewalk and right-of-way in front of the subject property as well as the adjacent public right-of-way (25 feet north and south of the subject property, and down the alley) not just in front of the subject tenant space. Failure to comply with that program shall be considered a violation of the Use Permit and shall be subject to administrative remedy in accordance with Chapter 17.72 and Chapter 17.88 of the City of Lodi Municipal Code.
11. The subject property and its immediate surrounding shall be maintained neat and clean at all times. The subject property and its immediate surrounding shall be maintained free from debris and graffiti at all times. The property owner shall remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered on nearby property, streets, and sidewalks shall be removed daily. If necessary, the applicant shall steam clean the project site and its immediate surrounding premises as often as needed.
12. In the event of graffiti or other extraneous markings occurring, the applicant/operator and/or successors in interest and management shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
13. The applicants are proposing a Type 42 license (beer and wine) to operate as an independent wine and craft beer tasting room. This Type 42 license is not intended for a bar use.

14. The tasting room will be open the following hours:

- Wednesday – Thursday: 11:00 am to 9:00 pm
- Friday and Saturday: 11:00 am to 11:00 pm
- Sunday and Monday: 11:00 pm to 6:00 pm.

The proposed hours of operation are similar to other wine tasting rooms in Lodi. There may be occasional special events that deviate from these proposed hours of operation.

15. Any change in operational characteristics, expansion in area or other modification to the approved plans shall require an amendment to this Use Permit or the processing of a new Use Permit.

16. That applicants shall be allowed to use the wine and craft beer tasting space for various events such as wine and craft beer dinners catered by outside vendors, private mixers, wine and craft beer tasting and parties for organizations and businesses who want to rent space, and to host feature wine and craft beer tasting events that may include educational components.

17. All music, including live bands, video and disc jockeys, and karaoke, shall be conducted indoors at all times. Doors shall remain closed during all performances or while music is being played.

18. Typical outside noise levels is approximately 65 to 70 dBA. Live music outside the building should mimic the existing conditions within a few decibels variation.

19. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall be responsible for the control of noise generated by the subject facility including, but not limited to, noise generated by patrons and employees. All noise generated by the proposed use shall comply with the provisions of Chapter 9.24 and other applicable noise control requirements.

20. In the event that the City of Lodi requires all Alcohol Use Permit holders to help fund private security in the downtown area, this business establishment will fund a proportional share.

21. The applicant shall obtain Operational Permits from the Lodi Fire Department, Fire Prevention Bureau. The Operational Permits shall be obtained prior to commencement of restaurant operation. The Fire Department may be contacted at 25 East Pine Street, Lodi, CA 95240-2127. Phone Number (209) 333-6739.

Building General Comments:

22. Any changes to the existing building, which are regulated by the current codes, shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.

23. Plans shall provide occupant load calculations for the space, as per 2013 CBC, Section 1004.

Occupant load for areas without fixed seats is based on square footage divided by the appropriate occupant load factor from 2013 CBC, Table 1004.1.2

Office areas: 100 gross sqft/person

Stock, Storage, Shipping: 300sqft/person

Dining and Lounge (Assembly) Area: Table & Chairs 15sqft/person, Chairs 7sqft/person, Standing areas 5sqft/person

Kitchen/Staff/Serving areas 200sqft/person

24. If the calculated occupant load exceeds 49, the following requirements will need to be addressed:
- a. The occupancy classification for this space will change to an A-2. It shall be demonstrated that the A-2 occupancy is allowed in the building based on construction type, square footage and 2013 CBC, Table 503
  - b. Plans shall show that the building qualifies for non-separated occupancies under 2013 CBC, Section 508.3.3 or show fire rated occupancy separation walls as specified by 2013 CBC, Table 508.4.
  - c. Two exits shall be required. Exit doors shall be equipped with panic hardware and show swing in the direction of egress travel. 2013 CBC, Sections 1008.1.2, 1008.1.10
  - d. Exit doors shall be separated by minimum of 1/2 the diagonal distance of the area served in non-sprinklered buildings or minimum of 1/3 the diagonal distance of the area served in sprinklered buildings. 2013 CBC, Section 1015.2.1
  - e. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. 2013 CBC, Section 1014.2 (4)
  - f. Emergency egress illumination, with back-up power supply, shall be provided for all area discharge elements and the exterior landings. 2013 CBC, Section 1006
  - g. Illuminated exit signs shall be provided. 2013 CBC, Section 1011
  - h. Occupant load sign shall be provide at or near the main entrance. 2013 CBC, Section 1004.3
  - i. The rear door is now a required exit and is required to provide an accessible path of travel to the public way (alley, sidewalk or street). 2013 CBC, Sections 1027.5, 11B-206.4, 11B-206.4.1
25. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance. 2013 CFC, Section 105.6
26. Scullery/dishwashing sinks and/or dishwashing machines shall be connected directly to the drainage system and a floor drain shall be provided adjacent to such fixtures and the fixture shall be connected on the sewer side of the floor drain trap. 2013 CPC, Section 704.3
27. Unless the building meets one of the exceptions of 2013 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2013 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for A-2 occupancies by 2013 CPC, Table 422.1.
28. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2013 CBC, Sections 11B-227, 11B-904.4
29. If food or drink is consumed at the counters or bars, plans shall specify and show a minimum 60" long counter area with a height not to exceed 34" with knee clearances at least 27" high x 19" deep. 2013 CBC, Section 11B-226.3
30. An automatic sprinkler system will be required in an A-2 occupancy if the occupant load exceeds 99 or if the fire area is 5,000 square feet or more. 2013 CFC, Section 903.2.1.2

31. The California Building Code (Title 24 Section 11B-202) requires that existing buildings, when alterations are made, shall be verified for compliance with disabled access requirements. These requirements shall apply only to the specific area of alteration and shall include an accessible entrance, an accessible route to the altered area, at least one accessible restroom for each sex, telephones and drinking fountains (if existing), and when possible additional items such as parking, storage and alarms.

If the construction costs of the alterations to the building are less than the current valuation threshold of \$139,934.00 and if the cost of the above listed accessibility upgrades are disproportionate (exceeds 20% of the project without the upgrades), then the required accessibility upgrades may be provided to the extent that is proportionate (20% of the valuation) as per 2013 CBC, Section 11B-202.4, Exception 8. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access.

32. The patio area shown on the public sidewalk must receive a downtown encroachment permit from the Public Works Department for the proposed outdoor seating and serving of alcohol as per the Downtown Development and Standards Guidelines.

33. 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.

34. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

I certify that Resolution No. 15-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on October 28, 2015 by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

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

Item 3d.



# CITY OF LODI PLANNING COMMISSION Staff Report

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**MEETING DATE:** October 28, 2015

**APPLICATION NO:** 2015 – 35 GP – 2015 – 2023 Housing Element Update

**REQUEST:** Request for Planning Commission to recommend the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review and certification (Applicant: City of Lodi; File 2015-35 GP; CEQA Determination: Section 15183 – Previous Environmental Review, 2010 General Plan EIR (SCH#2009022075))

**LOCATION:** All Zoning Districts City-Wide

**APPLICANT:** City of Lodi  
221 West Pine Street.  
Lodi, CA 95240

## RECOMMENDATION

That the Planning Commission review the proposed draft 2015-2023 General Plan Housing Element update, accept public testimony, and adopt the Resolution recommending the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review and certification.

## SUMMARY

The Housing Element addresses the City's housing needs for the 2015-2023 planning period. It is one of seven-mandated elements of the General Plan required by State law. The Housing Element is subject to detailed State law requirements, and is the only element required to be reviewed and certified by the State of California Department of Housing and Community Development (HCD). Failure to secure a Certified Housing Element from HCD can result in the loss of funding for housing and infrastructure related to projects and potential legal challenges.

The Housing Element is an eight year blueprint for housing Lodi's residents, presenting data, policies, and programs for housing the City's residents at all income levels, including low-income and moderate income residents, as well as those with special needs such as seniors. The Housing Element shows how the City will house its share of the projected population growth and of the region, as defined in the Regional Housing Needs Allocation (RHNA), produced by the San Joaquin Council of Governments (SJCOG).

## BACKGROUND

In October of 2011, the City Council adopted the City's 2011-2016 Housing Element. The document was forwarded to State HCD, who subsequently granted certification.

The 2011 - 2016 Housing Element was done in conjunction with the overall 2010 General Plan Update. A number of the implementation measures were completed with the Development Code update in March of 2013 and the approval of development projects.

The City of Lodi approved the Rose Gate project in late 2013, Van Ruiten Ranch, Reynolds Ranch, Gianonni and Baker in 2014 and Vintner Square in 2015. The amount of residential development

has picked up in the past 2 years, and all approvals were consistent with the General Plan and the existing Housing Element.

Staff views the 2015 – 2023 Housing Element to be a technical update and continuation of the 2011 – 2016 Housing Element.

The 2015 – 2023 General Plan does not include new programs or new implementation policies. This document updates demographic information and provides housing direction for the next 8 years.

## **ANALYSIS**

State housing law mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community through their housing elements (Government Code §65580). The law specifies that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. The law further requires housing elements be updated every five years and that every updated housing element be submitted to the State Department of Housing and Community Development (HCD) to ensure compliance with the State's requirements. When the State HCD determines that a Housing Element complies with the law it grants "certification".

Unlike other State-mandated General Plan elements, the Housing Element is the only element requiring State Certification for compliance, and it is subject to detailed statutory requirements (California Government Code Sections 65580 and 65589), regarding its content, and in summary, must contain the following:

1. An evaluation of the results from housing programs implemented during the previous review period; (i.e. the City's Current Housing Element adopted in 2011);
2. An assessment of the City's existing and projected housing needs based on housing, land use, population, demographic, and employment trends;
3. An analysis of housing opportunities within the City, including an inventory of suitable sites and the City's capacity to meet regional fair-share housing goals;
4. An analysis of constraints to providing housing and mitigating opportunities for those constraints; and
5. A set of goals, policies, resources, and programs for the preservation, improvement and development of housing.

### Regional Housing Needs Assessment and the inventory of Sites

A key component of the Housing Element is the Regional Housing Needs Assessment (RHNA). State law requires that during each planning period, each local jurisdiction must provide their "fair share" of the region's new housing need. Factors for determining need include anticipated demand generated by employment and population growth. The RHNA identifies not only the number of housing units the City must plan for, but also the affordability level of those units. Through the RHNA process, HCD provides its determination to the State's sub-regional councils, who then assign each local jurisdiction their fair share of housing need.

In San Joaquin County, SJCOG determines the amount of affordable housing the county will need for the time period and then divides that need among its participating jurisdictions.

The previous 2011 to 2016 Housing Element included land available to accommodate **3,891** additional housing units between 2007 and 2014, of which **1,621** units were to be affordable to extremely-low-, very-low- and low-income households, approximately 42% of Lodi's total share of regional housing needs.

According to the 2014–2022 Regional Housing Needs Allocation Plan prepared by the San Joaquin County Council of Governments, Lodi should plan to accommodate **1,931** additional residential units between 2014 and 2022. Of those residential units, **828**, or 43%, should be affordable to extremely low-, very low-, or low-income households.

Since the housing numbers have been reduced for the 2015 – 2023 Housing Element from the previous 2011 to 2016 Housing Element, there are no modifications to land use, housing policies or programs. The 2015 – 2023 Housing Element will help to implement the vision of the 2010 General Plan.

Lodi is not responsible for actual construction of these units. However, Lodi is responsible for creating a regulatory framework in which these housing units can be built. The intent of the allocation is to ensure that each local jurisdiction provide adequate sites and adequately zoned land to accommodate the RHNA. To meet this objective, the proposed Housing Element contains a plan that addresses the potential and actual governmental constraints on housing development, and demonstrates the City's inventory of vacant land or underutilized sites with appropriate zoning and density to meet its RHNA needs.

## **HOUSING ELEMENT CONTENT**

The Housing Element contains three parts following this introduction:

Chapter 2: Community Profile contains an analysis of population, housing, and employment characteristics and trends; the needs of special population groups such as seniors, large families, persons with disabilities and developmental disabilities; indicators of unmet need, such as overcrowding, overpayment, substandard housing, and the potential loss of affordable rental housing; and future housing construction needs. The purpose of the community profile is to characterize existing conditions and unmet housing needs among Lodi's current residents and to plan for future residents in the city.

Chapter 3: Resources and Constraints addresses the opportunities and challenges to meet the housing needs identified in the community profile. Resources include the availability of land, adequate sites to meet housing needs, public and private organizations that provide housing and supportive services, and funding to implement the City's housing strategy. Constraints include the impacts of government action on housing availability and affordability, the interaction of market forces, infrastructure, and environmental conditions. This analysis focuses on the magnitude of potential constraints and identifies measures to remove them.

Chapter 4: Housing Strategy identifies goals, policies, programs, and quantified objectives to meet identified housing needs, reduce constraints on housing availability and production, and make effective use of available resources. As part of its strategy, this section defines the responsible agencies, time frames, and the anticipated results of the programs.

Appendix A: Accomplishments describes achievements during the previous Housing Element planning period (2007 to 2014), including housing units constructed or available for development and implementation of programs and policies. Lessons learned from these accomplishments have been used to revise policies and programs.

## **GENERAL PLAN ANALYSIS**

The Housing Element contains an appendix which details how the Housing Element is consistent with established City policies in the General Plan (See Housing Element, Chapter 1 and Appendix A). Lodi's Land Use Element already permits high density housing and mixed use developments on the main streets and commercial corridors—which is partially why this Housing Element shows the City can accommodate the 2015-2023 RHNA without any further annexation. This is because the vision and specific policies contained in the General Plan seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation from SJCOG.

## **ZONING ORDINANCE**

One of the implementation actions of the 2010 General Plan and previous Housing Element is to adopt a Zoning / Development Code to implement the General Plan. The current Zoning Code was adopted in March 2013. This Zoning Code created zoning designations consistent with the General

Plan and regulates the type, location, density, and scale of residential development and exists to protect and promote the health, safety, and general welfare of residents. In addition, the Development Code serves to preserve the character and integrity of existing neighborhoods. The Zoning Code ensures that the City will meet our regional housing needs by providing for a wide range of housing types to meet the needs of the community.

### **RECOMMENDATION**

Staff requests that the Planning Commission adopt the attached resolution, recommending the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review and certification. The Housing Element is consistent and compatible with the General Plan and policies. The Housing Element does not eliminate the requirement that specific future development projects be consistent with all applicable policies and development standards. In accordance with State law, the 2015-2023 Housing Element includes the City's housing policies and goals, identify action programs, quantified objectives, and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of the community, during the planning period.

### **ENVIRONMENTAL ASSESSMENTS**

The City prepared Lodi General Plan 2010 and adopted General Plan EIR 2010 (SCH#2009022075). The proposed Housing Element is an implementation of the General Plan 2010 and the General Plan EIR (SCH#2009022075) is the project's Environmental Document. Having been so included, all General Plan level environmental effects were of necessity, therein addressed. City of Lodi General Plan 2010, City of Lodi General Plan Final Environmental Impact Report, February 2010 and City of Lodi General Plan Draft Environmental Impact Report, November 2009 are available for review at the City of Lodi, Community Development Department, located at 221 West Pine Street, California 95240.

### **PUBLIC HEARING NOTICE**

Legal Notice for the Housing Element was published in the Lodi News Sentinel on Saturday, October 17, 2015. Public notice also was mailed to interested parties who expressed their interest of the project.

### **RECOMMENDED MOTIONS**

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt the attached resolution to recommend the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review and certification."

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

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

Respectfully Submitted,

Concur,

Craig Hoffman  
Senior Planner

Stephen Schwabauer  
Community Development Director

### **ATTACHMENTS:**

- A. Draft Housing Element
- B. Draft Planning Commission Resolution





# LODI GENERAL PLAN HOUSING ELEMENT



**CITY OF LODI**  
**OCTOBER 2015**

DRAFT



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# I. Introduction

## I.1 PURPOSE AND CONTENTS

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The Lodi Housing Element is part of the City's General Plan, which is a comprehensive policy statement regarding the physical, economic, and social development of the city; the preservation and conservation of natural and human features of the landscape; and the reuse of land and buildings within the city. Although housing represents a high priority, planning for housing must be balanced with the community's economic needs and environmental, resource, and open space protection policies, which are also essential aspects of the City's General Plan. Whereas general plans often reflect planning periods 15–25 years long, housing elements are updated every four to eight years, in accordance with state law.

The Housing Element addresses one of the State-mandated General Plan topics and most basic human needs: shelter. For this reason, the Housing Element represents a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods, and environmental/resource policies. For a city to have a strong and balanced economy, where people live in proximity to where they work, workers must have places to live within their economic means.

The Housing Element contains three parts following this introduction:

- **Chapter 2: Community Profile** contains an analysis of population, housing, and employment characteristics and trends; the needs of special population groups such as seniors, large families, persons with disabilities and developmental disabilities; indicators of unmet need, such as overcrowding, overpayment, substandard housing, and the potential loss of affordable rental housing; and future housing construction needs. The purpose of the community profile is to characterize existing conditions and unmet housing needs among Lodi's current residents and to plan for future residents in the city.
- **Chapter 3: Resources and Constraints** addresses the opportunities and challenges to meet the housing needs identified in the community profile. Resources include the availability of land, adequate sites to meet housing needs, public and private organizations that provide housing and supportive services, and funding to implement the City's housing strategy. Constraints include the impacts of government action on housing availability and affordability, the interaction of market forces, infrastructure, and environmental conditions. This analysis focuses on the magnitude of potential constraints and identifies measures to remove them.
- **Chapter 4: Housing Strategy** identifies goals, policies, programs, and quantified objectives to meet identified housing needs, reduce constraints on housing availability and production, and make effective use of available resources. As part of its strategy, this section defines the responsible agencies, time frames, and the anticipated results of the programs.
- **Appendix A: Accomplishments** describes achievements during the previous Housing Element planning period (2007 to 2014), including housing units constructed or available for development and implementation of programs and policies. Lessons learned from these accomplishments have been used to revise policies and programs.

## 1.2 COMMUNITY CONTEXT

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This section describes Lodi's community and demographic context in brief; Chapter 2: Community Profile provides further details.

According to the 2014–2022 Regional Housing Needs Allocation Plan prepared by the San Joaquin County Council of Governments, Lodi should plan to accommodate 1,931 additional residential units between 2014 and 2022. Of those residential units, 828, or 43%, should be affordable to extremely low-, very low-, or low-income households. It should be emphasized that this is the amount of housing the City should plan for; actual amounts of housing built will be influenced by broader economic forces, including the recent national and regional economic downturn. Potential impacts of market factors, as well as City policies and regulations, are examined in Chapter 3: Resources and Constraints.

Between 2010 and 2015, the city's population increased by 3%. By comparison, Tracy and Manteca, similarly sized cities, grew 3% and 10%, respectively, while the population of Stockton grew 5% during this period. From 2000 to 2010, population growth in Lodi was primarily in the age groups encompassing children (5 to 19 years) and people between the ages of 45 and 64.

Although historically San Joaquin County has been known for its agriculture and food processing industries, in 2007 the sectors that accounted for the greatest shares of total employment were trade, transportation and utilities (17%) and government (14%). Between 1992 and 2007, the following sectors saw the greatest increases in the number of jobs: construction, professional and business services, education and health services, retail trade, and transportation/warehousing/utilities. A high percentage of Lodi residents (54%) work outside the community, reflecting regional employment interdependencies.

Lodi residents earn 91% of the countywide median income, according to the 2008–2012 American Community Survey. The median income for all households in Lodi was \$49,034, compared with \$53,895 for San Joaquin County as a whole. According to the 2008–2012 ACS estimate, Lodi has slightly more homeowners than renters. The monetary resources needed to own a home are much greater than those needed to rent. The majority of renters earn in the \$25,000 to \$85,000 range, and very few earn over \$100,000, demonstrating that individuals with higher incomes are more likely to be able to afford a home.

Lodi's housing stock is composed primarily of single-family homes. The total number of housing units increased from 23,793 in 2011 to 23,809 in 2014—less than a 1% change. The majority of new units are single-family detached homes, composing 99% of the new stock added since 2011. There is an overall lack of construction of townhomes, duplexes, and small- and medium-sized apartment buildings, which often represent more affordable rental housing. Of occupied housing units in Lodi, 54% are owned and 46% are rented. The vacancy rate between 2000 and 2010 increased significantly from 3.2% to 7.1%, according to the California Department of Finance. A vacancy rate of 5% is considered to be "normal"; a vacancy rate less than 5% indicates a tight market in which households may not be able to find vacant units that fit their needs.

Lodi has experienced a growing gap between housing costs and local incomes. In recent years, there has been a substantial increase in the number of households paying more than 30% of their incomes for housing. Based on the 2008–2012 ACS five-year estimate, 32% of owner households overpaid for housing; by comparison, 47% of renter households overpaid.

### **1.3 STATE REQUIREMENTS**

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Beginning in 1980 and refined periodically, the California Legislature adopted requirements for the contents of housing elements (California Government Code Sections 65580 to 65589.5). The contents of a housing element, as mandated by state law, include:

- An assessment of housing needs that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation;
- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels;
- An inventory of vacant and underutilized sites by zoning category, with an assessment of the availability of public facilities and services to those sites; and
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and a schedule of implementing actions with quantified objectives.

Although state law regarding housing elements requires communities to address the needs of all residents, particular attention in the housing element law is devoted to the needs of extremely-low-, very low-, and low-income households. Specifically, state law requires housing elements to:

- Identify adequate sites to facilitate and encourage housing for all income levels;
- Remove governmental constraints to housing production, maintenance, and improvement;
- Assist in the development of adequate housing for low- and moderate-income households;
- Conserve and improve the condition of existing affordable housing; and
- Promote housing opportunities for all persons.

### **1.4 DATA SOURCES AND THEIR USE**

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A variety of local, regional, state, federal, and private sources of information were used to prepare the Housing Element. As required by state law (Government Code Section 65584), the principal source of information used to determine future housing construction need is the San Joaquin County Regional Housing Needs Allocation for the 2014 to 2022 planning period. The principal sources of information included the US Census Bureau, American Community Survey (typically the 2008–2012 five-year estimate), California Department of Finance, California Employment Development Department, City of Lodi, San Joaquin County, California Association of Realtors, local nonprofit organizations serving special needs populations, local housing developers, residents, and local real estate and property management firms.

## **1.5 PUBLIC PARTICIPATION**

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The City encouraged participation by all segments of the community in the preparation of the Housing Element through a combination of a community workshop, general public notices and direct contacts with organizations serving low-income and special needs groups, and public hearings.

### **COMMUNITY WORKSHOP**

City staff and the consultant conducted a stakeholders meeting and community workshop on June 25, 2014, to garner feedback for the Housing Element update. A workshop flyer was posted on the City's website and notifications were sent to local stakeholders. Twelve stakeholders attended the meeting to provide input on the development of the Housing Element. Stakeholders identified a need for more transitional housing and multifamily housing in Lodi. Participants also identified that developing new housing, including market-rate housing, is costly to construct even with development fees comparable or lower than surrounding jurisdictions.

Following the stakeholders meeting, a community workshop was held. The workshop was attended by approximately 20 community members. Michael Baker International gave a presentation on the Housing Element update including an overview of Housing Element components, new legislation, the Regional Housing Needs Allocation (RHNA), the update process and schedule, and demographic information. Following the presentation, members of the public were invited to ask questions or provide comments through interactive activities. Workshop participants felt that there was a need for more affordable and multifamily housing in the city. Programs and services that were most important to workshop participants included home maintenance and rehabilitation programs, rental housing assistance and preservation, and fair housing assistance.

### **Public Review and Hearings**

On **TBD**, the City announced the availability of the draft Housing Element on the City's website. Contact information for the Neighborhood Services Manager was provided. Any substantive comments received were evaluated and incorporated, as appropriate. On **TBD**, the Planning Commission held a public hearing on the Housing Element to accept public comments. Comments included the following:

- **TBD [CITY: This section will be completed following the public hearings.]**

## **1.6 GENERAL PLAN CONSISTENCY**

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To promote a uniform and compatible vision for the development of the community, the General Plan must be internally consistent in its goals and policies, as required by California Government Code Section 65300.5. Government Code Section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict, but support one another, to achieve the overall goals and vision of a general plan. Policies included in other Lodi General Plan elements that affect housing are summarized below. The City will review and revise, as necessary, the Housing Element for consistency when amendments are made to the General Plan.

**LAND USE ELEMENT**

- LU-P3 Do not allow development at less than the minimum density prescribed by each residential land use category, without rebalancing the overall plan to comply with the “no net loss provisions of state housing law.”
- LU-P4 Maintain the highest development intensities downtown, and in mixed-use corridors and centers, with adequate transition to Low-Density Residential neighborhoods.
- LU-P6 Locate new medium- and high-density development adjacent to parks or other open space, in order to maximize residents’ access to recreational uses; or adjacent to mixed-use centers or neighborhood commercial developments, to maximize access to services.
- LU-P18 Encourage medium- and high-density residential development in downtown by permitting residential uses at upper levels; and east and northwest of downtown, as depicted on the Land Use Diagram, by identifying vacant and underutilized sites that are appropriate for redevelopment.
- LU-P24 Guide new residential development into compact neighborhoods with a defined Mixed-Use Center, including public open space, a school or other community facilities, and neighborhood commercial development.
- LU-P26 Require a master or specific plan in areas with a Mixed-Use Center and adjacent complementary uses, as a condition of subdivision approval. Uses should include neighborhood commercial, civic and institutional uses, parks, plazas, and open space—consistent with Land Use Diagram (unless any of these uses are found infeasible and/or alternative locations are available to carry out mixed-use policies). Streets should adhere to the pattern depicted on the Land Use Diagram.
- LU-P27 Provide for a full range of housing types within new neighborhoods, including minimum requirements for small-lot single family homes, townhouses, duplexes, triplexes, and multi-family housing.

**GROWTH MANAGEMENT AND INFRASTRUCTURE ELEMENT**

- GM-G4 Provide public facilities—including police and fire services, schools, and libraries—commensurate with the needs of the existing and future population.
- GM-P2 Target new growth into identified areas, extending south, west, and southeast. Ensure contiguous development by requiring development to conform to phasing described in **Figure 3-1** [of the General Plan]. Enforce phasing through permitting and infrastructure provision. Development may not extend to Phase 2 until Phase 1 has reached 75% of development potential (measured in acres), and development may not extend to Phase 3 until Phase 2 has reached 75% of development potential. In order to

## Lodi Housing Element

respond to market changes in the demand for various land use types, exemptions may be made to allow for development in future phases before these thresholds in the previous phase have been reached.

- GM-P3 Use the Growth Management Allocation Ordinance as a mechanism to even out the pace, diversity, and direction of growth. Update the Growth Management Allocation Ordinance to reflect phasing and desired housing mix. Because unused allocations carry over, as of 2007, 3,268 additional permits were available. Therefore, the Growth Management Allocation Ordinance will not restrict growth, but simply even out any market extremes.
- GM-P4 Update allocation of units by density to ensure that development density occurs as recommended in Chapter 2: Land Use. For instance, approved permits should be allocated to provide 45.4% of permits for low density, 27.3% medium density, and 27.3% high density/ mixed use housing during phase 1. This represents a shift towards slightly more medium and high density housing in Lodi.
- GM-P5 Update impact fee system to balance the need to sufficiently fund needed facilities and services without penalizing multifamily housing or infill development.
- GM-P6 Annex areas outside the existing sphere of influence to conform with development needs for Phase 1, Phase 2, and Phase 3. Subsequent phases shall be annexed as current phases reach development thresholds.
- GM-P8 Ensure that public facilities and infrastructure—including water supply, sewer, and stormwater facilities—are designed to meet projected capacity requirements to avoid the need for future replacement and upsizing, pursuant to the General Plan and relevant master planning.
- GM-P9 Coordinate extension of sewer service, water service, and stormwater facilities into new growth areas concurrent with development phasing. Decline requests for extension of water and sewer lines beyond the city limit prior to the relevant development phase and approve development plans and water system extension only when a dependable and adequate water supply for the development is assured.
- GM-P11 Prepare master plan documents as necessary during the planning period to address the infrastructure needs of existing and projected growth, and to determine appropriate infrastructure provision for each phase. Existing master plan documents should be used until new master plans are developed, and updates should occur as follows:
- A sanitary sewer system master plan should be undertaken soon after General Plan adoption. In particular, this master plan should address how to best provide sewer service for the growth on the east side of the city and for infill development, and to determine if additional

wastewater flows will need to be diverted into the proposed South Wastewater Trunk Line.

- A citywide stormwater master plan should be prepared soon after General Plan adoption to confirm or revise existing planning studies.
- A White Slough Water Pollution Control Facility master plan should be completed during the early stages of Phase 1, most likely in 2013 or 2014.
- A recycled water master plan was prepared in May 2008 and is current as of 2009. It may be appropriate to update this document when the next WSWPCF master plan is prepared, in 2013 or 2014, to evaluate the feasibility of constructing a scalping plant to provide recycled water for use within the city.
- A potable water supply and distribution master plan is not urgently needed, as of 2009. Future planning should be completed as necessary.
- The Urban Water Management Plan should be updated on a five year basis in compliance with State of California mandated requirements. Future plans should be developed in 2010, 2015, 2020, 2025, and 2030.

## **COMMUNITY DESIGN AND LIVABILITY ELEMENT**

CD-P1	Incentivize infill housing—within the Downtown Mixed Use district and along mixed use corridors—through the development review, permitting and fee processes.
CD-P2	Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.
CD-P26	Focus new growth, which is not accommodated through infill development of existing neighborhoods, in easily-accessible and pedestrian friendly neighborhoods that include neighborhood-oriented commercial, public services such as schools and parks, and residential uses.
CD-P38	Promote location and siting of buildings that minimizes energy use by features such as enhancing use of daylight, minimizing summer solar gain, and use of ventilating breezes.
CD-P39	Design any City-owned buildings or City-owned buildings that are proposed for new construction or major renovation to meet the standards set by LEED™ or equivalent.
CD-P40	Prepare, or incorporate by reference, and implement green building and construction guidelines and/or standards, appropriate to the Lodi context, by 2012. The guidelines and/or standards shall ensure a high level of energy efficiency and reduction of environmental impacts associated with new

construction, major renovation, and operations of buildings. Ensure that these guidelines/standards:

- Require documentation demonstrating that building designs meet minimum performance targets, but allow flexibility in the methods used.
- Exceed California’s 2005 Title 24 regulation standards for building energy efficiency by 15%, with particular emphasis on industrial and commercial buildings.
- Reduce resource or environmental impacts, using cost-effective and well-proven design and construction strategies.
- Reduce waste and energy consumption during demolition and construction.
- Identify street standards, such as street tree requirements, appropriate landscaping practices, and acceptable materials.
- Incorporate sustainable maintenance standards and procedures.
- Promote incorporation of energy conservation and weatherization features in existing structures. Develop programs that specifically target commercial and industrial structures for energy conservation and weatherization measures in order to reduce annual kWh per job.

These guidelines could be developed directly from the LEED (Leadership in Energy and Environmental Design) system developed by the U.S. Green Building Council, the California-based Build It Green GreenPoint rating system, or an equivalent green building program.

## **TRANSPORTATION ELEMENT**

- T-P1                      Ensure consistency between the timing of new development and the provision of transportation infrastructure needed to serve that development. Regularly monitor traffic volumes on city streets and, prior to issuance of building permits, ensure that there is a funded plan for the developer to provide all necessary transportation improvements at the appropriate phase of development so as to minimize transportation impacts.
- T-P2                      Review new development proposals for consistency with the Transportation Element and the Capital Improvements Program. Ensure that new projects provide needed facilities to serve developments, and provide all needed facilities and/or contribute a fair share to the City’s transportation impact fee.
- T-P21                     Work cooperatively with the Lodi Unified School District on a “safe routes to schools” program that aims to provide a network of safe, convenient, and comfortable pedestrian routes from residential areas to schools. Improvements may include expanded sidewalks, shade trees, bus stops, and connections to the extended street, bike, and transit network.

T-P35            Require community care facilities and senior housing projects with more than 25 units to provide accessible transportation services for the convenience of residents.

**PARKS, RECREATION, AND OPEN SPACE ELEMENT**

P-P2            Provide open space to meet recreation and storm drainage needs, at a ratio of eight acres of open space per 1,000 new residents. At least five acres must be constructed for park and recreation uses only. Drainage basins should be constructed as distinct facilities, as opposed to dual-functioning park and drainage basin facilities.

P-P3            Pursue the development of park and recreation facilities within a quarter-mile walking distance of all residences.

P-P5            Update the City’s Open Space and Recreation Master Plan, as necessary to:

- Arrange a distribution of open spaces across all neighborhoods in the city;
- Ensure that parks are visible and accessible from the street, to the surrounding neighborhood, and citywide users; and
- Provide a variety of open spaces and facilities to serve the needs of the community, ensuring a balance between indoor and outdoor organized sports and other recreation needs, including passive and leisure activities.

P-P7            Work with developers of proposed development projects to provide parks and trails as well as linkages to existing parks and trails.

P-P19           Require master planned residential communities to dedicate parkland consistent with General Plan standards. In-lieu fees will only be acceptable where an exemption from providing a neighborhood park facility would not adversely affect local residents because an existing park is nearby.

P-P20           Address park dedication and new development impact fees as part of the Zoning Ordinance and Subdivision Regulations Update, to ensure compliance with the General Plan park and open space standard.

**CONSERVATION ELEMENT**

C-P3            Support the continuation of agricultural uses on lands designated for urban uses until urban development is imminent.

C-P5            Ensure that urban development does not constrain agricultural practices or adversely affect the economic viability of adjacent agricultural practices. Use appropriate buffers consistent with the recommendations of the San Joaquin County Department of Agriculture (typically no less than 150 feet) and limit incompatible uses (such as schools and hospitals) near agriculture.

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- C-P17 For future development projects on previously un-surveyed lands, require a project applicant to have a qualified archeologist conduct the following activities: (1) conduct a record search at the Central California Information Center at the California State University, Stanislaus, and other appropriate historical repositories, (2) conduct field surveys where appropriate and required by law, and (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archeological Resource Management Reports).
- C-P37 Promote incorporation of energy conservation and weatherization features into existing structures. Update the Zoning Ordinance and make local amendments to the California Building Code, as needed, to allow for the implementation of green building, green construction, and energy efficiency measures.
- C-P38 Encourage the development of energy efficient buildings and communities. All new development, including major rehabilitation, renovation, and redevelopment projects, shall incorporate energy conservation and green building practices to the maximum extent feasible and as appropriate to the project proposed. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems. The City may implement this policy by adopting and enforcing a Green Building Ordinance.
- C-P41 Encourage the use of passive and active solar devices such as solar collectors, solar cells, and solar heating systems into the design of local buildings. Promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional, and public buildings.
- C-P42 Continue to offer rebates to residential, commercial, industrial and municipal customers of Lodi Electric Utility who install photovoltaic (PV) systems or that participate in the Lodi Energy Efficient Home Improvement Rebate Program. Ensure that rebate programs are well advertised to the community and offer rebates that are sufficient to gain community interest and participation.
- C-P43 Work with the California Energy Commission and other public and non-profit agencies to promote the use of programs that encourage developers to surpass Title 24 Energy Efficiency standards by utilizing renewable energy systems and more efficient practices that conserve energy, including, but not limited to natural gas, hydrogen or electrical vehicles. Offer incentives such as density bonus, expedited process, fee reduction/waiver to property owners and developers who exceed California Title 24 energy efficiency standards.

### **SAFETY ELEMENT**

- S-P6 Prohibit new development, except for public uses incidental to open space development, within Zone A (100-year flood zone) of the most current

FEMA floodplain map (see **Figure 8-1** [in the General Plan] for the most current map).

- S-P10 Require that all fuel and chemical storage tanks are appropriately constructed; include spill containment areas to prevent seismic damage, leakage, fire and explosion; and are structurally or spatially separated from sensitive land uses, such as residential neighborhoods, schools, hospitals and places of public assembly.
- S-P11 Ensure compatibility between hazardous material users and surrounding land use through the development review process. Separate hazardous waste facilities from incompatible uses including, but not limited to, schools, daycares, hospitals, public gathering areas, and high-density residential housing through development standards and the review process.
- S-P22 Require new development to include grading and erosion control plans prepared by a qualified engineer or land surveyor.

**NOISE ELEMENT**

- N-G2 Protect sensitive uses, including schools, hospitals, and senior care facilities, from excessive noise.
- N-P4 Discourage noise sensitive uses such as residences, hospitals, schools, libraries, and rest homes from locating in areas with noise levels above 65db. Conversely, do not permit new uses likely to produce high levels of noise (above 65db) from locating in or adjacent to areas with existing or planned noise-sensitive uses.
- N-P5 Noise sensitive uses, such as residences, hospitals, schools, libraries, and rest homes, proposed in areas that have noise exposure levels of “conditionally acceptable” and higher must complete an acoustical study, prepared by a professional acoustic engineer. This study should specify the appropriate noise mitigation features to be included in the design and construction of these uses, to achieve interior noise levels consistent with Table 9-3 [of the General Plan].
- N-P6 Where substantial traffic noise increases (to above 70db) are expected, such as on Lower Sacramento Road or Harney Lane, as shown on the accompanying graphic [see General Plan], require a minimum 12-foot setback for noise-sensitive land uses, such as residences, hospitals, schools, libraries, and rest homes.
- N-P14 Reduce vibration impacts on noise-sensitive land uses (such as residences, hospitals, schools, libraries, and rest homes) adjacent to the railroad, SR-99, expressways, and near noise-generating industrial uses. This may be achieved through site planning, setbacks, and vibration-reduction construction methods such as insulation, soundproofing, staggered studs, double drywall layers, and double walls.

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## 2. Housing Needs Assessment

This assessment aims to evaluate the effectiveness of existing housing policies and programs and provide a general direction and focus for future housing initiatives.

### 2.1 POPULATION AND HOUSING CHARACTERISTICS

#### POPULATION

According to the California Department of Finance (DOF), Lodi's 2015 population is estimated to be 63,719, as shown in Table 2-1. Lodi has been the slowest growing city in San Joaquin County in recent years; between 2010 and 2015, the city's population increased by 3%. In contrast, the comparable-sized cities of Tracy and Manteca grew 3% and 10%, respectively, during this period.

**Table 2-1: Comparison of Population Growth in Selected Areas**

<i>Jurisdiction</i>	<i>2010</i>	<i>2015</i>	<i>Numerical Increase</i>	<i>Percentage Change</i>
San Joaquin County	685,306	719,511	34,205	5
<b>Lodi</b>	62,134	63,719	1,585	3
Escalon	7,132	7,413	281	4
Lathrop	18,023	20,353	2,330	13
Manteca	67,096	73,787	6,691	10
Ripon	14,297	14,922	625	4
Stockton	291,707	306,999	15,292	5
Tracy	82,922	85,296	2,374	3

*Source: US Census, 2010; DOF 2015*

As shown in Table 2-2, Lodi's population has grown at an average annual rate of less than 1% since 2000. While projections from the San Joaquin Council of Governments (SJCOG) indicate that growth is expected to occur at approximately a 1.5% annual growth rate, the City predicts a more modest pace at 1% through the next several decades. It should be noted that the City's residential permit activity from 2010 through 2013 remained at approximately 11 single-family residences. From January 2014 through April 2015, Lodi's permit activity increased to 38 single-family residences.

**Table 2-2: Population Growth Trends**

	Year	Population, Based on 1.5% Growth Rate	Population, Based on 1% Historic Growth Rate
Actual	2000	—	57,011
	2005	—	61,431
	2010	—	62,134
	2015 <sup>1</sup>	63,719	63,719
Projected	2020	68,643	66,969
	2025	73,949	70,385
	2030	89,664	73,976
	2035	85,820	77,749

Source: US Census, 2000, 2010; DOF 2005, 2015, 2020, 2025, 2030, 2035.; City of Lodi, Municipal Services Review Draft

1. Estimate and not actual for 2015.

**AGE**

Table 2-3 reports a breakdown of the city’s population by age cohort in 2000 and 2010, according to the US Census. Middle-aged adults, ages 25 to 44, represent the greatest proportion of Lodi’s population. A comparison between these years shows the greatest increases in the number of adults 45 to 64 in age, as well as children 5 to 19 in age. Overall, this data suggests that Lodi has a fairly balanced population across all the age categories, 31% youth (0 to 19), 7% young adults (20 to 24), 48% adults (25 to 64), and 13% seniors (65 and up).

**Table 2-3: Age Characteristics and Trends**

Age	2000 <sup>1</sup>		2010	
	Number	Percentage	Number	Percentage
0 to 4	4,495	8	4,909	8
5 to 19	11,596	20	14,056	23
20 to 24	5,472	10	4,180	7
25 to 44	16,032	28	15,931	26
45 to 64	11,263	20	14,681	24
65+	8,141	14	8,377	13
<b>Total</b>	<b>56,999</b>	<b>100</b>	<b>62,134</b>	<b>100</b>

Source: US Census, 2000, 2010.

1. Age categories across 2000 and 2010 are not consistent. The 2000 US Census divided age categories into 5 to 17 and 18 to 24, instead of 5 to 19 and 20 to 24 as in the 2010 US Census.

## 2.2 HOUSEHOLD TRENDS

### HOUSEHOLD GROWTH

The number of households in Lodi increased at a slower rate than the city’s population during the last two decades. Therefore, the average household size increased over this period. The California Department of Finance (DOF) reports 22,123 households for 2015 estimates, as shown in Table 2-4. As shown in Table 2-5, Lodi’s household growth is projected to grow at an annual rate of 0.5% between 2018 and 2025.

**Table 2-4: Household Growth Trends**

Year	Households <sup>1</sup>	Numerical Change	Annual % Change
2000	20,695	—	—
2010	22,097	1,402	1
2015	22,123	26	0

Source: DOF, E8 2000–2010; DOF E5 2015

1. Households represent the total number of housing units minus vacancies, as determined by the vacancy rate. It excludes group living quarters as well.

**Table 2-5: Household Growth Projections<sup>1</sup>**

Year	Households	Numerical Change	Annual Percentage Change
2008	23,529	—	—
2020	25,010	1,402	0.5
2035	27,200	26	0.5

Source: SJCOG 2008

<sup>1</sup> Table includes data from 2008 to show the base year which all projections used as a base year for calculations.

### HOUSEHOLD COMPOSITION AND SIZE

Table 2-6 describes Lodi households, by size and then by tenure. According to the ACS in the 2008–2012 period, the majority of households in Lodi were family households—those with at least two people who are related to each other by blood or marriage. That is, more owner households live in households with 2–4 persons than other household sizes, which is the same for renter households. Householders living alone are nearly the same in number for owners and renters; however, only 22% of those homeowners live alone whereas 34% of renters live alone. Thus, living alone occurs at a higher rate for renters. Generally, Lodi has more owners (58%) than renters (42%).

**Table 2-6: Household Size by Tenure**

	2012			
	Owner	Percentage of Total	Renter	Percentage of Total
Householder living alone	2,669	47	2,987	53
Households 2–4 persons	7,650	66	3,968	34
Large households 5+ persons	1,517	46	1,629	52
<b>Total Households</b>	<b>11,836</b>	<b>58</b>	<b>8,584</b>	<b>42</b>

Source: ACS Five-Year Estimate, 2008–2012

Three-quarters of all households in Lodi are composed of two-member households, as shown in Table 2-6.. According to the ACS Five-Year Estimate, 2008–2012, the average number of persons per household for Lodi is 2.82, which is comparably lower than the county at an average of 3.14 persons.

### 2.3 INCOME AND HOUSING COSTS

#### INCOME

Table 2-7 describes income by tenure. According to the ACS 2008–2012 estimate, Lodi has slightly more owners than renters. The median income for all households in Lodi was \$49,034, compared with \$53,895 for San Joaquin County as a whole..Residents who earn \$100,000 to \$149,000 and those earning \$50,000 to \$74,999 make up the two largest owner-occupied household income groups in Lodi. Only a very small percentage of owner-occupied households make less than \$35,000. The monetary resources needed to own a home are much greater than those needed to rent, which may account for this discrepancy. The largest renter-occupied household group falls into the \$25,000 to \$85,000 range, and very few make over \$100,000, demonstrating that higher-income individuals are more likely to own a home.

**Table 2-7: Household Income by Tenure**

Household Income	Number of Households	Percentage
<b>Owner-Occupied Households</b>	<b>11,836</b>	<b>100</b>
Less than \$5,000	169	1
\$5,000 to \$9,999	136	1
\$10,000 to \$14,999	372	3
\$15,000 to \$19,999	538	5
\$20,000 to \$24,999	428	4
\$25,000 to \$34,999	927	8
\$35,000 to \$49,999	1,513	13
\$50,000 to \$74,999	2,142	18
\$75,000 to \$99,999	1,615	14
\$100,000 to \$149,999	2,339	20
\$150,000 or more	1,657	14

<i>Household Income</i>	<i>Number of Households</i>	<i>Percentage</i>
<b>Renter-Occupied Households</b>	<b>10,058</b>	<b>100</b>
Less than \$5,000	415	4
\$5,000 to \$9,999	356	4
\$10,000 to \$14,999	969	10
\$15,000 to \$19,999	999	10
\$20,000 to \$24,999	865	9
\$25,000 to \$34,999	1,645	16
\$35,000 to \$49,999	1,797	18
\$50,000 to \$74,999	1,608	16
\$75,000 to \$99,999	785	8
\$100,000 to \$149,999	475	5
\$150,000 or more	144	1
<b>Total Households</b>	<b>21,894</b>	
Median Income (All Households)	\$49,034	

Source: ACS Five-Year Estimate, 2008–2012

## HOUSING COSTS

The median price for a home in Lodi (including single-family and multifamily ownership homes, new and existing) in 2014 was \$235,000, as shown in Table 2-8. This represents a substantial increase of 39% compared with the median sale price from two years previous in 2012. This reflects a significant reversal of trends compared to housing prices in 2008 and 2009, which fell 31%.

**Table 2-8: Median Housing Price**

<i>Jurisdiction</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Percentage Change</i>
<b>Lodi</b>	<b>\$169,000</b>	<b>\$201,500</b>	<b>\$235,000</b>	<b>39</b>

Source: Realtytrack.com 2014; www.dqnews.com 2012 and 2013

As shown in Table 2-9, median contract rents in Lodi have increased over the last decade from \$527 to \$834, an average increase of 6% per year from 2000 to 2012. However, because the rental markets have fluctuated in recent years due to the recession, a comparison to more recent median contract rents may be useful. To illustrate, from 2000 to 2007, median contract rents increased an average of 7% per year, whereas from 2009 to 2012, median contract rents increased an average of less than 1% per year. This shows that most of the first decade grew at a quicker pace than in recent years.

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In 2000, Lodi’s median rent was higher than the median rent for the county as a whole, whereas in 2012 the county’s median rent climbed higher than Lodi’s, a difference of \$28. This suggests that the cost of rental housing in the county increased at a quicker pace and even exceeded Lodi rental housing costs.

Some of Lodi’s increase in median rent over the last decade may be attributed to inflation, but the demand for rental housing combined with a lack of rental housing construction has also likely contributed to the rise in rents.

**Table 2-9: Median Contract Rents**

<i>Jurisdiction</i>	<i>2000</i>	<i>2009</i>	<i>2008–2012</i>	<i>Percentage Change</i>
San Joaquin County	\$521	\$810	\$862	66
Lodi	\$527	\$819	\$834	58

*Source: US Census, 2000; ACS Five-Year Estimate, 2008–2012*

### Rental Housing Market

Table 2-10 shows the results of a Michael Baker International rental survey of locally available rental units in the city. The monthly median rent was \$1,514 for single-family homes and \$1,201 for units in multifamily structures. Of the rental listings for single-family homes surveyed, three-bedroom single-family homes and two-bedroom multifamily homes had the greatest number of listings. There were no listings for multifamily units with four or more bedrooms, nor were any one-bedroom single-family homes available.

**Table 2-10: Rental Prices**

<i>Number of Bedrooms</i>	<i>Single-Family</i>		<i>Multifamily</i>	
	<i>Median Rent</i>	<i>Number of Units Surveyed</i>	<i>Median Rent</i>	<i>Number of Units Surveyed</i>
1 bedroom	—	0	\$778	3
2 bedrooms	\$750	3	\$995	12
3 bedrooms	\$1,397	8	\$1,150	1
4 bedrooms	\$2,100	3	—	0
5+ bedrooms	\$1,895	1	—	0
<b>Average/Total</b>	<b>\$1,514</b>	<b>15</b>	<b>\$1,201</b>	<b>16</b>

*Source: Michael Baker International rental survey, June 2015*

### Housing Affordability

Table 2-11 displays the maximum rents and sales prices as of June 2015, which are affordable to extremely low-, very low-, low-, and moderate-income households. Affordability is based on the following assumptions: a household spending 30% or less of their total household income for shelter; the maximum household income levels established by the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD); and maximum affordable sales prices based on 10% down and a 30-year fixed-rate mortgage with an interest rate of 5.25%.

In Table 2-11, the extremely low- and very low-income groups fall below the median rental costs that were surveyed and shown in Table 2-10. The maximum monthly rent that a four-person extremely low-income (ELI) household can afford is \$710 per month. The median price for a two-bedroom apartment in the city is \$750, which is greater than the affordable rent an extremely low-income household of any size (one- to four-person households) can afford. Additionally, very low-income households of one, two, or three persons could not afford a two-bedroom apartment. Households considered to be low income earn enough to avoid overpayment of apartment rentals and slightly less than enough to avoid overpayment of a single-family home rental. Moderate- and above moderate-income households generally earn enough income to avoid overpayment in both single-family and apartment homes.

**Table 2-11: City of Lodi – Affordable Housing Costs**

Income Category	Household Size			
	1-Person	2 -Person	3 -Person	4 -Person
Extremely Low				
Annual Income Limit	\$13,950	\$15,950	\$20,090	\$28,410
Monthly Income	\$1,163	\$1,329	\$1,674	\$2,368
Max. monthly rent	\$349	\$399	\$502	\$710
Max. sales price	\$53,261	\$62,341	\$81,164	\$118,903
Very Low				
Annual Income Limit	\$23,250	\$26,550	\$29,850	\$33,150
Monthly Income	\$1,938	\$2,213	\$2,488	\$2,763
Max. monthly rent	\$581	\$664	\$746	\$829
Max. sales price	\$95,494	\$110,487	\$125,480	\$140,474
Low				
Annual Income Limit	\$37,150	\$42,450	\$47,750	\$53,050
Monthly Income	\$3,096	\$3,538	\$3,979	\$4,421
Max. monthly rent	\$929	\$1,061	\$1,194	\$1,326
Max. sales price	\$158,634	\$182,707	\$206,780	\$230,853
Moderate				
Annual Income Limit	\$55,700	\$63,650	\$71,600	\$79,550
Monthly Income	\$4,642	\$5,304	\$5,967	\$6,629
Max. monthly rent	\$1,393	\$1,591	\$1,790	\$1,989
Max. sales price	\$242,967	\$279,077	\$315,187	\$351,297

Source: <http://www.zillow.com/mortgage-calculator/house-affordability/>; June 2015

**Overpayment**

There has been a substantial increase in the number of renter households paying more than 30% of their incomes for housing. Overpayment is defined as housing costs that exceed 30% of a household’s income. Housing costs include payments for the housing unit (rent or mortgage payment), utilities, property taxes, and homeowner’s or renter’s insurance.

In 2000, 44% of renter households overpaid for housing; by comparison, 58% of renter households overpaid in 2005–2007. As shown in Table 2-12, in 2008–2012, 63% of renter households overpaid for housing.

On the other hand, the number of homeowners overpaying has decreased. In 2000, 24% of homeowners overpaid for housing costs; that number increased to 38% in 2005–2007 but declined in 2008–2012 to 34%.

Overpayment is most severe among lower-income households. This is especially true for renters; 98% of extremely low- and 84% of very low-income households overpay. Owner-occupied households experience a similar trend, except for moderate-income households: 55% of moderate-income households overpay for housing compared to 46% and 41% of very low- and low-income households. This data suggests a need for more affordable housing, particularly rental housing for lower-income residents

**Table 2-12: Households Paying More Than 30% for Housing**

Income	Owner-Occupied		Renter-Occupied	
	Number	Percentage Overpaying by Income Category	Number	Percentage Overpaying by Income Category
Extremely Low	857	74	2,440	98
Very Low	550	46	1,788	84
Low	790	41	1,278	57
Moderate	1,059	55	521	37
Above Moderate	756	14	53	4
		Percentage Overpaying for All Owner-Occupied		Percentage Overpaying for All Renter-Occupied
<b>Total</b>	<b>4,012</b>	<b>34</b>	<b>6,079</b>	<b>63</b>

Source: ACS Five-Year Estimate, 2008–2012

## 2.4 HOUSING CHARACTERISTICS

### HOUSING UNITS AND VACANCY

Lodi’s housing stock comprises primarily single-family homes. Construction of new housing units, single-family or multifamily, has slowed down significantly in recent years. To illustrate, the total number of housing units increased from 23,793 in 2011 to just 23,809 in 2014—a less than 1% change. Previously and by comparison, the number of housing units in Lodi increased by 9% from 2000 to 2008. As shown in Table 2-13, the majority of new units are single-family detached homes, comprising nine of the ten new homes added since 2011. The one additional new unit is a mobile home. There has been no increase in the stock of townhomes, duplexes, or multifamily units, which often represent more affordable rental housing than single-family homes.

The DOF estimated a combined vacancy rate for rental (8.2%) and ownership units (2.3%) of 7.1% in 2010; this value has increased significantly since 2000, when the overall rate was 3.2%.<sup>1</sup> By comparison, recent ACS five-year estimates for 2008–2012 and 2009–2013 reported vacancy rates of 6.6% and 7.3%, respectively. Vacancy rates less than 5% typically indicate a tight market in which households may not be able to find vacant units that fit their needs.

**Table 2-13: Housing Units, by Type**

	2011		2014		Percentage Change (2011–2014)
	Number	Percentage	Number	Percentage	
Single-Family Detached	15,003	63	15,018	63	<1
Single-Family Attached	1,444	6	1,444	6	<1
2 to 4 Units	1,846	8	1,846	8	<1
5 or More Units	5,062	21	5,062	21	<1
Mobile Homes	438	2	439	2	<1
<b>Total</b>	<b>23,793</b>	<b>100</b>	<b>23,809</b>	<b>100</b>	<b>0.3</b>

Source: DOF E-5 2011–2014

### TENURE

Of the 21,894 occupied housing units in Lodi, 11,836 units (54%) are owner-occupied and 10,058 (46%) are renter-occupied, as shown in Table 2-14. This is a 1% increase in renter-occupied and a decrease for owner-occupied; however, this change remains small as the rates of owner to renter have remained relatively stable since 2000. . Table 2-14 also describes tenure, by age group. Householders aged 45 to 54 make up the largest group of homeowners, while 35

<sup>1</sup> Homeowner and rental vacancy rate definitions are different between Census 2000 and Census 2010. Census 2010 includes sold- or rented-not occupied as part of the vacant housing stock, while Census 2000 treated them as occupied. For further information, see 2010 Census Demographic Profile Summary File Technical Documentation, pp.6-2 and 6-5. For most cases, the difference will be less than 0.02%.

to 44 year olds make up the largest group of renters. The number of renters decline with age. This may be because older individuals have more income to available to afford homeownership. .

**Table 2-14: Tenure by Age of Householder**

<i>Householder, by Age</i>	<i>2012</i>	
	<i>Number</i>	<i>Percentage of Age Group</i>
<i>Owner-occupied housing units</i>		
Householder 15 to 24 years	199	2
Householder 25 to 34 years	918	8
Householder 35 to 44 years	1,810	15
Householder 45 to 54 years	2,785	24
Householder 55 to 59 years	1,071	9
Householder 60 to 64 years	1,206	10
Householder 65 to 74 years	2,015	17
Householder 75 years to 84 years	1,225	10
Householder 85 years+	607	5
<b>Total</b>	<b>11,836</b>	<b>100</b>
<i>Renter-occupied housing units</i>		
Householder 15 to 24 years	1,088	11
Householder 25 to 34 years	2,081	21
Householder 35 to 44 years	2,347	23
Householder 45 to 54 years	2,077	21
Householder 55 to 59 years	742	7
Householder 60 to 64 years	501	5
Householder 65 to 74 years	424	4
Householder 75 years to 84 years	396	4
Householder 85 years+	402	4
<b>Total</b>	<b>10,058</b>	<b>100</b>

Source: ACS Three-Year Estimate, 2008–2012

**HOUSING PROBLEMS**

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to Table 2-15, 10,780 households in Lodi have one housing problem. Renters (6,430) with a housing problem outnumber owners with a housing problem (4,350). The first and second most common housing problems are the same for renters and owners: (1) housing cost burden and (2) severe housing cost burden. Approximately 300 renters and 40 owners have substandard housing.

**Table 2-15: Total Households with a Housing Problem<sup>1</sup>**

<i>Housing Problem</i>	<i>Total Renters</i>	<i>Total Owners</i>	<i>Total Households</i>
Substandard Housing – lacks complete kitchen or plumbing	300	40	340
Overcrowded (1.01–1.5 people per room)	895	315	1,210
Severely overcrowded (>1.51 people per room)	390	110	500
Housing cost burdened (housing cost >30% of income)	2,445	2,440	4,885
Severe housing cost burden (housing costs >50% of income)	2,310	1,400	3,710
zero/negative income	90	45	135
<b>All Households with One Housing Problem</b>	<b>6,430</b>	<b>4,350</b>	<b>10,780</b>

Source: 2007–2011 CHAS

Note: 1. CHAS defines a “housing problem” as a household with only one of the following: lacks complete kitchen or plumbing, overcrowded (1.01–1.5 people per room), severe overcrowding (>1.51 people per room), and cost burdened (housing cost >30% of income), severe cost burden (housing costs >50% of income), or zero/negative income.

Per the information in Table 2-16, there were 1,380 owner households and 3,80 renter households with one or more housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, or a cost burden greater than 50%). Of those, 630 owners and 2,065 renters with one or more housing problems earn less than 50% of the area median income (AMI).

**Table 2-16: Total Households with One or More Severe Housing Problem<sup>1</sup>**

<i>Household Income</i>	<i>Total Renters</i>	<i>Total Owners</i>	<i>Total Households</i>
Household Income ≤30% AMI with One or More Severe Housing Problems	1,315	250	1,565
Household Income 30%–50% AMI with One or More Severe Housing Problems	1,290	380	1,670
Household Income 50%–80% AMI with One or More Severe Housing Problems	920	570	1,490
Household Income 80%–100% AMI with One or More Severe Housing Problems	155	180	335
<b>All Households With One or More Severe Housing Problems</b>	<b>3,680</b>	<b>1,380</b>	<b>5,060</b>

Source: 2007–2011 CHAS

Note: 1. CHAS defines “severe housing problem” as one or more of the following: lacks kitchen or complete plumbing, severe overcrowding (>1.51 people per room), and severe cost burden (housing costs >50% of income).

**HOUSING CONDITIONS**

**Age of Structure**

Approximately 60% of Lodi’s housing stock was built before 1980, as shown in Table 2-17. When units are 30 years or older, they typically begin to require some major improvements and repairs in order to retain their quality, suggesting a large portion of homes may need substantial upgrades if they have not been maintained over the years.

**Table 2-17: Year Structure Built**

<i>Year</i>	<i>Number</i>	<i>Percentage</i>
Built 2010 or later	53	less than 1
Built 2000 to 2009	1,905	8
Built 1990 to 1999	2,893	12
Built 1980 to 1989	4,658	20
Built 1970 to 1979	3,895	17
Built 1960 to 1969	3,514	15
Built 1950 to 1959	3,286	14
Built 1940 to 1949	1,419	6
Built 1939 or earlier	1,886	8
<b>Total</b>	<b>23,509</b>	<b>100</b>

Source: ACS Five-Year Estimate, 2008-2012.

**Substandard/in Need of Rehabilitation**

In 1984, the City prepared a Housing Assistance Plan (HAP) as part of an application for federal funding. This plan revealed that 1,778 housing units were in substandard condition, of which 156 needed replacement. The number of substandard housing units in 1984 represented about 12% of the housing stock and about 70% of the number of housing units over 40 years old at the time. The HAP used 40 years as a criterion for estimating potential rehabilitation need.

Over that past 30 years, the number of housing units over 40 years old has increased to approximately 12,000. This represents about 51% of the city’s housing stock, compared to about 17% in 1984. If the relationship between age and condition in 2015 is the same as in 1984, as much as 70% of the housing over 40 years old may need rehabilitation, or up to 8,400 dwelling units. This number represents half of the city’s housing stock.

Construction of new single-family housing units in Lodi has slowed down in the last 30 years, thus contributing to a high percentage of aged housing units that need rehabilitation. Of greater concern expressed at the community workshop on June 25, 2015, is the lack of development of multifamily housing units over the last 30 years; however, this may be due in part to the abundance of multifamily units built in years prior, especially in the early 1980s. According to residents, multifamily units in Lodi are aged and in great need of updating and repair.

The City’s Community Improvement Unit within the Lodi Police Department administers the code enforcement program that works to bring substandard homes into compliance with all applicable building and health and safety codes. Over the past 10 years, the Code Enforcement Unit has completed activities that have resulted in improvements to approximately 1,800 housing units, mostly rental units. Using this rate of improvements as an average, the Code Enforcement Unit will be able to rehabilitate approximately 1,440 housing units during the eight-year planning period, which represents 17% of the units needing repair. City resources are limited; however, another obstacle faces residents. At the community workshop, it was stated that residents lack information about code enforcement assistance. Residents also they fear retaliation by their landlords, which prevents them from requesting assistance regarding substandard conditions. Housing improvements have also been driven by the Lodi Improvement Committee (formerly the Eastside Improvement Committee), which assists and advises on property maintenance, neighborhood improvement, and historical preservation issues; designs and implements programs to reduce blight and foster community pride; and works to reduce crime, drugs, and blight in coordinating civil actions against nuisance property owners.

**OVERCROWDING**

Overcrowding (defined as more than one occupant per room) rates are generally low in Lodi, suggesting that most households are able to find housing to accommodate their household size. However, in 2012 there were 2,477 households that are overcrowded, requiring large housing units with more rooms. As show in Table 2-18, 8% all housing units (owned or rented) were overcrowded and 3% of housing units were severely overcrowded in 2008–2012. Renter-occupied units had a higher rate of overcrowding (14%) and severe overcrowding (5%) than owner-occupied units.

**Table 2-18: Overcrowding (Occupants per Room)**

<i>Housing Units, by Tenure</i>	<i>2008–2012</i>	
	<i>Number</i>	<i>Percentage of Total Owner-Occupied/Renter-Occupied</i>
<i>Owner-Occupied Total</i>	<i>11,836</i>	<i>100</i>
Overcrowded (more than one occupant per room)	461	4
Severely overcrowded (1.5 or more occupants per room)	120	1
<i>Renter-Occupied Total</i>	<i>10,058</i>	<i>100</i>
One or fewer occupants per room	1,381	14
More than one occupant per room	515	5
<b>Total Overcrowded Housing Units</b>	<b>2,477</b>	<b>11</b>
<b>Total Housing Units</b>	<b>21,894</b>	<b>100</b>

Source: ACS Five-Year Estimate, 2008–2012

**2.5 EMPLOYMENT**

As shown in Table 2-19, the three largest employment sectors in 2012 in San Joaquin County are (1) educational services, health care, and social assistance at 21%, (2) retail at 12%, and (3) manufacturing at 10%.

**Table 2-19: Employment in San Joaquin County**

<i>Employment, by Industry</i>	<i>2012</i>	<i>Percentage of Total</i>
Agriculture, forestry, fishing and hunting, and mining	13,365	5
Construction	19,049	7
Manufacturing	27,471	10
Wholesale trade	11,379	4
Retail trade	32,385	12
Transportation and warehousing, and utilities	16,861	6
Information	5,072	2
Finance and insurance, and real estate and rental and leasing	142,277	5
Professional, scientific, and management, and administrative and waste management services	24,841	9
Educational services, and health care and social assistance	56,982	21
Arts, entertainment, and recreation, and accommodation and food services	20,892	8
Other services, except public administration	12,739	5
Public administration	14,623	5
<b>Total</b>	<b>269,936</b>	<b>100</b>

Based on the Employment Development Department’s labor market information, the county’s largest employers in the healthcare industry include Dameron Hospital Association, Lodi Memorial Hospital, and San Joaquin General Hospital. The county’s largest manufacturers are Pacific Coast Producers (canning) and Leprino Foods Company (cheese processors). The county’s largest single retail employer is the Walmart Supercenter. Retail is the second largest industry and is made up of mostly smaller businesses rather than a few large employers. Some of the county’s other largest employers include fruit/vegetable growers and shippers called Morada Produce Company and O-G Packing and Cold Storage. Educational employers include the University of the Pacific. Three large social service providers include two correctional facilities and Stockton’s foster care services. Lodi has four of the top 25 employers in the county: Blue Shield of California, Lodi Memorial Hospitals, Pacific Coast Producers, and Waste Management.

**EMPLOYMENT TRENDS**

SJCOG projects a modest increase in jobs from 2008 to 2035 in Lodi (0.8% annually) , as shown in Table 2-20. This is lower than the county rate of 1%. Cities in the county are projected to add jobs at a rate between 0.6% and 1.1% each year. The highest percentage of job growth is projected in the unincorporated areas of the county (1.1% per year of growth). Because

substantial agricultural activity occurs in unincorporated areas of the county, this may be attributable to increased jobs in the agricultural industry.

**Table 2-20: Employment Projections in Selected Areas**

<i>Jurisdiction</i>	<i>2008</i>	<i>2020</i>	<i>2035</i>	<i>Average Annual Growth Rate</i>
San Joaquin County <sup>1</sup>	220,668	234,236	282,608	1%
Lodi	23,693	24,101	29,094	>1%
Manteca	15,846	16,371	20,220	1%
Lathrop	5,535	5,909	7,090	1%
Ripon	3,845	3,937	4,615	>1%
Escalon	1,858	1,844	2,180	>1%
Stockton	122,198	131,309	157,823	1%
Tracy	22,058	23,528	28,299	1%
<b>Remainder of County</b>	<b>25,636</b>	<b>27,237</b>	<b>33,288</b>	<b>1%</b>

*1. Totals may be one or two digits off due to rounding errors in the data.*

*Source: SJCOG 2008.. Lodi's estimate includes the community of Woodbridge*

### **JOBS/HOUSING RATIO**

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. As shown in Table 2-21, 43% of Lodi residents commute less than 15 minutes to work each way, indicating that almost half of the city's residents depend on employment opportunities within Lodi or nearby rural areas. Approximately 50% depend heavily on the surrounding jurisdictions in San Joaquin County for employment opportunities. The remaining 7 percent likely travel outside the county.

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs in a given area, with a ratio of approximately 1.0. Table 2-22 shows the jobs/housing ratio in Lodi for 2015, which is 1.1. This means that for every ten jobs, there are nine housing units.

**Table 2-21: Travel Time to Work**

<i>Travel Time to Work</i>	<i>Percentage</i>
14 minutes or less	43
15 to 19 minutes	11
20 to 29 minutes	18
30 to 59 minutes	21
60 or more minutes	7
<b>Total</b>	<b>100</b>

**Table 2-22: Lodi Jobs and Housing Projections**

<i>Jobs/Housing</i>	<i>2015</i>
Jobs	26,400
Total Housing Units <sup>1</sup>	23,830
Jobs/Households Ratio	1.1

Source: DOF 3-5 2015.

1. Total Housing Units represents the total number of housing units without accounting for vacancy rates, and excludes group quarters.

**2.6 SPECIAL NEEDS POPULATIONS**

Certain groups in the Lodi encounter greater difficulty finding decent, affordable housing due to their special needs or circumstances. Special circumstances may be related to a household’s employment and income, family characteristics, medical condition or disability, and/or household characteristics. A focus of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable housing in Lodi.

State Housing Element law identifies the following special needs groups: senior households, persons with disabilities, persons with developmental disabilities, single-parent (particularly female-headed) households, large households, farmworkers, extremely- and very low-income persons, and families in need of emergency shelter. This section provides a discussion of housing needs for each particular group and identifies the programs and services available to address their housing and supportive services needs.

**SENIORS**

The housing needs of seniors may be more problematic to meet than the needs of other residents since seniors are often living on a fixed income and many have special housing and care needs. According to the ACS for the 2008–2012 period, approximately 23% of households in Lodi were headed by persons age 65 years and older. This is a 2% increase in the number of senior households since 2007. Of these elderly households, 3,847 were homeowners and 1,225 were renters.

According to the California Department of Social Services, there are currently 11 licensed care facilities for seniors located in Lodi. The facilities provide 500 beds for persons age 60 and above. There are also eight adult residential facilities with a capacity of 131 persons that may be available for seniors. The City itself also administers various day programs designed for its senior residents. In a public-private partnership, the City maintains and operates Hutchins Street Square, a multipurpose community center located in an old high school. Hutchins Street Square is home to a senior center that provides classes, programs, and services for the elderly. The Lodi Senior Citizens Commission, an active community organization, identifies the needs of seniors and initiates action to address those needs. The LOEL Senior Center (LOEL) is a private senior community center, which includes 14 units restricted to low-income senior households. LOEL provides daily hot meals, health services and education, and social activities. LOEL delivers meals to seniors who are not able to make it to the center.

**Table 2-23: Senior Householders by Tenure and Age**

<i>Jurisdiction</i>	<i>Owner-Occupied Household</i>	<i>Renter-Occupied Households</i>	<i>Total</i>
Householder 65 to 74 years	2,015	424	2,439
Householder 75 to 84 years	1,225	396	1,621
Householder 85 years and over	607	402	1,009
<b>Total</b>	<b>3,847</b>	<b>1,222</b>	<b>5,069</b>

Source: ACS Five-Year Estimate 2008–2012

## **PERSONS WITH DISABILITIES**

Persons with disabilities may have special housing needs because of health costs, fixed or limited incomes, and/or a lack of accessible and affordable housing. A disability is defined broadly by state and federal agencies as any physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities.

Approximately 32% of Lodi’s population has some type of disability. Of those disabled in the community, 33% are seniors above the age of 65. According to the 2000 US Census, 16% (733 persons) of Lodi’s disabled population (ages 5–64) are employed. The remaining are either unemployed (30%) or above the age of 65 (52%).

Individuals with disabilities do not necessarily require special housing features or supportive services. However, to maintain independent living, persons with disabilities may need special housing design features, income support, and/or in-home supportive services. More severely disabled individuals may require a group living environment supported by trained personnel.

According to the California Department of Social Services, Lodi is home to eight licensed adult day care facilities with a capacity to serve 131 clients. Lodi also has 11 licensed elderly care facilities with a capacity to serve 500 clients. Lodi enforces state building code standards and model code requirements for accessibility in residential construction (Title 24 of the California Administrative Code).

**Table 2-24: Disability Type by Age, 2000**

<i>Total Disability</i>	<i>Number</i>	<i>Percentage</i>
<b>Total Disabilities for Ages 5–64</b>	13,589	67%
Sensory Disability	983	5%
Physical Disability	2,254	11%
Mental Disability	1,722	8%
Self-Care Disability	672	3%
Go-Outside-Home Disability	2,567	13%
Employment Disability	5,391	26%
	6,803	33%
<b>Total Disabilities for Ages 65+</b>		
Sensory Disability	1,103	5%
Physical Disability	2,413	12%
Mental Disability	879	4%
Self-Care Disability	743	4%
Go-Outside-Home Disability	1,665	8%
<b>Total</b>	<b>20,392</b>	<b>100%</b>

Source: US Census 2000

**Table 2-25: Persons with Disability by Employment Status**

	<i>Number</i>	<i>Percentage</i>
Age 5–64, Employed Persons with a Disability	733	16
Age 5–64, Not Employed Persons with a Disability	1,392	30
Persons Age 65+ with a Disability	2,413	52
Age 5–64, Total Persons with a Disability	4,667	100
Age 5–64, Total Population (Civilian Non-Institutional)	—	9

Source: US Census 2000

**PERSONS WITH DEVELOPMENTAL DISABILITIES**

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based points of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table 2-26** provides information about Lodi’s population of developmentally disabled persons by age and zip code. It should be noted that the zip code is inclusive of areas outside of the city boundaries.

**Table 2-26: Persons with Developmental Disabilities by Age and Zip Code**

<i>Zip Code</i>	<i>17 Years or Younger</i>	<i>18+ Years</i>	<i>Total</i>
95240	223	227	450
95241	<10	0	>0
95242	92	88	180

*Source: California Department of Developmental Services 2014*

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The approved Eden Housing development project is an 80-unit affordable senior development which will include 8 units for persons with developmental disabilities. Construction is expected to begin prior to May 2016. Program 1.5 is proposed to specifically address the needs of persons with developmental disabilities.

**FEMALE-HEADED HOUSEHOLDER**

Single-parent households may have special housing needs due to limited income and child day care requirements. These special needs particularly affect female householders with children because their incomes tend to be lower than male householders. Women with children make up 14% (3,047 households) of the total number of households in Lodi. According to the ACS for the 2008–2012 period, 9% of the city’s population lives in poverty, and almost half of those are female-headed households. Of female-headed households, 24% live in poverty. Compared

to the city’s overall rate of poverty at 9% for the entire population, this is a significantly higher rate. Battered women with children comprise a subgroup of female-headed households that are especially in need. In the Lodi area, several social service providers and emergency housing facilities serve women in need, including the Women’s Center of San Joaquin County, Evangel Home, and the Lodi House.

**Table 2-27: Female-Headed Households**

<i>Household Type</i>	<i>Number</i>	<i>Percentage of Total Households in Lodi</i>
<b>Total Households</b>	<b>21,894</b>	<b>100</b>
Female Heads with Own Children	3,047	14
Female Heads without Children	1,046	5
<b>Total Female-Headed Households</b>	<b>4,093</b>	<b>19</b>
Female Headed Households Living Under Poverty Level, Out of Total Female-Headed Households	995	24

Source: ACS Five-Year Estimate 2008–2012

**Table 2-28: Female-Headed Households in Poverty**

<i>Household Type</i>	<i>Number</i>	<i>Percentage of Total Households in Lodi</i>
<b>Total Households</b>	<b>21,894</b>	<b>100</b>
<b>Total Families under Poverty Level</b>	<b>2,046</b>	<b>9</b>
Female-Headed Households under Poverty Level	995	5

Source: ACS Five-Year Estimate 2008–2012

## LARGE HOUSEHOLDS

Large households, defined as having five or more members, often require special housing needs due to a limited supply of adequately sized, affordable housing units

The ACS reported 3,146 large households in Lodi, of which more than half were renter households. Large households represent 32% of the city’s total households. Although rates of overcrowding have declined in recent years, there are still over 2,400 overcrowded households. Although these numbers do not necessarily represent the same set of households, they do indicate there is currently an unmet need for affordable housing with more bedrooms in Lodi

**Table 2-29: Large Households**

	<i>2008–2012</i>			
	<i>Owner</i>	<i>Percentage of Total Number of 5+ Households</i>	<i>Renter</i>	<i>Percentage of Total Number of 5+ Households</i>
Large Households with 5+ Persons	1,517	48	1,629	52
<b>Total Households</b>	<b>11,836</b>	<b>13</b>	<b>8,584</b>	<b>195</b>

Source: ACS Five-Year Estimate, 2008–2012

## FARMWORKERS

Farmworkers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farmworkers’ special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farmworker households have limited housing choices and are often forced to double up to afford rents.

According to the 2010–2012 ACS three-year estimates, 1,254 Lodi residents (representing 5% of the workforce) were employed in farming, forestry, fishing, and mining occupations. This percentage is unchanged from previous measurements in 2007. Although there does not appear to be a large resident farmworker population, Lodi is located within the larger agricultural region of San Joaquin County that employs 13,365 workers and farmworkers may live near Lodi or use services in the city. The Migrant Health Program of the US Department of Health and Human Services released a study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California: the Migrant and Seasonal Farmworker Enumeration Profiles Study. The study was based on secondary source material, including existing database information and interviews with knowledgeable individuals. The study indicated that San Joaquin County has an estimated 46,913 farmworkers, including 21,721 migrant and 25,192 seasonal farmworkers—much higher numbers than the ACS reports, likely because of the different methodology used. A recent US Department of Agriculture 2012 report stated that San Joaquin County has 24,872 hired farm laborers.

Some of the migrant farmers who formerly moved from state to state or from other countries to California to pursue agricultural employment may have now become permanent residents of Lodi. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent housing, rather than migrant farm labor camps. Their housing need may be the same as other households and large families who are in need of affordable housing with three or more bedrooms.

**Table 2-30: Farmworkers – San Joaquin County**

<i>Income Category</i>	<i>Number</i>
Farms	1,748
Hired Farm Labor	24,872

*Source: US Department of Agriculture 2012 Ag Census of Farmworkers by County*

## EXTREMELY- AND VERY LOW-INCOME HOUSEHOLDS

Lodi must provide an estimate of the projected extremely low-income housing needs. The SJCOG 2014–2023 Regional Housing Needs Plan projected that 244 extremely low-income households will be in need of housing. Most, if not all, extremely low-income households will require rental housing. The estimated yearly income is less than \$16,129. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income

households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

### **Housing Provided for Very Low- and Extremely Low-Income Households**

#### ***Public and Assisted Housing***

The City does not own or operate any public or assisted housing. The Housing Authority of the County of San Joaquin has four public housing sites, none of which are in Lodi. There are currently five assisted projects in Lodi. (See Section 2.7: Analysis of Assisted Housing Projects At Risk for a discussion of at-risk status.)

#### ***Tenant-Based Housing Assistance***

The Housing Choice Voucher Program (formerly known as Section 8) provides vouchers that assist low-income households with housing costs. The program is administered countywide by the Housing Authority of the County of San Joaquin. Housing Choice Vouchers provide a monthly subsidy paid to the owner/landlord on behalf of low- to moderate-income families renting market-rate units.

The Housing Authority administers 4,469 vouchers throughout the county as of July 2015. Of those vouchers, 200 families utilize their vouchers in Lodi. As of July 2015, the Housing Choice Voucher Program had 14,034 families on the waiting list. Of these families, 78% are extremely low-income families.

### **HOMELESS**

Individuals or families that are homeless have a variety of special needs, including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing, among others. Lodi has approximately 215 sheltered and unsheltered homeless persons in 2015. Of these homeless, 125 were sheltered in an emergency or transitional facility and 90 were unsheltered (those living on the streets, in a car, tent, or other outside location).

Two facilities in Lodi provide shelter to the homeless. The Salvation Army's Hope Harbor has 56 shelter beds for men and 28 beds for women and children. It has an additional three small units with 3 beds per unit for women or men with children over the age of 10. Most evenings, the Salvation Army's shelter is able to accommodate all homeless that come to its doors and they keep no waitlist. If needed, they can expand into an additional room to accommodate more guests. Lodi House has 26 beds for women and children. In total, these facilities accommodate about half of the homeless in Lodi (55%).

Additionally, a total of approximately 50 transitional housing beds are provided by the Salvation Army (16 persons), Lodi House (three units at approximately 4 persons each), and Central Valley Low-Income Housing Corporation (21 persons). At the community stakeholders meeting on June 25, business and community leaders voiced that transitional housing is essential to addressing homelessness in the city. When such a key element is missing from services, homelessness tends to continue and grow. Some stakeholders said providing more transitional housing opportunities to homeless individuals in Lodi would be beneficial to addressing homelessness.

The Salvation Army, Lodi House, and other service organizations provide the following services to homeless individuals and families:

- REACH utility assistance
- Care utility assistance
- Rental assistance
- Emergency food pantry
- Transportation assistance
- Lodi Memorial Medical Clinic
- Clothing assistance
- Community dining hall
- Drug and alcohol rehabilitation program placement
- Mental health support group
- Leadership training
- Culinary arts training

### **Chronically Homeless**

A Homeless Coalition has developed a draft for the Ten-Year Plan to End Homelessness for San Joaquin County and is continuing to define the scope of the issues to be addressed during 2014–15 and beyond.

The County has identified chronic homelessness as a priority issue. The long-term strategy is to develop and implement a 10-year plan to end homelessness; continue to seek Shelter Plus Care and Supportive Housing Program (SHP) for Permanent Housing for Persons with Disabilities funds available under the Continuum of Care (CoC) strategy without negatively affecting the ability to renew existing programs; and modify existing permanent supportive housing programs within the CoC that do not target the chronically homeless to provide chronically homeless persons with a priority in filling vacancies.

The short-term strategy identified in the County’s Continuum of Care Application is to create new permanent housing beds for chronically homeless throughout the county.

### **Families with Children**

During the 2015 point-in-time count, approximately two unsheltered homeless households with children were counted (no data is available as to whether those were two-parent or single-parent households). While there is no count available on the number of sheltered homeless households with children on a given night, Lodi House and Hope Harbor combined offer approximately 74 beds for homeless women and children. It is common for these facilities to have a waitlists. Unfortunately, single fathers with children have limited opportunities for shelter, as only the Salvation Army’s emergency shelter has three small apartments available.

There is a need for transitional housing for homeless families with children in Lodi. Women leaving abusive situations need resources for rental deposits, utilities deposits, and the like. Families leaving shelters have this same need; it is one of the most significant problems with which case managers deal.

### **Veterans**

During the 2015 point-in-time count, approximately 10 unsheltered and 10 sheltered homeless identified as veterans. This is 10% of the homeless. Lodi and San Joaquin County as a whole do not appear to have a very large number of homeless veterans, which is generally the case in larger metropolitan areas.

### **Unaccompanied Youth**

During the 2015 point-in-time count, four unsheltered unaccompanied youth were counted in Lodi. Many youth run away, and in turn become homeless, due to problems in the home, including physical and sexual abuse, mental health disorders of a family member, substance abuse and addiction of a family member, and parental neglect. In some cases, youth are asked to leave the home because the family is unable to provide for their specific mental health or disability needs. Others are pushed out of their homes because their parents cannot afford to care for them.

Youth who have been involved in the foster care system are more likely to become homeless at an earlier age and remain homeless for a longer period of time. Youth aging out of the foster care system often have little or no income support and limited housing options and are at higher risk of ending up on the streets. Youth who live in residential or institutional facilities often become homeless upon discharge. In addition, very few homeless youth are able to seek housing in emergency shelters due to the lack of shelter beds for young people and because of shelter admission policies.

Some youth become homeless when their families fall into difficult financial situations resulting from lack of affordable housing, difficulty obtaining or maintaining a job, or lack of medical insurance or other benefits. These youth become homeless with their families, but later can find themselves separated from them and/or living on the streets alone, often due to shelter or child welfare policies.

Youth transitioning from expiring foster care and other programs need help learning independent living skills such as how to live on their own within a budget and training for jobs and in life skills, as well as affordable housing with supportive services.

## **2.7 ANALYSIS OF ASSISTED HOUSING PROJECTS AT RISK**

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### **ASSISTED RENTAL HOUSING PROJECTS AT RISK OF CONVERSION**

Existing rental housing that receives governmental assistance is a key source of affordable housing in Lodi that should be preserved. The loss of such rental units reduces the availability of housing affordable to extremely low-, very low-, and low-income households. It is far more cost-effective to preserve existing affordable housing than to replace it with newly constructed units, unless housing has reached a substantial level of deterioration.

This section identifies publicly assisted rental housing in Lodi, evaluates the potential of such housing to convert to market-rate units during a ten-year period (January 2015 to July 2025), and analyzes the cost to preserve or replace at-risk units. Resources for preservation/replacement of units and housing programs to address their preservation are described in Chapter 3: Resources and Constraints.

Table 2-31 lists the publicly assisted multifamily rental housing projects in Lodi.

**Table 2-31: Inventory of Publicly Assisted Rental Housing**

<i>Project Name/Address</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Type</i>	<i>Funding Source</i>	<i>Earliest Expiration</i>
Creekside South Apartments 601 Wimbledon Drive	40	39	Family	Section 8	February 2017 (Section 8)
Lodi Hotel 7 South School Street	75	74	Senior	CDBG/ HOME, Tax Credits	2026
Bethel Gardens 701 S. Ham Lane		24	Senior	HUD 236	December 2011
LOEL Gardens 104 South Washington Street		5	Senior	CDBG/ HOME	March 2021
301 East Oak Street		5			
303 East Oak Street		4			
Harney Lane Migrant Center 14320 East Harney Lane	94	94	Migrant Farmworkers	HCD – Office of Migrant Services (OMS)	Funding renewed Annually in July
<b>Total</b>		154			

Source: California Housing Partnership Corporation 2015; HCD-OMS 2015; City of Lodi 2015.

The Bethel Gardens Senior Apartments is a nonprofit- and church-owned property that has a subsidized mortgage that has kept the units affordable. The property was constructed in 1971 and is currently in good condition. The mortgage matured in December 2011, but the property owner has indicated that they intend to continue to maintain the affordability for the next 10 years and it is not the mission of the church to operate a for-profit business. The property is not considered at risk, but the City will continue to encourage the owner to maintain affordability and prepay the HUD 236 mortgage (if feasible) to ensure that tenants are able to receive enhanced vouchers.

The LOEL Gardens Senior Center, in addition to providing supportive services and activities to seniors at the facility at 105 S. Washington, provides affordable housing to seniors. With funding provided through the City’s CDBG and HOME programs, LOEL has acquired several residential properties around their Senior Center and has a total of 14 units designated for very low- and low-income seniors. According to Tracy Williams, LOEL Executive Director, the center plans on continuing to offer affordable housing to seniors for the next 10 years and beyond.

The Creekside South Apartments is a Section 8 Preservation Project with a Section 8 contract that expires in February 2017. This suggests that the property is at risk of conversion to market-rate housing within the next 10 years. As of July 2015, the property owner is still operating the project under the Section 8 Program contract restrictions, but could opt to convert the project to market-rate housing during the period covered by this Housing Element (2015 to 2023). However, according to the owner's representative at Eugene Burger Management Corporation, the ownership does not intend on converting the project to market rate in the next 10 years.

The Harney Lane Migrant Center houses migrant (seasonal) workers across various industries (winery, cannery, trucks, etc.) from May to October, or longer if needed. According to a phone conversation with the center, the state's Office of Migrant Services (OMS) owns the property and hires a property management company. Recently, OMS hired Roberts Family Development Center, a nonprofit, to manage the property. The Housing Authority of San Joaquin previously managed the property for approximately 30 years. The State allocates new funds each year in July for the following year. In addition, the Eden Housing senior housing project, which will include 80 affordable senior units will be starting construction by May 2016.

## **PRESERVATION AND REPLACEMENT OPTIONS**

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These options are described below.

### **Transfer of Ownership**

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. This preservation option is a possibility for the Creekside South Apartments and would be based on the estimated market value of the units.

### **Rental Assistance**

Project-based Section 8 rent subsidies can be used in combination with Low-Income Housing Tax Credits (LIHTC) to leverage private capital in areas where the market rent exceeds the maximum rents under the LIHTC program. Under Section 8, the US Department of Housing and Urban Development (HUD) pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent on the unit. This difference between the market rent paid by the Section 8 program and the underlying rent used by the affordable housing industry to estimate the capacity of property to pay debt service is called the Section 8 increment. This additional debt may be used for renovation of existing affordable housing and production of new rental housing affordable to very low-income households.

### **Purchase of Affordability Covenants**

Another option to preserve the affordability of an at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

### **Construction and Conversion of Replacement Units**

The construction of new affordable housing units is another means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average development cost per housing unit of \$125,000, it would cost approximately \$5 million to construct 40 new assisted units.<sup>2</sup>

With the high cost of new construction, the City is working with sweat-equity affordable housing developers. Under this model, homeowners and neighbors help build the housing, along with volunteers, to help reduce the cost of construction.

As an Entitlement Community, Lodi now will look to HCD for HOME Program funds. Through the Neighborhood Services Division of the City's Community Development Department, which administers the Community Development Block Grant (CDBG) Program, the City of Lodi intends to pursue funding opportunities for new rental construction projects and rental rehabilitation projects with both nonprofit and for-profit developers.

These activities will provide the opportunity to put restrictions in place to ensure long-term affordability. (See Section 3.2: Administrative and Financial Resources for a detailed description of funding resources.)

## **ORGANIZATIONS INTERESTED IN PRESERVING ASSISTED RENTAL HOUSING**

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest to acquire, manage, and permanently preserve such housing. The California Department of Housing and Community Development maintains a list of interested nonprofit organizations. A number of organizations have expressed an interest in preserving affordable rental housing in San Joaquin County, including:

- Visionary Home Builders, 315 N. San Joaquin Street, Stockton, CA 95202; (209) 466-6811 (*formerly ACLC*)

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<sup>2</sup> See Section 3.3: Constraints for details on how construction costs were estimated.

- California Coalition for Rural Housing, 717 K Street, Suite 400, Sacramento, CA 95817; (916) 443-4448
- Christian Church Homes of Northern California, Inc, 303 Hegenberger Road, Suite 201, Oakland, CA 94621; (510) 632-6712
- Domus Development, 594 Howard Street, Suite 204, San Francisco, CA 94105; (415) 856-0010
- Eden Housing, Inc, 22645 Grand Street, Hayward, CA 94541; (510) 582-1460
- Eskaton Properties, Inc, 5105 Manzanita Avenue, Carmichael, CA 95608, (916) 334-0810
- Foundation for Affordable Housing, Inc, 30950 Rancho Viejo Road, Suite 100, San Juan Capistrano, CA 92675; (949) 443-9101
- Housing Corporation of America, 6265 Variel Avenue, Woodland Hills, CA 91367
- Mercy Housing California, 2512 River Plaza Drive, Suite 200, Sacramento, CA 95833; (916) 414-4400
- Rural Community Assistance Corporation, 3120 Freeboard Drive, Suite 201, West Sacramento, CA 95691; (916) 447-2854
- Satellite Affordable Housing Associates, 1521 University Avenue, Berkeley, CA 94703-1422; (540) 647-0700
- Stockton Shelter for the Homeless, 411 South Harrison Street, Stockton, CA 95203; (209) 465-3612

## **2.8 OPPORTUNITIES TO PROMOTE SUSTAINABLE DEVELOPMENT**

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Energy costs directly affect housing affordability through their impacts on the construction, operation, and maintenance of housing. There are many ways in which the planning, design, and construction of residential neighborhoods and structures can foster energy conservation to reduce this cost impact and at the same time produce an environmental benefit. Techniques for reducing energy costs include construction standards for energy efficiency, energy-saving community design alternatives, the layout and configuration of residential lots, and the use of natural landscape features to reduce energy needs. Sustainable development also encompasses the preservation of habitat and species, improvement of air quality (particularly important in this region), and conservation of natural resources, including water and open space.

### **RESIDENTIAL CONSTRUCTION STANDARDS**

The State of California has adopted building standards for energy efficiency that apply to newly constructed dwellings and residential additions. Title 24 of the California Code of Regulations sets forth mandatory energy efficiency standards that can be achieved through prescriptive means or through compliance with a maximum “energy budget.” Prescriptive means include the use of appliances, building components, insulation, and mechanical systems that meet minimum energy efficiency ratings. Local governments implement state energy standards as part of their building code enforcement responsibilities.

## RESOURCES FOR ENERGY CONSERVATION

The City of Lodi operates its own electric utility, Lodi Electric Utility, which provides residential, commercial, and industrial electric service, and allows flexibility and control over energy sources. In 2013, the city's average power mix included more renewable energy (20%) compared with the statewide average (19%) and less coal (0%) than the statewide average (8%). Lodi's use of renewable energy (20%) in 2013 was less than in 2008 at 27%. In addition to sustainability efforts in energy sources, the Lodi Electric Utility offers several programs to reduce residential energy use, including:

- Residential Energy Survey Program, which helps residents identify major energy uses and how these can be reduced.
- Residential Products Rebate Program, which provides rebates on the purchase of new, energy-efficient appliances.
- Energy Efficient Home Improvement Program, which offers rebates on other types of energy efficient residential systems (fans, space conditioning, insulation, thermostats, windows, etc.).
- California First-PACE (Property Assessed Clean Energy) Program, which allows property owners to finance the installation of energy and water improvements in homes or businesses, which can then be paid back as a line item on a property tax bill.
- Home Energy Renovation Opportunity (HERO) Financing Program, which is a type of PACE program that allows property owners to fund energy efficiency, water efficiency, and renewable energy projects with little or no upfront costs. With PACE, residential and commercial property owners living within a participating district can finance up to 100% of their project and pay it back over time as a voluntary property tax assessment through their existing property tax bill. A local provider can be found at [energycenter.org](http://energycenter.org).

Pacific Gas & Electric Company (PG&E), which provides gas to the city, offers a variety of energy conservation services for residents and also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. The California Alternate Rates for Energy Program provides a 15% monthly discount on gas and electric rates to income-qualified households, certain nonprofit-operated facilities housing agricultural employees, homeless shelters, hospices, and other qualified nonprofit group living facilities. The Relief for Energy Assistance through Community Help (REACH) Program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Additionally, the California Alternative Rates for Energy (CARE) program provide energy bill discounts for income-qualified households, and the Family Electric Rate Assistance provides a discount for income-qualified families with three or more persons.

## **GENERAL PLAN GOALS AND POLICIES**

Other elements in the General Plan discuss policy measures to reduce energy consumption through land use, transportation, and conservation efforts.

- The Land Use Element prioritizes new mixed-use centers, which will consolidate residential, retail, and small office uses, and which will be co-located with parks and schools. It encourages a diversity of housing types, in particularly promoting townhouse and multifamily units, which are more energy efficient compared with single-family homes. It also promotes infill development in the city's downtown and major corridors to capitalize on transit facilities and existing commercial and public services.
- The Growth Management Element and Infrastructure Element seeks to maintain the city's compact form and ensure the preparation of infrastructure plans and improvements in tandem with new development. Policies also require water conservation measures, which in turn reduce consumption of energy embodied in the distribution of water.
- The Community Design and Livability Element promotes site planning and green building measures to reduce energy consumption and improve quality of life. This includes lot orientation to maximize solar gain and ventilating breezes, and implementation of building standards consistent with LEED or equivalent green building programs. The element also regulates lighting to reduce light pollution as well as energy consumption and requires street trees and shade in certain locations to reduce the urban heat island effect.
- The Transportation Element seeks to reduce the reliance on cars and increase the convenience of alternate modes through new connections and improved circulation for transit, bikes, and pedestrians. The City operates its own local "GrapeLine" transit service, which allows it to closely coordinate land use and transit planning decisions. As a result, the City can both reduce greenhouse gas emissions and improve air quality.
- The Parks, Recreation, and Open Space Element proposes to increase the acreage of carbon-sequestering open space, retain mature trees, and encourage the use of native and trees and drought-tolerant plantings.
- The Conservation Element seeks to preserve agricultural land and food and wine production until urban development is imminent. It seeks to protect and restore habitat and species, particularly along the Mokelumne River. The element also encourages energy conservation through the promotion of solar panels and heating systems, the preparation of a climate action plan, and a heat island mitigation plan.

Together these policies and programs seek to reduce the consumption of natural resources and limit greenhouse gas emissions, while at the same time promoting public health and overall quality of life for residents.

## 2.9 FUTURE HOUSING NEEDS

HCD defines the annual income limits for various housing affordability categories for each county in the state. In 2015, the median income for a family of four under these guidelines was \$66,300. The income categories and their corresponding income ranges are shown in Table 2-32. These income categories are referenced throughout the Housing Element.

**Table 2-32: Income Limits for San Joaquin County**

<i>Income Category</i>	<i>Percentage of County Median Income</i>	<i>Income Limits (family of four)</i>
Extremely Low	Less than 30%	Less than \$24,250
Very Low	30%–50%	\$24,250–\$33,150
Low	50%–80%	\$33,251–\$53,050
Moderate	80%–120%	\$53,051–\$79,550
Above Moderate	120% and above	Over \$79,550

Source: HCD 2015

SJCOG determines the amount of affordable housing the county will need for the time period and then divides that need among its participating jurisdictions. According to SJCOG, Lodi is responsible for accommodating 1,931 additional housing units between 2014 and 2023, of which 828 units should be affordable to extremely low-, very low-, and low-income households, approximately 43% of Lodi’s total share of regional housing needs.

The City of Lodi is not responsible for actual construction of these units. However, the City is responsible for creating a regulatory framework in which these housing units can be built. This includes the creation, adoption, and implementation of general plan policies, Development Code regulations, and/or economic incentives to encourage the construction of the needed range of housing units.

Table 2-33 shows the number and percentage of housing units identified in the Regional Housing Needs Allocation Plan for Lodi for the 2014 through 2023 planning period, by income category.

**Table 2-33: Regional Housing Needs Allocation for the City of Lodi (2014–2023)**

	<i>Income Category</i>					<i>Total</i>
	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Regional Housing Need	244	253	331	333	770	1,931
Percentage of Total	13	13	17	17	40	100

Source: SJCOG 2014

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## 3. Resources and Constraints

This chapter describes housing site opportunities, resources for residential development and programs, constraints to developing housing in Lodi, and recommendations for how to remove such constraints.

### 3.1 SITES INVENTORY AND ANALYSIS

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Land on which to construct housing is one of the most critical resources necessary to meet future housing demand. Without adequate vacant or underutilized land, the City of Lodi cannot demonstrate how it will accommodate its share of the Regional Housing Needs Allocation (RHNA). The amount of land required to accommodate future housing needs depends on the city's physical characteristics, zoning, availability of public facilities and services, and environmental conditions.

#### ADEQUATE SITES

To determine whether the city has sufficient land to accommodate its share of regional housing needs for all income groups, Lodi must identify “adequate sites.” Under state law, adequate sites are those with appropriate zoning, development standards, and infrastructure capacity to accommodate new construction needs. A locality's sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the RHNA by income level.

The extent to which the city has “adequate sites” for housing affordable to extremely low-, very low-, or low-income households will depend, in part, on zoning standards, particularly the maximum allowed density, parking, building coverage, height, and setback standards. The amount of vacant and underutilized land at varying densities suggests that Lodi can accommodate its share of the RHNA on sites available within the existing city limits.

The types of sites that are appropriate for residential development in Lodi are divided into three categories, described in detail in the section below and in **Figure 3-1**.

1. **Development Projects** – This category includes land with housing development approved by the City.
2. **Vacant or Underutilized Infill** – This category includes vacant land or land currently occupied that is capable of being developed at higher densities or with greater intensity than the existing use. All sites contain General Plan designations that permit residential use. The majority of this type of land is located adjacent to existing residential areas or in areas designated for mixed-use development according to the General Plan.
3. **Annexation Areas** – This category includes land that has been designated in the General Plan, but has not yet been annexed by the City of Lodi. The figure shows sites are included in Phase 1 of the General Plan—outside the current city limits, but inside the Sphere of Influence.

## **DEMONSTRATING APPROPRIATENESS OF SITES**

### **Appropriate Densities and Housing Types**

Although subsidized housing is limited in Lodi, what does exist has been created through a variety of means and densities, including new construction, rehabilitation, and low and moderate densities. LOEL Gardens maintains three separate senior homes, with 14 units total, representing some of the smaller housing types on smaller lots (less than a quarter acre), that blend in with adjacent single-family homes.

The Creekside South Apartments provides 40 (39 subsidized) family units on a 2.2-acre parcel, representing a density of 18 units per acre. On the larger end, the approved Eden Housing development will provide 80 senior units on a 4.4-acre site at the same density. These examples suggest that the “default” density of 20 units per acre, permitted by state law, is an appropriate density for recent development types. Finally, Hotel Lodi, with 75 units, is a rehabilitated mixed-use development (formerly a hotel), located above several downtown shops.

### **Appropriate Land Use Designations**

The City’s General Plan and Development Code, including zoning districts and the zoning map, provide densities from 2 to 35 dwelling units per acre. The Low Density Residential and Medium Density Residential zoning districts allow residential development for moderate- and above moderate-income households. The High Density Residential and Mixed-Use districts provide the appropriate densities to accommodate housing for extremely low-, very low-, and low-income households. For information purposes, the General Plan Land Use Diagram is shown in **Figure 3-2**.

### **Demand and Market Trends**

Chapter 2 described the continued demand for affordable housing, given low income levels and overpayment, as well as a constrained supply, with new housing construction remaining static for several years. A market study prepared for the Eden Housing senior affordable development project corroborated the pent-up demand for affordable senior housing in particular. The study projected demand from 928 households (in and around Lodi) for 79 spots, concluding that the development would likely be fully occupied in just three months. Although no new housing has been constructed in several years, developments that have been approved are part of mixed-use communities, with commercial and public uses complementing residential uses. This concept is upheld by the recently adopted General Plan which calls for “mixed-use centers” in new residential development areas.

### **Financial Feasibility**

Both developer and homeowners’ loans and feasibility are critical aspects of the potential for development and purchasing of new housing. The current housing makes developers wary and less likely to move forward with new projects. The City is committed to pursuing state and regional funding opportunities (see Program 1.5 and resources section below) to provide incentives for development and bridge financing gaps. Given the City’s commitment to transit-oriented development (TOD) and mixed-use development as identified in the General Plan, the City may be able to access state bond funds and other regional grants to create model projects in the Central Valley.

In addition, very low interest rates, combined with an overall loan approval rating of 85%, suggest that financing is still feasible for a range of income levels if applicants have good credit ratings.

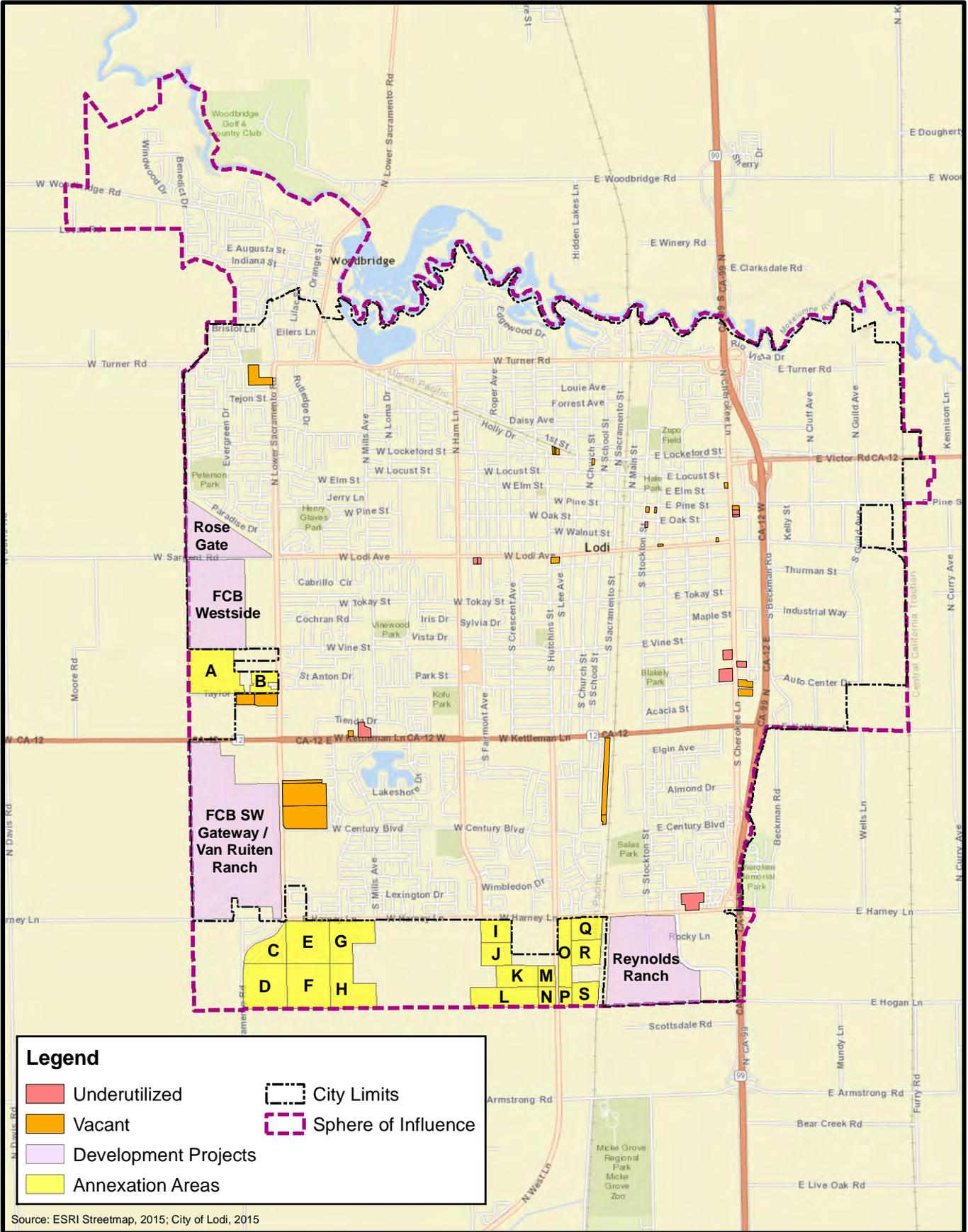
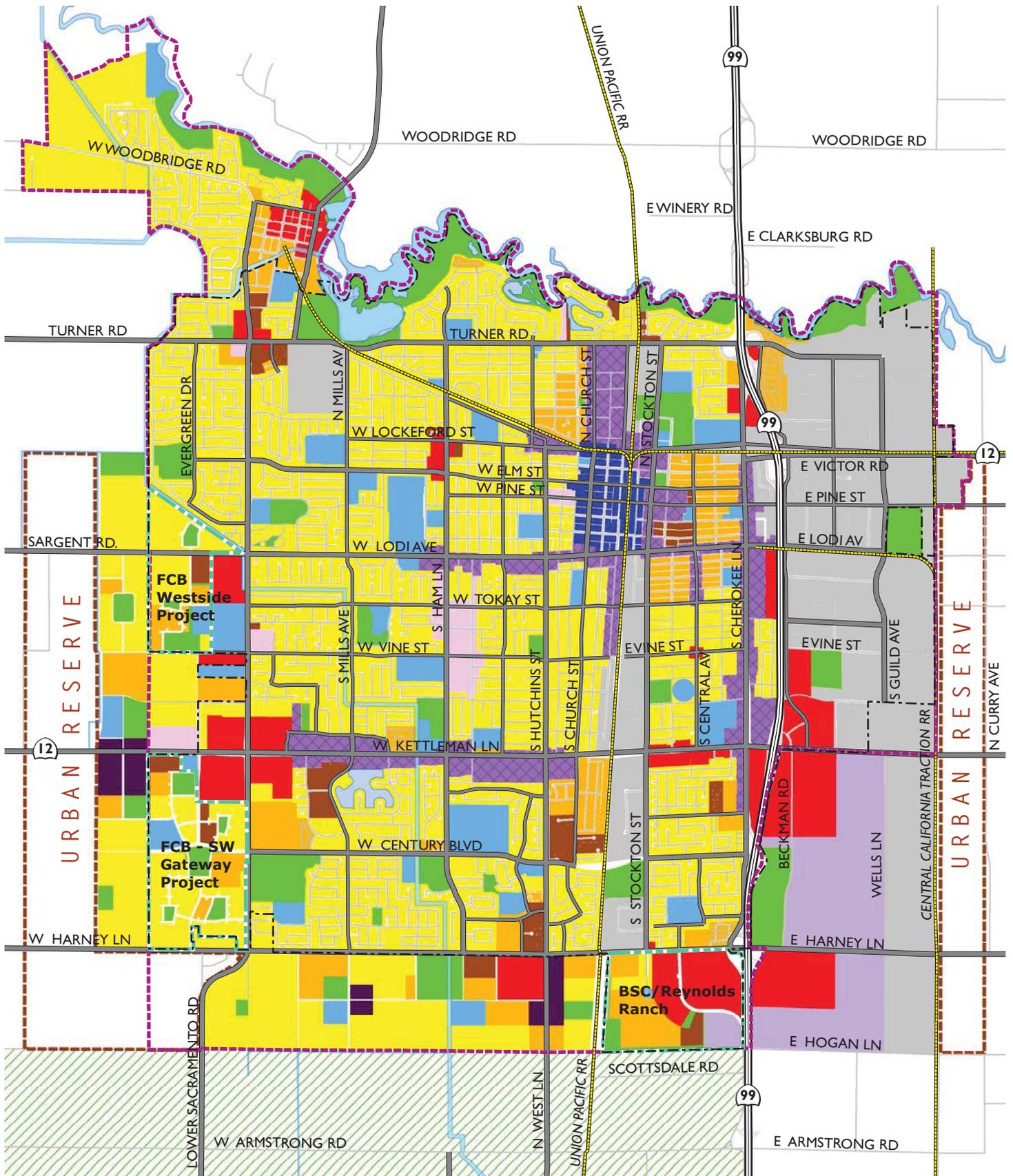


Figure 3-1  
Housing Sites Inventory





- |                            |                     |  |
|----------------------------|---------------------|--|
| Low Density Residential    | Mixed Use Corridor  | City Limits                                    |
| Medium Density Residential | Business Park       | Sphere of Influence (2008)                     |
| High Density Residential   | Office              | Armstrong Road Agricultural Cluster Study Area |
| Commercial                 | Public/Quasi-Public |  |
| Downtown Mixed Use         | Industrial          |  |
| Mixed Use Center           | Open Space          |  |

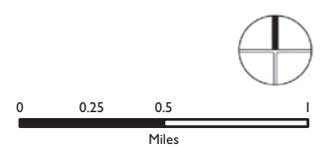


Figure 3-2  
**General Plan Land Use Diagram**



## I. Development Projects

Within Lodi, there are several development projects that have been approved or which have been completed that will count toward meeting the RHNA. Table 3-1 reports units constructed since January 1, 2014, by income level. In total, 38 housing units have been constructed since the start of the planning period.

**A. Affordable Targeted Sales Prices.** Given the current housing market downturn, many market-rate homes in Lodi have become affordable, even to low-income households, though not subsidized. Certain development project units can be considered affordable for low- and moderate-income households due to their Medium or High Density Residential General Plan designation, designation for high-density senior housing, lot and unit size (e.g., 1,850 to 2,350 square feet on moderately sized lots), and the corresponding likely sales price: in the high \$200,000s to low \$300,000s.<sup>3</sup> To illustrate, as reported in Table 2-32, income limits for the county are up to \$79,550 for a family of four to qualify for moderate-income housing (120% of median). Assuming that a family spends no more than 30% of its income on housing, it has the ability to spend up to \$23,865 per year (or \$1,989 per month). Assuming a 30-year fixed interest rate at 5% and 20% down payment, a home up to \$351,297 could be attainable.<sup>4</sup>

**B. Approved Medium- and High-Density Housing.** Five major development projects were approved by the City in advance of the most recent General Plan update, but have not yet been constructed: FCB Southwest Gateway, Blue Shield/Reynolds Ranch, Van Ruiten Ranch, Rose Gate, and FCB Westside. In addition to City Council approvals and certified environmental impact reports, each project has been awarded growth management allocations and does not require subsequent City Council action to build at the density levels described herein. Moreover, the General Plan references these projects as key projects in the plan's Phase 1 development, which seeks to avoid leapfrog development by prioritizing contiguous development within just a few miles of the downtown. The General Plan codified approved densities for these three projects by designating land uses and densities consistent with these approvals, as shown in Table 3-2. Therefore, where residential densities have been approved at 20 dwelling units per acre or higher, sites are appropriate for very low- and low-income households. Zoning for all five sites is Planned Development (PD).

- Blue Shield/Reynolds Ranch: This approved master planned project will include a mix of residential, office, and commercial development. The business park component of this project was completed and occupied by Blue Shield in 2008 and commercial retail completed in 2011. The residential component has not yet been constructed, but has approvals and growth management allocations for 882 units including 14.3 acres of high-density residential and 57.5 acres of medium-density residential. The former units are appropriate for very low- and low-income households. The latter units may be appropriate for moderate-income households as described in A, Affordable Target Sales Prices, above.

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<sup>3</sup> Phone conversation with Craig Hoffman, City of Lodi, July 7, 2015.

<sup>4</sup> Zillow online mortgage calculator. Source: <http://www.zillow.com/mortgage-calculator/house-affordability/>.

- **FCB Southwest Gateway:** This approved master planned project will be a residential community with a school and open space. The site is currently vacant and construction has been delayed given the economic downturn. The project has approvals and growth management allocations for 981 units, including 14.5 acres of high-density residential and 25.7 acres of medium-density residential. While the high-density units are appropriate for very low- and low-income households, the medium-density units may be appropriate for moderate-income households as described in bullet A, Affordable Target Sales Prices, above.
- **Van Ruiten Ranch:** This development project, which is a portion of the FCB Southwest Gateway project, is approved for 288 units on 47.7 acres. The project includes a mix of low-, medium-, and high-density units.
- **FCB Westside:** This approved master planned project will be a residential community with a school and open space. The site is currently vacant and construction has been delayed given the economic downturn. The project has approvals for 492 units, including 10 acres of high-density residential and 23 acres of medium-density residential. While the high-density units are appropriate for very low- and low-income households, the medium-density units may be appropriate for moderate-income households as described in bullet A, Affordable Target Sales Prices, above. In addition, the development agreement requires the landowner to either rehabilitate or pay the costs of rehabilitating up to 25 residential units (or up to \$1.25 million) within the Eastside neighborhood, which has a concentration of homes in need of repairs.
- **Rose Gate:** The Rose Gate development is approved for 232 low-density housing units.

**C. Adequate Infrastructure.** Services will be constructed in tandem with residential development through a combination of special assessments, impact fees, and on/off-site improvements requirements. None of the development projects have environmental or other impediments that would restrict their development at full potential. Infrastructure needs have been identified where necessary. For example, in 2002, the City adopted the Westside Facilities Master Plan, a master plan for the FCB Westside development project, which identifies a mix of land use and City services necessary to support the proposed land uses for the area. See Section 3.3: Constraints for a detailed description of public facilities and infrastructure needs.

**Table 3-1: Units Constructed Since January 1, 2014**

Year	Housing Units, by Income				Total	Affordability Funding
	Extremely/ Very Low	Low	Moderate	Above Moderate		
<b>Completed</b>						
2014				18	18	n/a
2015				20	20	n/a
<b>Total</b>				<b>38</b>	<b>38</b>	

Source: City of Lodi 2015

Chapter 3: Resources and Constraints

**Table 3-2: Major Development Projects in Detail**

Project Name and Status	APN	Acres	General Plan Designation	Maximum Density	Housing Units, by Income				
					Very Low	Low	Moderate	Above Moderate	Total Units
FCB SW Gateway (Approved. Vacant. Buildout at 55% assumes roads and utilities.)	05803004	1.0	Low Density Residential	8				4	4
	05803006	1.5	Medium Density Residential	20			8	8	16
	05803009	2.0	Low Density Residential	8				8	8
		8.1	Medium Density Residential	20			45	45	90
		9.4	High Density Residential	35	60	60	60		180
	05803016	11.6	Low Density Residential	8				50	50
		5.1	High Density Residential	35	33	33	33		99
	05804001	19.4	Low Density Residential	8				85	85
		12.0	Medium Density Residential	20			65	65	130
	05804002	22.1	Low Density Residential	8				97	97
		3.1	Medium Density Residential	20			17	17	34
	05804004	13.0	Low Density Residential	8				57	57
		1.0	Medium Density Residential	20			6	6	12
	05804005	5.5	Low Density Residential	8				24	24
	05804014	24.5	Low Density Residential	8				95	95
<b>Total</b>					<b>93</b>	<b>93</b>	<b>234</b>	<b>561</b>	<b>981</b>
Van Ruiten Ranch	05803014	34.5	Low Density Residential	8				145	145
	05803015	8.2	Medium Density Residential	20			27	28	55
	05803017	5.1	High Density Residential	35	29	29	30		88
	05803018								
<b>Total</b>	<b>47.7</b>				<b>29</b>	<b>29</b>	<b>57</b>	<b>173</b>	<b>288</b>
FCB Westside (Approved. Vacant. Buildout at 45% assumes roads and utilities.)	02740001	10.5	Low Density Residential	8				37	37
		7.5	Medium Density Residential	20			34	33	67
	02740002	22.2	Low Density Residential	8				79	79
		9.9	Medium Density Residential	20			44	45	89
	02740003	3.3	Low Density Residential	8				11	11
		6.1	Medium Density Residential	20			27	27	54
	9.9	High Density Residential	35	52	52	51		155	
<b>Total</b>					<b>52</b>	<b>52</b>	<b>156</b>	<b>232</b>	<b>492</b>

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Project Name and Status	APN	Acres	General Plan Designation	Maximum Density	Housing Units, by Income					
					Very Low	Low	Moderate	Above Moderate	Total Units	
<b>Rose Gate</b>	<b>02938005</b>	43	Low Density Residential	8				232	232	
	<b>Total</b>							<b>232</b>	<b>232</b>	
Reynolds Ranch (Approved. Vacant, except office and commercial component built as per development plan. Buildout at 70% assumes additional roads and utilities.)	05813002	0.9	Low Density Residential	8				4	4	
	05813003	0.6	Low Density Residential	8				3	3	
	05813004	0.4	Low Density Residential	8				2	2	
	05813005	0.4	Low Density Residential	8				2	2	
	05813006	0.4	Low Density Residential	8				2	2	
	05813021	6.4	Low Density Residential	8				36	36	
	05865001	2.0	Low Density Residential	8				11	11	
	05813014	0.3	Medium Density Residential	20			1	1	2	
	05813022	6.5	Medium Density Residential	20			45	46	91	
	05813024	10.2	Medium Density Residential	20			71	71	142	
	05865002	1.5	Low Density Residential	8				8	8	
	05865003	1.5	Medium Density Residential	20			11	11	22	
					20			265	265	530
					35	75	75	75		225
	05865004	39.0	Medium Density Residential	20			113	114	227	
		14.3	High Density Residential	35	110	110	110		330	
	<b>Total</b>				<b>110</b>	<b>110</b>	<b>351</b>	<b>311</b>	<b>882</b>	
<b>GRAND TOTAL</b>		<b>372.0</b>			<b>284</b>	<b>284</b>	<b>798</b>	<b>1,509</b>	<b>2,875</b>	

Source: City of Lodi 2015

As a result of these development projects, the City would meet the RHNA for moderate- and above moderate-income households, but not its allocations for extremely/very low- or low-income households. Additional sites will be required to accommodate housing needs. Table 3-3 describes this remaining need of 260 extremely/very low- and low-income units.

**Table 3-3: Remaining Need**

	<i>Housing Units, by Income</i>				
	<i>Extremely/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Regional Housing Needs Allocation	497	331	333	770	1,931
Units Constructed				38	38
Development Projects	284	284	798	1,509	2,875
Remaining Need	213	47	(465)	(777)	

Source: San Joaquin County Council of Governments 2014; City of Lodi 2015

**2. Vacant and Underutilized Infill**

Through its General Plan policies, the City emphasizes infill development, a compact community, residential neighborhoods that are accessible to commercial services, and higher densities in appropriate locations. Table 3-4 and Table 3-5 describe vacant and underutilized sites, respectively, that represent appropriate locations for housing for lower-income households. Vacant infill sites have the capacity for 882 units; underutilized sites could produce as many as 298 units for lower-income households. The following tables identify an assumed density value, based on densities permitted in the General Plan.

Underutilized sites include sites where uses are no longer in operation, are in disrepair, or have surpassed their useful life. Sites designated as Mixed Use Corridor were prioritized, since the General Plan calls for reinvestment in these areas. As evidenced by the small number of vacant parcels in the city, the City has done a commendable job of avoiding leapfrog development. Given the current economic climate, redevelopment of underutilized parcels—including closed businesses—will be important for avoiding blighted conditions and maintaining the city’s compact form and accessible neighborhoods. Moreover, these sites already have infrastructure in place, which may reduce development costs compared to projects on greenfield land.

Unit capacity is determined by multiplying the number of acres by the assumed density and buildout factor. Sites were deemed appropriate for extremely low- or very low-income households due to their allowed density, location, and proximity to transit, neighborhood services, and public facilities. The Mixed Use Corridor designation permits 100% residential development except along Cherokee Lane and Lodi Avenue, where 25% and ground-floor frontage should be commercial active uses, respectively. Likewise, the Downtown Mixed Use designation requires ground-floor active uses. These restrictions are calculated as part of the unit capacity. A realistic development capacity of 80% (“buildout factor”) is assumed for most vacant sites. Sites over 10 acres in size are assumed to have a development capacity of 70% to account for additional open space and enable appropriate development typologies (e.g., small apartment complexes of no more than 30 units for very low-income households). For underutilized sites, the assumed density value also takes into account the realistic potential for redevelopment, such as any existing uses to remain on the site or a potential mix of uses.

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Table 3-4: Vacant Infill Sites

APN	Acre	Address	General Plan Designation	Current Zoning	Buildout Factor	Max. Density	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total Capacity
05814052	19.6	1920 S Lower Sacramento	Medium Density Residential	MDR	70%	20	120	120	34	0	274
05814012	19.2	1784 S Lower Sacramento	Medium Density Residential	MDR	70%	20	120	120	29	0	269
06201005	7.8	1774 South Church Street	Medium Density Residential, High Density Residential	MDR	80%	20	30	63		31	124
02939015	6.2	971 N Lower Sacramento	Medium Density Residential	MDR	80%	20	30	57		12	99
02742008	5.3	1333 Lower Sacramento	Low Density Residential	LDR	80%	8				33	33
02742010	3.8	1330 Westgate Dr	Low Density Residential	LDR	80%	8				24	24
05814014	2.3	1690 N Lower Sacramento	Low Density Residential	LDR	80%	8				14	14
				DMU							
04728015	1.9	1130 South Cherokee	Mixed Use Corridor I	MCO	60%	35	30	10		0	40
04728021	1.9	1150 South Cherokee	Mixed Use Corridor	MCO	60%	35	30	10		0	40
04502046	1.0	410 W Lodi Ave	Mixed Use Corridor	MCO	60%	35	21			0	21
06201003	0.9	1912 South Church Street	High Density Residential	HDR	80%	35	24			0	24
04323001	0.6	604 East Pine	Mixed Use Corridor	MCO	80%	35	16			0	16
02741020	0.6	2115 W Kettleman Lane	Mixed Use Corridor	MCO	80%	35	15			0	15
03726003	0.4	427 W Lockeford St	Mixed Use Corridor	MCO	80%	35	11			0	11
04307401	0.4	208 E Pine Street	Mixed Use Corridor	MCO	80%	35	11			0	11
04318002	0.4	113 N Cherokee	Mixed Use Corridor	MCO	60%	35	8			0	8
03726001	0.3	427 W Lockeford St	Mixed Use Corridor	MCO	80%	35	9			0	9
04302301	0.3	216 North Church Street	Downtown Mixed Use2	DMU	70%	35	7			0	7
04306716	0.2	301 E Lodi Ave	Mixed Use Corridor	MCO	60%	35	5			0	5
04307406	0.2	220 E Pine Street	Mixed Use Corridor	MCO	80%	35	6			0	6
04314035	0.2	527 East Lodi Avenue	Mixed Use Corridor	MCO	60%	35	4			0	4
03726002	0.2	427 W Lockeford St	Mixed Use Corridor	MCO	80%	35	5			0	5
<b>TOTAL</b>	<b>73.8</b>						<b>502</b>	<b>380</b>	<b>63</b>	<b>114</b>	<b>1,059</b>

Source: City of Lodi 2015

1. Sites designated as Mixed Use Corridor along Cherokee Lane require at least one quarter of the developed portion of the site to be commercial uses and along Lodi Avenue require active uses (e.g., retail, restaurants, cafes) at the ground level. This requirement is assumed in the table calculations.
2. Sites designated as Downtown Mixed Use require active uses (e.g., retail, restaurants, cafes) at the ground level. This requirement is assumed in the table calculations.

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Table 3-5: Underutilized Infill Sites

APN	Acres	Address	General Plan Designation	Current Zoning	Buildout Factor	Max. Density	Income Levels				Total Capacity <sup>1</sup>	Existing Land Use	Photo #
							Ext. Low/ Very Low	Low	Moderate	Above Moderate			
06229037	6.6	401 E Harney Ln	Medium Density Residential	PD	80%	20	70	35		0	105	Agriculture, surrounded on all sides by completed or approved urban development. No Williamson Act. Across street from Lois E. Borchardt Elementary School.	3-1
04740004	3.4	1045 South Cherokee	Mixed Use Corridor <sup>2</sup>	MCO	40%	35	30	41		0	71	One-story older building. Former use as car dealership is no longer in operation. Surrounded by commercial, residential, and school uses.	3-2
02741022	3.1	2100 Tienda Drive	Mixed Use Corridor	MCO	50%	35	30	12		0	42	Site owned by church; half of site fronting Kettleman is vacant; existing structures to remain. Surrounded by church, residential, and commercial uses.	3-3
04739007	1.8	929 South Cherokee	Mixed Use Corridor Low Density Residential	MCO	50%	35	8	8	8	8	32	Surface parking lot, one-story commercial building (could remain), and vacant land. Surrounded by commercial and residential uses.	3-3
04741001	1.2	1050 South Cherokee	Mixed Use Corridor Low Density Residential	MCO	50%	20		8	8	0	16	One-story old motel. Could be renovated or redeveloped as housing. Surrounded by commercial and residential uses.	3-4
03104020	1.0	1833 W Kettleman	Mixed Use Corridor	MCO	50%	35	18			0	18	One-story office building (could remain) and vacant land. Surrounded by commercial and residential uses.	3-3

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APN	Acres	Address	General Plan Designation	Current Zoning	Buildout Factor	Max. Density	Income Levels				Total Capacity <sup>1</sup>	Existing Land Use	Photo #
							Ext. Low/ Very Low	Low	Moderate	Above Moderate			
04323013	0.6	16 South Cherokee	Mixed Use Corridor	MCO	50%	35	10			0	10	Surface parking lot takes up majority of site; one-story used car dealership no longer in operation. For lease. Surrounded by commercial and school uses.	3-4
03310014	0.5	1100 West Lodi Ave	Mixed Use Corridor	MCO	50%	35	8			0	8	Closed theater, site for sale. Possible redevelopment with adjacent parcel while retaining theater tower.	3-5
03310015	0.5	1110 West Lodi Ave	Mixed Use Corridor	MCO	70%	35	8			0	8	One-story old building and surface parking lot. Business no longer in operation. For lease.	3-5
04323012	0.3	40 South Cherokee	Mixed Use Corridor	MCO	80%	20	5			0	5	One existing home to remain; rest of site vacant. Surrounded by commercial, residential, and school uses.	3-4
04306401	0.3	200 E Oak Street	Mixed Use Corridor	MCO	60%	35	7			0	7	Former Goodwill store--closed and for sale--and surface parking lot. Surrounded by commercial and residential uses. Proximity to downtown.	3-6
<b>Total</b>	<b>19.3</b>						<b>194</b>	<b>104</b>	<b>16</b>	<b>8</b>	<b>322</b>		

Source: City of Lodi 2015

1. Totals may not sum precisely due to rounding.
2. Sites designated as Mixed Use Corridor along Cherokee Lane require at least one quarter of the developed portion of the site to be commercial uses and along Lodi Avenue require active uses (e.g., retail, restaurants, cafes) at the ground level. This requirement is assumed in the table calculations.

**Underutilized Site Photos**

Photo 3-1



Photo 3-2



**Underutilized Site Photos (continued)**

Photo 3-3

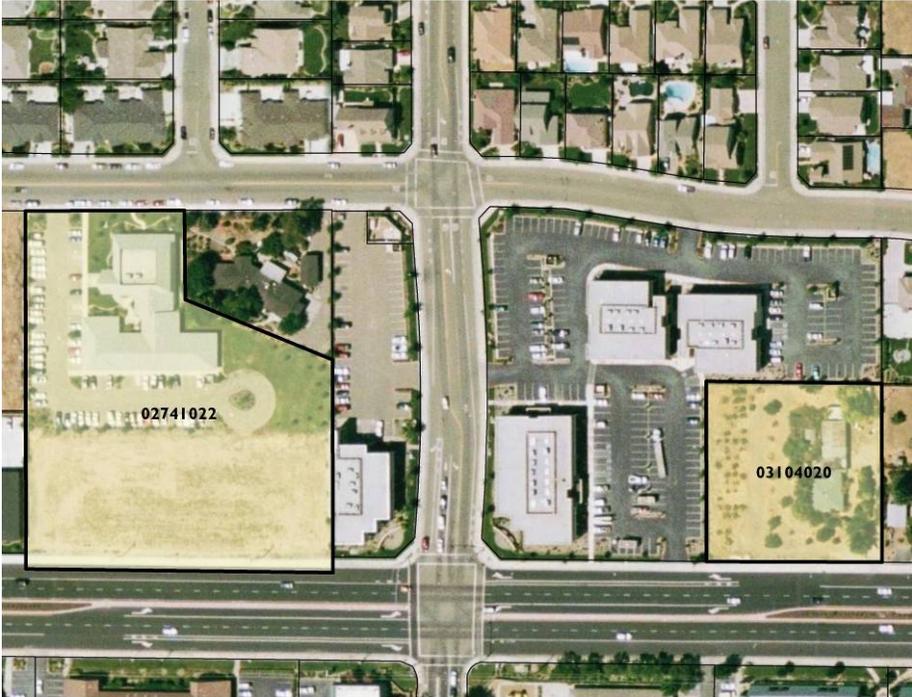


Photo 3-4



**Underutilized Site Photos (continued)**

Photo 3-5



Photo 3-6



**4. Annexation Areas**

Annexation is not required to fulfill the RHNA, but this section lays the groundwork for annexation should the housing market pick up within the planning period. Lodi has used its planning powers and the growth management process to prevent premature conversion of prime agricultural land, protect natural resources that border the city, and ensure orderly and efficient extension of public facilities and services. The General Plan Growth Management and Infrastructure Element identifies a phasing strategy to facilitate contiguous development and avoid unnecessary and premature conversion of agricultural land. Housing Element policies in the Strategy section call for discussions with property owners about annexation to commence by the end of the planning period in 2023. Potential annexation areas are identified by Phase 1 of the General Plan, specifically the portion of Phase 1 that lies outside of the current city limits but inside the Sphere of Influence. (Phase 1 General Plan sites inside the city limits are subsumed in the relevant sections above: development project, vacant and underutilized sites.) These annexation areas allow for 2,681 housing units, including 1,373 units available for below-market-rate units. Annexation sites are documented in Table 3-6.

**Methods**

The lettered key in the first column of the table corresponds to the relevant site in **Figure 3-1**. Existing land use information is provided for each site. Most of these sites are currently in agricultural use. Some sites contain one or more associated residences. Sites will only redevelop once agricultural uses cease. General assumptions are described in the text box below by General Plan land use designation. All unit capacity calculations assume that existing housing units would remain on the site. Calculations also provide 25% of the total area for streets and other infrastructure for each land use type (exceptions are noted in Table 3-6, as dictated by specific site conditions).

<i>General Plan Land Use Designation</i>	<i>Density Range (units/acre)</i>	<i>Household Income Level Accommodated</i>	<i>Assumptions</i>
Mixed Use Center	8–35	Extremely Low, Very Low, and Low	80% residential 20% nonresidential
High Density	15–35	Extremely Low, Very Low, and Low	
Medium Density	8–20	Moderate	
Low Density	2–8	Above Moderate	

**Infrastructure**

As part of the Growth Management Allocation Ordinance, which regulates the maximum amount of residential growth that can occur over time, the City requires that projects identify on- and off-site infrastructure improvements necessary to serve the project. Internal infrastructure is generally provided as part of the initial construction of a project. The areas proposed for annexation, as included in this Housing Element, will be subject to compliance with the City’s regulations and policies related to infrastructure, which will alleviate any potential constraints the availability of public facilities (namely, storm drains, water distribution, and sanitary sewer) would have on housing construction. See Section 3.3: Constraints for a detailed description of public facilities and infrastructure needs.

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**Table 3-6: Annexation Area Sites**

Key	Acres	General Plan Designation	Existing Land Use/Site Context	Units, by Income Category				
				Extremely/ Very Low	Low	Moderate	Above Moderate	Total <sup>1</sup>
A	39.0	Low Density Residential	Agricultural use in operation. One existing residence.				194	194
B	13.2	Medium Density Residential	Existing residences and development projects pending. Assumes 40% of site could be developed.			61		61
C	20.2	Low Density Residential	Vacant				100	100
D	37.1	Low Density Residential	Nursery and agricultural use in operation. One existing residence.				184	184
E	40.0	Low Density Residential	Existing residences on approximately one-quarter of site. Agricultural use in operation on remaining portion of site.				199	199
F	39.3	Low Density Residential	Agricultural use in operation. One existing residence.				195	195
G	27.8	Medium Density Residential	Agricultural use in operation. Three existing residences.			255		255
H	30.1	Low Density Residential	Agricultural use in operation.				150	150
I	12.0	High Density Residential	Agricultural use in operation.	275				275
J	11.7	Medium Density Residential	Agricultural use in operation.			107		107
K	17.2	Medium Density Residential	Agricultural use in operation.			158		158
L	32.8	Low Density Residential	Agricultural use in operation.				163	163
M	6.4	Mixed Use Center	Agricultural use in operation.	36	36			71
N	6.8	Medium Density Residential	Agricultural use in operation.			63		63
O	18.3	Mixed Use Center	Agricultural use in operation. One existing residence.	102	102			203
P	6.7	Medium Density Residential	Agricultural use in operation.			62		62
Q	12.9	Medium Density Residential	Agricultural use in operation.			119		119
R	11.2	Low Density Residential	Agricultural use in operation.				56	56
S	13.3	Low Density Residential	Agricultural use in operation.				66	66
<b>Total</b>	<b>395.9</b>			<b>412</b>	<b>137</b>	<b>824</b>	<b>1,307</b>	<b>2,681</b>

Source: City of Lodi 2015

1. Totals may not sum precisely due to rounding.

**Summary**

Lodi has a capacity of 4,294 units during the Housing Element planning period. This total includes sufficient capacity at each household income level to meet and exceed the RHNA. A summary is provided in Table 3-7.

**Table 3-7: Summary of Housing Sites, January 1, 2014, to December 31, 2023**

	Housing Units, by Income				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Units Constructed				38	38
Development Projects	284	284	798	1,509	2,875
Vacant Land	502	380	63	114	1,059
Underutilized Land	194	104	16	8	322
<b>Total</b>	<b>980</b>	<b>768</b>	<b>877</b>	<b>1,669</b>	<b>4,294</b>
Regional Housing Needs Allocation	497	331	333	770	1,931
Surplus	483	437	544	899	2,363

Source: City of Lodi 2015

**3.2 ADMINISTRATIVE AND FINANCIAL RESOURCES**

**ADMINISTRATIVE RESOURCES**

Described below are public and nonprofit agencies that have been involved or are interested in housing activities in Lodi. These agencies play important roles in meeting the housing needs of the community. In particular they are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

**Central Valley Low Income Housing Corporation (CVLIHC)**

CVLIHC provides both permanent supportive housing for homeless households with disabilities and transitional housing and support services for homeless families. CVLIHC’s permanent and transitional programs are located at scattered sites throughout San Joaquin County, with participants having the primary responsibility for the units where they live. Supportive services include basic life skills training, parenting and family counseling, transportation assistance, child care, assistance in school enrollment, and job search training. CVLIHC’s programs provide housing and supportive services for about 600 households per year.

**Christian Church Homes (CCH)**

CCH has been providing housing in communities since 1961. The organization was created to meet the housing needs of low-income seniors who faced limited housing choices in Northern California. CCH manages 56 facilities in six states. The majority of CCH’s facilities are HUD-subsidized and allow low-income residents to pay only 30% of their adjusted gross income for rent.

### **Community Home Builders and Associates (CHBA)**

CHBA is a nonprofit public benefit corporation involved in the development, construction, and management of affordable housing for individuals and families of low to moderate incomes. The organization was founded in 1990 by the Home Builders Association of Northern California. Through its sponsorship of the San José Conservation Corps' YouthBuild program, CHBA has provided employment for at-risk youth in the construction trades while helping to create opportunities for the building industry to partner with local communities in an effort to fulfill affordable housing goals.

### **Eden Housing, Inc.**

Eden Housing is a nonprofit developer that has completed more than 5,000 housing units. Eden Housing serves low-income families, seniors, persons with disabilities, the formerly homeless, and first-time homebuyers. Eden Housing has substantial experience in applying for funding through government programs, including Low-Income Housing Tax Credit, and HUD Section 202 and 811 programs. Eden Housing is developing an 80-unit affordable senior housing development on Tienda Drive, but construction has not yet begun.

### **Eskaton Properties, Inc.**

Eskaton's primary mission is to enhance the quality of life for seniors through health, housing, and social services. Eskaton currently operates 34 planned affordable retirement communities in California for seniors with limited income, including the Manteca Manor in Manteca. These independent living facilities are located close to a variety of services and offer apartment living with maintenance handled by staff. Rental fees are typically subsidized by the federal government.

### **Habitat for Humanity, San Joaquin County**

Habitat for Humanity is a nonprofit faith-based organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals typically donate land for new homes. In the past, the City of Lodi has provided an allocation of HOME Program funds to the local Habitat for Humanity chapter for land acquisition to accommodate their new construction activities. However, the availability of vacant parcels for such development and the higher cost of land in recent years have prevented Habitat from further development.

### **Housing Authority of San Joaquin County (HASJC)**

HASJC offers programs to assist extremely low- to moderate-income households with their housing costs, including the Section 8 rental assistance program, public housing, and migrant farmworker housing. Specifically, HASJC manages five public housing projects and three migrant farm labor housing developments throughout San Joaquin County. In addition, HASJC provides the Family Self-Sufficiency Program as well as supportive services centers, which provide a range of services to help people become financially self-sufficient.

### **Lodi House**

Lodi House is a nonprofit agency that provides shelter for homeless women and children. In addition to shelter, Lodi House provides food, advocacy, counseling, and numerous workshops on a variety of topics. Lodi House is geared toward assisting women in achieving independence so that they can find a home for themselves and their children. Five families reside together at Lodi House at a time. The City of Lodi has contributed to the Lodi House in recent years.

### **LOEL Gardens Senior Housing**

The LOEL Gardens Senior Center, in addition to providing supportive services and activities to seniors at their facility at 105 S. Washington, also provides affordable housing to seniors. With funding provided through the City's CDBG and HOME programs, LOEL has acquired several residential properties around their Senior Center and has a total of 14 units designated for very low- and low-income seniors.

### **Mercy Housing California (MHC)**

MHC is a nonprofit developer that provides affordable housing for families, seniors, formerly homeless persons, individuals with HIV/AIDS, and persons with chronic mental illnesses and physical impairments. With the assistance of public and private funding, MHC builds or rehabilitates housing to meet community needs. The types of housing developed include multi-unit rental apartments, single-family homes, single-room occupancy (SRO) apartments for formerly homeless adults, and accessible units for individuals with physical disabilities.

### **Salvation Army Shelter**

The Salvation Army operates a 56-bed men's shelter in Lodi, which provides food, clothing, and medical services. The Salvation Army also operates a 16-bed transitional housing facility, as well as a 37-bed emergency shelter for women and children and a 24-bed transitional housing facility for women and children. The City of Lodi has contributed \$35,000 to the Salvation Army in recent years under the Community Development Block Grant program.

### **Satellite Affordable Housing Associates**

Satellite Housing is a nonprofit organization, based in Berkeley, that provides affordable, service-enriched housing that promotes healthy and dignified living for people with limited options, including seniors, families, and adults with special needs. Satellite Housing was awarded a \$1.3 million HUD 811 Loan to develop a small project to serve special needs adults and is looking for a location in Lodi in which to place that project, since the primary location in Manteca has become unavailable.

### **Service First of Northern California, Inc.**

Service First of Northern California is a nonprofit organization, based in Stockton, that provides affordable housing to the residents of San Joaquin County. In 2009, it acquired three properties (438 Via Marco, 324 Watson Street, and 502 E. Oak Street) for redevelopment and resale to low- to moderate-income families, using Neighborhood Stabilization Program funds.<sup>5</sup>

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<sup>5</sup> San Joaquin County. "Neighborhood Stabilization Program July 1, 2009 thru September 30, 2009 Performance Report." Page 9.

It is in the process of acquiring two additional properties at 500 E. Oak Street and 110 South Garfield Street, for resale to low-income families, using HOME funds.<sup>6</sup>

### **Stockton Shelter for the Homeless**

Stockton Shelter is a not-for-profit agency that serves the homeless. The organization has three year-round shelters and opens a fourth shelter at one of the Housing Authority's migrant camps during the winter months. The Stockton Shelter served 3,090 persons in 2014. The family shelter has 160 beds, the singles' shelter has 8 beds and the women's dorm has 14 beds. In addition, the single men's shelter provides 169 shelter beds. The Holman House, a shelter for persons living with HIV/AIDS, has beds for 32 people. The seasonal migrant worker shelter sleeps approximately 250 people. Stockton Shelter offers a variety of services, including case management, drop-in services, showers, meals, and other supportive services.

## **FINANCIAL RESOURCES**

The City of Lodi has access to a variety of existing and potential funding sources available for affordable housing activities. These include local, state, federal and private resources and are summarized in Table 3-8. Described below are the four largest housing funding sources the City can use for housing production, rehabilitation, or preservation: CDBG, HOME Investment Partnership Program grants, and the Section 8 Rental Assistance Program.

### **Community Development Block Grant**

The federal CDBG program provides funds for a variety of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. From 2001 to 2007, the City used \$510,922 in CDBG dollars to produce 11 very low-income units.

### **HOME Investment Partnership Program**

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower-income households. Such activities include the following: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is the preservation of at-risk housing projects. Since 2001, the City has allocated \$996,299 in HOME funds to produce 40 low-income units. HOME funding is now provided through the State HOME program on a competitive application basis; the City was awarded \$700,000 in State HOME funds for a First-Time Homebuyer Program for 2013–2016.

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<sup>6</sup> City of Lodi. Planning Commission Staff Report. "Tentative Parcel map 09-P-02." December 9, 2009.

**Section 8 Rental Assistance**

The Section 8 program is a federal program that provides rental assistance to very low-income households in need of affordable housing. The program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30% of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The program is administered by the Housing Authority of San Joaquin County.

**Table 3-8: Financing Resources for Affordable Housing**

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<i>Federal Programs</i>		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
Emergency Shelter Grants (ESG)	Grants potentially available to the City through the County to implement a broad range of activities that serve homeless persons. Funding availability is uncertain for the current year.	<ul style="list-style-type: none"> <li>- Shelter Construction</li> <li>- Shelter Operation</li> <li>- Social Services</li> <li>- Homeless Prevention</li> </ul>
HOME	Grant program potentially available to the City on a competitive basis for housing activities. City competes for funds through the State’s allocation process.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> <li>- Rental Assistance</li> </ul>
Low-Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> </ul>
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority makes certificates available.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> </ul>
Section 8 Rental Assistance Program	Rental assistance payments from the Housing Authority of San Joaquin County to owners of private market-rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> <li>- Rental Assistance</li> <li>- Homebuyer Assistance</li> </ul>

Chapter 3: Resources and Constraints

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
Section 108	Provides loan guarantees to CDBG entitlement jurisdictions for capital improvement projects. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Homebuyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
Section 202	Grants to nonprofit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- New Construction</li> <li>- Land Acquisition</li> </ul>
Section 203(k)	Provides long-term, low-interest loans at fixed rates to finance acquisition and rehabilitation of eligible property.	<ul style="list-style-type: none"> <li>- Rehabilitation</li> <li>- Relocation of Unit</li> <li>- Refinance Existing Indebtedness</li> </ul>
Section 811	Grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- New Construction</li> <li>- Rental Assistance</li> </ul>
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Rehabilitation</li> </ul>
<b>State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> </ul>
CalHOME	Provides grants to local governments and nonprofit agencies for local home buyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> <li>- Rehabilitation</li> <li>- New Construction</li> </ul>
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	<ul style="list-style-type: none"> <li>- Homebuyer Assistance</li> </ul>
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multifamily and elderly rental housing. Tax-exempt bonds provide below-market mortgages.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Rehabilitation</li> <li>- Acquisition</li> </ul>

*Lodi Housing Element*

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
CHFA Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below-market loans to first-time buyers. Program operates through participating lenders who originate loans for CHFA.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Homebuyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters & Transitional Housing
Emergency Shelter Program	Grants awarded to nonprofit organizations for shelter support services.	- Support Services
Extra Credit Teacher Program	Provides \$7,500 silent second loans with forgivable interest in conjunction with lower interest rate. CHFA first loans to assist eligible teachers to buy homes.	- Homebuyer Assistance
Farmworker Housing Assistance Program	Provides state tax credits for farmworker housing projects.	- New Construction - Rehabilitation - New Construction
Housing Enabled by Local Partnerships (HELP)	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	- Rehabilitation - Acquisition - Homebuyer Assistance - Site Development
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development, and financing of ownership and rental housing for farmworkers.	- Homebuyer Assistance - Rehabilitation - New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation, and preservation of rental housing.	- New Construction - Rehabilitation - Preservation
Self-help Builder Assistance Program (SHBAP)	Provides lower interest rate CHFA loans to owner-builders who participate in self-help housing projects. Also provides site acquisition, development, and construction financing for self-help housing projects.	- Homebuyer Assistance - New Construction - Site Acquisition - Site Development
Supportive Housing/Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled, and persons needing support services to live independently.	- Supportive Housing - Foster Care

Chapter 3: Resources and Constraints

<i>Funding Type/Program</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>Local Programs</b>		
Financial Incentives under the Density Bonus Ordinance	The County's Density Bonus Ordinance offers financial incentives, as required by state law.	- New Construction
Tax Exempt Housing Revenue Bond	The County can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	- New Construction - Acquisition - Rehabilitation
<b>Private Resources</b>		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% area median income qualify.	- Homebuyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Nonprofit and for-profit developers contact member institutions.	- New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

### **3.3 CONSTRAINTS**

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A number of factors may constrain the development of housing, particularly housing affordable to lower-income households. These factors can generally be divided into “governmental constraints,” or those that are controlled by federal, state, or local governments, and “nongovernmental constraints,” factors that are not generally created or affected by governmental controls.

An analysis of these factors can help in the development of programs that lessen the effect of construction on the supply and cost of housing.

#### **NONGOVERNMENTAL CONSTRAINTS**

##### **Mortgage and Rehabilitation Financing**

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or with government assistance.

In 2013, as reported under HMDA,<sup>7</sup> 543 households applied for a mortgage to purchase a primary residence, and lending institutions approved financing for 85% of those requests. By comparison, in 2007, the overall loan approval rate was 47% and in 2001 83% of loans were approved. While the market tightened in 2007, it seems to have recovered to earlier lending rates. As a result, households are finding it easier to secure loans. Of the 543 loan requests, VA-guaranteed mortgage requests had the highest rate of loan origination (88.46%); however, FHA and conventional mortgage requests closely followed at 81.31% and 86.12%. American Indian/Alaska Native, Black or African American, and Native Hawaiian/Pacific Islander applicants experienced a high rate of loan origination at 100.00%. Asian and White applicants, on the other hand, experienced a lower rate at 90.00% and 84.35%, respectively. However, three census tracts (44.03, 45.01, and 45.02) have concentrations of either non-Whites or low/moderate-income persons, or both, and experienced a loan denial rate that was significantly lower than the overall rate in the city.

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the City of Lodi offers a first-time homebuyer assistance program. This program assists extremely low-, very low-, low-, and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.

##### **Cost of Land**

A key factor in determining housing costs is the price of raw land and any necessary improvements. Over the course of the last several years, virtually no land has been sold in the city since 2007. The price of existing homes continues to incrementally increase since the economic downturn. According to local developers at the stakeholder meeting, residentially zoned land anywhere in the city would not sell for more than \$150,000 to \$200,000 per acre at

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<sup>7</sup> Home Mortgage Disclosure Act LAR data, 2013, <http://www.consumerfinance.gov/hmda/>.

present.<sup>8</sup> In 2001, the average selling price was \$75,000 to \$100,000. This is an increase in the cost of land from previous years.

### **Construction Costs**

#### ***Single-Family Homes***

Various factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. These factors create a wide variation in construction costs. A basic, 1,200-square-foot starter home could be constructed in Lodi for \$214,000, including land cost, permit and development impact fees site preparation, and other miscellaneous costs, excluding developer fee or profit.

#### ***Multifamily Homes***

Contacts with multifamily housing developers in the Lodi region indicate that construction costs for multifamily housing units, including land and site preparation costs, materials and labor, fees, and related expenses, are discouraging for new construction. The construction costs for a 1,000-square-foot unit are approximately \$125,000 which includes land cost, permit and development impact fees, site preparation, and other costs, excluding developer fee or profit.

### **GOVERNMENTAL CONSTRAINTS**

Local policies and regulations impact the price and availability of housing and subsequently the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints, as well as policies that encourage housing development in the city.

**The City of Lodi adopted its Development Code in March 2013. The analysis below is based on the standards set out in the Development Code.**

#### **General Plan Designations and Permitted Densities**

The Land Use Element was updated as part of the comprehensive General Plan update in 2010. The element sets forth the City's development policies. These policies, as implemented by the Development Code (Title 17 of the Lodi Municipal Code), establish the amount of land allocated for residential and other uses within the city. The Land Use Element establishes 14 land use designations in total, including six that allow residential uses (see Table 3-9): Low-Density Residential, Medium-Density Residential, High-Density Residential, Downtown Mixed Use, Mixed Use Corridor, and Mixed Use Center, and some limited residential use in Commercial, Industrial, and Overlay Districts. With this most recent General Plan, the City is emphasizing a dense, mixed-use downtown as well as mixed-use development along the city's major corridors: Kettleman and Cherokee lanes and Lodi Avenue.

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<sup>8</sup> Estimate from the stakeholders meeting on June 25, 2015.

**Table 3-9: Development Standards, by Land Use Designation**

<i>Land Use District</i>	<i>Residential Density (du/ac)/ Floor Area Ratio (FAR)</i>	<i>District Code</i>
<b>Residential</b>		
Low-Density Residential	2–8	RLD
Medium-Density Residential	8–20	RMD
High-Density	15–35	RHD
<b>Mixed-Use</b>		
Downtown Mixed Use	8–35 / 3.0	DMU
Mixed Use Center	8–35 / 1.0	MCE
Mixed Use Corridor	2–35 / 1.2	MCO
<b>Commercial</b>		
Office	—	O
General Commercial	—	GC
<b>Industrial</b>		
Industrial District	—	M
<b>Overlay</b>		
Planned Development	—	PD

Medium- and high-density residential and the mixed-use designations all allow multifamily housing by right. The Mixed Use Corridor designation permits 100% residential development except along Cherokee Lane and Lodi Avenue, where 25% and ground-floor frontage should be commercial active uses, respectively. Likewise, the Downtown Mixed Use designation requires ground-floor active uses. Still, the range of districts that permit residential development and the densities they offer (2–35 units per acre) allow for a variety of housing types and therefore do not serve as a constraint to housing development.

**Smart Growth and Transit-Oriented Development**

Both the General Plan, adopted in April 2010, and the Transit-Oriented Design Guidelines for Downtown prioritize locations for high-density development. The first guiding principle of the General Plan seeks to maintain the city’s compact form, with virtually all new development located within 3 miles of downtown. Lodi’s downtown and major transit and commercial corridors (including Lodi Avenue, Cherokee Lane, and Kettleman Lane) are priority areas for high density and mixed use with primarily residential development, in order to capitalize on access to transit, public facilities, and services. New growth areas are focused around mixed-use centers that envision a range of housing choices (including high-density development, appropriate for below-market-rate housing). Three new schools and several parks are intentionally located next to mixed-use centers and the highest residential densities to promote walkability and access to services. The General Plan and TOD Design Guidelines serve to remove constraints to affordable housing by supporting housing choices, including high density.

**Zoning Standards and Permitted Housing Types**

The existing Development Code regulates the type, location, density, and scale of residential development and exists to protect and promote the health, safety, and general welfare of residents. In addition, the Development Code serves to preserve the character and integrity of existing neighborhoods. As shown in Table 3-10, Lodi's Development Code includes design standards and guidelines for districts that permit residential development.

The development standards contained in the City's Development Code are consistent with other cities of Lodi's size and character. Examples include maximum lot coverage from 45% to 60% and height limits of 35 feet in low- and medium-density designations and 60 feet in high-density zones. Table 3-10 summarizes the City's development standards. Note that densities in the Sites Inventory are determined by the General Plan designation.

**Development Standards**

Table 3-10 shows the development standards and residential uses permitted by zoning district. Symbols in the table represent the following: A – allowed use; UP – use permit required; MUP – minor use permit required; X – use not allowed. In the Planned Development district, the development standards will vary depending on the requirements of the underlying zoning district.

Chapter 3: Resources and Constraints

**Table 3-10: Residential Development Standards and Housing Types Permitted by Zone**

Zoning Standards	Zoning District									
	RLD	RMD	RHD	DMU	MCE	MCO	GC	O	M	PD
Max Density (du/ac) <sup>1</sup> / Floor Area Ratio	8	20	35	8–35 / 3.0	8–35 / 1.0	2–35 / 1.2	FAR 0.60	FAR 0.60	FAR 0.60	varies
Min Lot Size (sq ft) – single family <sup>1</sup>	5,500	5,000	4,000	None	None	8,000	8,000 sq. ft.	8,000 sq. ft.	10,000	varies
Min Lot Width (ft) <sup>2</sup>	50	50	50	None	None	50 wide by 100 deep	750	75	75	varies
Front Yard Setback (ft)	15	15	15	None	None	10	10	10	10	varies
Side Yard Setback (ft)	5	5	5	None	None	5	None	None	None or 20 if adjacent to residential	varies
Rear Yard Setback (ft)	10	10	10	None, or 10 if residential	None or 10 if residential	10	None or 10 if residential	10	None or 20 if adjacent to residential	varies
Building Coverage (%) / Floor Area Ratio	45	50	60	3.0	1.0	1.2	FAR 0.60	FAR 0.60	FAR 0.60	varies
Max Building Height (ft)	35	35	60	75	75	60	35	35	70	varies
Parking (spaces/unit)	Varies, see discussion below.									
Housing Types Permitted										
Single-Family Dwelling	A	UP	UP	X	X	UP	X	X	X	varies
Two-Family Dwellings (duplex)	X	A	A	X	X	A	X	X	X	varies
Multifamily (3 or more dwelling units)	X	A	A	A	A	A	X	X	X	varies
Accessory Uses	A	A	A	A	A	A	X	X	X	varies
Caretaker Quarters	X	A	A	X	X	X	X	UP	X	varies
Home Occupations	MUP	MUP	MUP	MUP	MUP	MUP	X	X	X	varies
Live/Work Projects	X	UP	UP	A	A	A	X	X	X	varies
Seasonal Farmworker Housing	X	A	A	X	X	X	X	X	X	varies

Chapter 3: Resources and Constraints

Zoning Standards	Zoning District									
	RLD	RMD	RHD	DMU	MCE	MCO	GC	O	M	PD
Transitional/Supportive Housing	A	A	A	A	A	A	X	X	X	varies
Second Dwelling Units	A	A	A	X	X	X	X	X	X	varies
Residential Shelters							A	X	UP	varies
Mobile Homes/RV Park	X	X	UP	X	X	X	X	X	X	varies

Source: Chapter 17, Lodi Municipal Code

1. Varies depending on dwelling type.
2. Varies with a second dwelling unit.

### **Yards and Setbacks**

Yard and setback requirements are consistent with permitted densities in residential zones: 15 feet in front, 10 feet in rear, and 5 feet on each side. Yard and setback requirements within the other zoning districts are typical in comparison with most jurisdictions.

### **Building Coverage**

The City's building coverage standards are reasonably related to the density provisions in each residential zone. In residential zones, permitted building coverage ranges from 45% to 60% in the RLD zone (low density) to 60% in the RHD zone. Building coverage pertains to the primary (main) building and any accessory structures.

### **Lot Size and Lot Area per Dwelling Unit**

In zones designated for residential low and medium density, minimum lot size is 5,500 square feet and 5,000 square feet respectively. Zones allowing high-density residential development have a minimum lot size of 4,000 square feet.

### **Building Height**

Permitted building heights range from 35 feet in low- and medium-density zones to 60 feet (four stories) in the high-density zone. Residential uses are allowed in the General Commercial and Office zones, which have a maximum building height of 35 feet. In the industrial zone, the maximum building height increases to a maximum of 70 feet. In the city's mixed-use districts (DMU, MCO, and MCE), the maximum building height ranges from 60 (five stories) to 75 feet (six stories). Lodi's Development Code includes a provision for exceptions to standard height limitations for non-habitable architectural elements and structures.

### **Parking Standards**

Lodi's minimum parking requirements are based on the gross floor area of a use. Where a site has multiple tenants, the minimum number of parking spaces is based on the aggregate number of parking spaces required for each separate use.

The minimum parking requirements are two spaces within a garage for a single-family home and two covered spaces per unit for a duplex. The requirements for a multifamily dwelling are one covered space per one-bedroom unit or two spaces per two-bedroom unit (one must be covered), plus one uncovered guest space for every five units. For senior housing projects, a minimum of 0.75 space for each unit with half the spaces covered, plus one guest parking space for each ten units, is required. Few parking spaces are required for senior congregate care facilities, which requires 0.5 space for each residential unit, plus one space for each four units for guests/employees. The City's parking ratios are reasonable in relation to the likely demand for parking from different residential uses.

The City allows variations to these parking requirements. When two or more adjacent nonresidential uses have distinct and different peak parking usage periods, a reduction in the required number of spaces may be allowed. Other reductions in parking may be allowed through granting of a use permit so long as the justification for needing fewer parking spaces is well documented, the parking reduction will not adversely affect the other adjacent businesses or uses, and the modified parking is consistent with other uses of similarly intensity.

### **Design Guidelines**

The City adopted Transit-Oriented Development Design Guidelines for Downtown in 2008 and has general design guidelines as part of the update to the Development Code, to implement the policies of the General Plan and Housing Element. These documents do not serve as a constraint to development. In fact, they serve to alleviate constraints, since they provide detailed guidance about the City's design preferences (e.g., ground-floor features, green design, and parking) that can assist an applicant in preparing an application that conforms to the City's regulations.

### **Development Standard Conclusion**

The City's development standards do not impose a constraint to achieving maximum residential densities and are reasonably related to neighborhood quality goals and protecting the health and safety of residents.

### **Permitted Housing Types**

#### **Licensed Residential Care Facilities**

The city has 24 licensed residential care facilities: eight adult residential care, nine residential care facilities for the elderly, two adult day care facilities, four small residential care homes for children, and one group home. Residential care facilities are licensed by the State of California to provide permanent living accommodations and 24-hour supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Licensed residential care facilities include hospices, nursing homes, convalescent facilities, sanatoriums, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addiction. Under state law, the City of Lodi is required to permit licensed residential care facilities that serve six or fewer persons by right in residential districts. Facilities that serve more than six people can be required to have a use permit. The City's Development Code was updated to allow all types of residential care facilities of six or fewer individuals permitted by right in residential zones

#### **Extremely Low-Income Households**

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units. SRO units are generally small in nature and lack separate kitchen or bathroom facilities for every unit. Meals are often provided, and residents stay on a permanent or semi-permanent basis; rent is often accepted on a weekly or monthly basis. SRO units are frequently one of the only sources of housing available to extremely low-income people (in Lodi, a one-person household making \$13,950 or less annually qualifies as extremely low income). The Development Code currently treats SROs the same as any group residential use.

#### **Supportive and Transitional Housing**

Supportive and transitional housing is geared toward individuals and families who have been homeless and who benefit from supportive services such as job counseling and day care as they get back on their feet and are able to afford their own house or apartment. Residents in supportive and transitional housing typically stay up to a year before moving out. According to state law, supportive and transitional housing must be treated the same as any other residential

use in a residential zone. The City Council adopted a Development Code amendment on August 19, 2015, to allow transitional and supportive housing in all zones that allow residential uses. ,

### **Emergency Shelters**

Recent state law (SB 2) mandates that jurisdictions either permit emergency shelters by right in one or more zones or enter into a multi-jurisdictional agreement with neighboring jurisdictions to fund and operate a shelter or shelters to meet their collective homeless need. Lodi currently meets this new requirement—emergency shelters are allowed by right in the General Commercial (GC) zone. This zone was selected based on access to transit, public facilities, and commercial services. GC sites are all located primarily in downtown Lodi and along Cherokee Lane (a major commercial street with transit access, located adjacent to the eastern residential neighborhoods). Currently, there are five vacant GC sites ranging from 0.24 to 23.06 acres in size that could accommodate emergency shelters. Moreover, there are older motels along Cherokee Lane that could be used as emergency shelters if necessary. In sum, available land and existing structures would accommodate the estimated homeless population—approximately 90 unsheltered persons, as described in Chapter 2.

### **Second Units**

The City defines a second unit as “an additional living unit on a lot within a single-family zone.” A second unit is a self-contained unit with separate kitchen, living, and sleeping facilities. A second unit can be created by (1) altering a single-family dwelling to establish a separate unit or (2) adding a separate unit onto an existing dwelling. In accordance with state law, second units are allowed without the requirement of a use permit in the RLD, RMD, and RHD zoning districts.

The City requires that second units be architecturally compatible with the existing single-family dwelling. They must have separate exterior entrances and be no larger than 640 square feet in floor area or 30% of the existing living area of the primary residence, whichever is less. The unit must also have one off-street parking space in addition to the parking required for the existing residence.

### **Farmworker Housing**

Farmworker or employee housing is property used temporarily or seasonally for the residential use of five or more unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boarding house, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code) requires the City to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone and also to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. The Development Code treats permanent housing for farmworkers who live in Lodi year-round the same as other permanent housing (i.e., single

family or multifamily). Seasonal or migrant farmworker housing is treated the same as group residential. Program 1.1 is proposed to amend the Development Code to comply with the state Employee Housing Act.

**Development Process**

**Growth Management Allocation Ordinance**

In 1991, the City adopted a Growth Management Allocation Ordinance (GMAO) to regulate the location, amount, and timing of residential development.

Under the ordinance, the maximum number of housing units approved each year by the City reflects a 2% increase in population. Unused permits rollover to the next year and there is no annual limit on the number of resulting permits that may be utilized. Additionally, this limitation does not apply to certain types of units, including senior citizen housing and projects of four units or less.

The ordinance establishes a residential density allocation system, with the goal of promoting a mix of housing types in the designated percentages listed in Table 3-11. These percentages were derived from the breakdown in existing housing units in Lodi when the ordinance was first conceived in 1989.

**Table 3-11: Growth Management Ordinance Breakdown by Density**

<i>Housing Type</i>	<i>Units/Acre</i>	<i>Percentage</i>	<i>2015 Growth Management Allocation Units</i>
Low Density	<8	65	291
Medium Density	8–20	10	45
High Density	1,535	25	111
<b>Total</b>	<b>—</b>	<b>100</b>	<b>447</b>

Source: City of Lodi, General Plan 2010

The allocation for a given year is calculated in the following manner: Lodi’s DOF population estimate x 0.02 ÷ Lodi’s DOF estimate of persons per household = number of allocations. For example, the current city population is 63,719 as of January 1, 2015, and new Department of Finance numbers show Lodi at 2.85 persons per household in 2015. In 2015, 447 units are available. Calculate 2% of the city’s current population: 63,719 x 2% = 1,274.38. Divide 1,274 by the average number of persons per household 1,274 / 2.85 = 447.15. Divide the 447.15 (447) units into the three housing types: 65% low density; 10% medium density; 25% high density.

The breakdown by density establishes an upper limit for the number of permits, but does not guarantee that the density quotas for the three categories are attained by the end of a given year. Because in most years demand has been less than available permits, an inventory of available permits has built up. For example, permits for 49 single-family units were pulled from 2013 through April 2015, leaving many unused allocated units.

Assuming that Lodi’s population continues to grow at 1.5% annually, the average growth rate from 2000 to 2015, the City will continue to accumulate and not build out, at the potential number of allocation units for 2015. More importantly, this means that in total, development permits for approximately 4,923 units will be available to fulfill Lodi’s RHNA, which is 1,931. The density breakdown of these allocations appears in Table 3-12. Of the City’s 4,923 total allocations, 3,472 remain for low density, 411 remain for medium density, and 1,040 remain for high density. Taking into account the planning period, based on an average number of persons per household of 2.8 and a 1.5% growth rate, an estimated 8,817 allocated units will be available for development by the end of the planning period.

**Table 3-12 Remaining Growth Management Allocation**

<i>Residential Density (units/acre)</i>	<i>2015 Remaining Allocations</i>	<i>2014–2023</i>
Low Density	3,472	-2,531
Medium Density	411	389
High Density	1,040	974
<b>Total</b>	<b>4,923</b>	<b>8,817</b>

**How Permits are Allocated and Points Awarded**

Proposed developments receiving the highest number of points under an annual permit application process receive allocations. Projects are ranked by point-score and eliminated as necessary in order to equal the number of permits allowed for a given year. No single-family development is allowed to receive more than one-third of the permits available in any single year unless the number of applications is less than the total permits available for the year. The current GMAO excludes commercial and industrial projects; senior housing; on-site replacement of housing in existence as of September 1, 1989; and projects of four units or less. To facilitate the development of affordable units, Program 1.2 proposes to exclude affordable housing from units that are required to receive allocations.

In practice, demand for permits has not exceeded the supply since 1991. Since that time there has been a backlog of available permits which rolls over from year to year. There is no cap on the number of allocations that can be granted annually nor is there an expiration date. Moreover, multifamily and affordable housing are eligible for 30 additional points. Additionally, multifamily housing is eligible for up to 20 bonus points for landscaping and architectural design, not available to single-family developments. In addition, projects with units affordable for low- and moderate-income households can earn up to 10 points. However, because of the large number of permits available, this scoring system is not expected to be necessary or used during this Housing Element planning period.

**Conclusion**

Overall, the Growth Management Allocation Ordinance does not present a substantial constraint to development during this planning period. There are more than enough available allocations to meet housing demand. There is no annual cap on the number of allocations that can be granted and no expiration on the permits. Moreover, senior units are exempt from the allocation process and affordable units will be exempt.

However, the allocation process adds time and cost upfront to the development process for two reasons. The allocations occur once a year and an investment is required on the applicant's part to provide the level of site plan and application detail required by the City to receive an allocation. The reason the City only accepts allocations once a year is so that projects can be compared. Generally, projects submitted in May will receive allocations by the end of the calendar year. The time and cost are recouped for successful applicants who receive allocations because their proposed site plans and other details of the development proposal are reviewed and approved by the City during the allocation process. This provides a degree of certainty and ultimately efficiency in the approval process.

Once a development proposal is approved, an applicant may proceed with a Tentative Subdivision Map (TSM). Approval of the TSM is the final major regulatory process for the applicant. Following approval of the TSM and allocation of housing units, the applicant generally need only apply for ministerial approvals (final subdivision map, building permits, etc.). Applicants can apply for multiyear allocations (up to three years), which further reduces the long-term cost of receiving development approvals under the allocation process. However, use of housing allocations must be done in accordance with the schedule approved and construction occur in the year for which the allocation applies.

The City of Lodi does not believe that added costs exist with respect to the Growth Management Allocation Ordinance. The time frame for project review and approval is consistent with, if not shorter than, other communities. The review of site plans in the approval of multifamily projects is consistent with sound planning practice and other jurisdictions. Finally, since the inception of the ordinance, no medium or high density request has been denied that is consistent with existing General Plan designations and zoning; this is important given the statewide and local need for affordable housing opportunities.

### **Development Review Process**

A city's development review process—the steps and the time that it takes to review and make a decision on a development application—can serve as a constraint to residential development. This section explains the City of Lodi's development review practices.

### **Administrative Deviations**

Minor deviations from the provisions of Lodi's Development Code are approved through the processing of an administrative deviation. This process requires the submittal of an application and involves review and approval by Community Development and Public Works and Electric Utility Department staff only or can be referred to the Planning Commission, and can be submitted for land located within any zoning district. Administrative deviations are issued only because of special circumstances such as topography or size constraints that obstruct development of a site. Lodi's Development Code identifies the only modifications for which an administrative deviation can be issued. These modifications include off-street parking requirements, setback requirements, area and width requirements, height requirements, and landscaping requirements. Modifications are only allowed up to a certain percentage of the standard requirements.

### **Site Plan and Architectural Review**

The development review process includes site plan and architectural review for certain development projects by the Site Plan and Architectural Review Committee (SPARC). The purpose of this review is to ensure compliance with the Development Code and promote orderly development. Projects required to obtain site plan and architectural approval are sign permits, site plan and architectural approval for multiple single-family homes, and site plan and architectural approval for commercial and industrial buildings. More specifically, SPARC review is required for the following:

- Multiple single-family detached homes and accessory structures in the R-1, R-1E, and R-2 zoning districts. Multifamily dwellings and accessory structures in the RMD and RHD zoning districts. Temporary structures that will be removed within one year.
- Additions and alterations in all zoning districts, except the R-1, R-1E, R-2, RMD, and RHD zones, that do not meet the specific criteria above. Nonresidential development containing up to 10,000 square feet of total gross structure area. Nonresidential development containing 10,000 square feet or more of total gross structure area.

Site plan and architectural review is facilitated by the SPARC, which was established to assist the Planning Commission in reviewing site plans and architectural drawings. Four of the five members are appointed by the Mayor, while the SPARC is appealable to the Planning Commission. The Planning Commission is the final regulatory authority that issues decisions on most developments within the city. SPARC meetings are open to the public and are publicly noticed.

Applicants are required to submit the following information to the committee:

- A site plan of the proposed structures that complements the neighborhood and preserves light and air on adjoining properties;
- Landscaping and/or fencing of yards and setback area, use of landscaping, and/or fencing for screening purposes;
- Design of ingress and egress;
- Off-street parking and loading facilities;
- Drawings or sketches of the exterior elevations; and
- Designation of location of existing fire hydrants.

These requirements are relatively easy to meet and do not add significantly to the cost or time required for site plan review since these elements are already required for planning and building approval processes and proceed in parallel. The SPARC meets monthly or as needed. The review process proceeds as follows:

- Planning staff reviews site plan and architectural review applications to determine if projects require discretionary approval from the Planning Commission in addition to site plan and architectural review. Discretionary approval may be required if a project needs a use permit or variance—it does not apply to individual single-family homes and accessory structures, including additions and alterations, under individual

applications in the R-1, R-1E, and R-2 zoning districts, nor to ground-floor additions and alterations deemed visually or functionally insignificant by the Planning Department the other hand, condo conversions would trigger a use permit, though existing tenants would have the first right of refusal.

- If it is determined that discretionary approval is required, the application in question is sent to the Planning Commission for review of the site plan and architectural features.
- If the application falls into one of the categories requiring site plan and architectural review (but does not require discretionary approval), it is reviewed by the SPARC.
- The approval body, whether the Planning Commission or the SPARC, has the power to approve or disapprove the application or to approve the application subject to compliance with modifications or conditions to comply with the City's Municipal Code and other applicable laws and regulations. This evaluation against existing laws serves as the findings for approval or denial.
- The SPARC has up to 21 days to make a decision. Upon approval of submitted plans, or at the expiration of 21 days, the City issues a building permit, provided that all building code requirements have been met and the applicant does not need a use permit (which triggers Planning Commission review).
- The SPARC's decision may be appealed to the Planning Commission. Appeals must be filed in writing, with a \$300 fee, within 10 days of the SPARC's decision.

#### **Development Review Time Frame**

The development review time frame is affected by several factors. Some of these factors, such as the amount of time it takes to (a) determine the completeness of an application, (b) determine if environmental review is necessary, and (c) approve or disapprove a project from the date environmental review is complete or determination of categorical exemption is made, are within the control of jurisdictions. Other factors, such as the time it takes to gather application materials or complete an environmental document, are largely in the hands of developers. Still other factors such as the availability of project financing are dependent upon the state of the economy.

The City complies with state law by taking only 5–10 days to determine whether an application is complete and 5–10 days to determine if environmental review is required (the State actually allows up to 30 days for both of these steps) as well as only 180 days when an EIR is required or 60 days when a negative declaration is made (or the project is exempt from CEQA) to approve or disapprove a project (see Table 3-13). However, typically, project approvals take longer because of the factors discussed above that are out of the City's control as well as additional steps such as conditional use permits and construction permits that may be required.

A typical single-family development will require a residential allocation, tentative and final tract map, environmental review (negative declaration or EIR), Planning Commission review, City Council review (if a Planning Commission decision is appealed), and construction permits (building, grading, etc.). From start to finish, the process will typically take 6 to 12 months. A large or complex project, particularly one triggering state or federal environmental mandates, can take longer. A typical multifamily development will require a residential allocation, environmental review (negative declaration or EIR), Planning Commission review, City

Council review (if a Planning Commission decision is appealed), and construction permits (building, grading, etc.). From start to finish, the process will typically take 6 to 12 months.

Multifamily and single-family developments are also required to go through the Site Plan and Architecture Approval Committee process. It takes two to four weeks to complete staff review before the development can be submitted to the committee. Then, the committee takes 21 days to review the project. It should be noted that smaller developments in the city such as one single-family home or two- to four-unit multifamily structures are only required to obtain building permits and are not required to go through the SPARC.

**Table 3-13: Development Review Process Time Frame**

Type of Development	Type of Approval <sup>1</sup>	Approving Authority <sup>2</sup>	Time Frame for Review (maximum # of days to approve)		
			To Determine Completeness of Application	To Determine Environmental Review <sup>3</sup>	To Approve/ Disapprove Project <sup>4</sup>
Second Unit	400 sq. ft. or less is permitted by right; above 400 sq. ft. requires a Variance	Variance approved by Planning Commission	5–10 business days	5–10 business days	4–6 weeks (typically exempt from CEQA)
Single-Family					
Multifamily (no zone change)					180 days if EIR required (only 90 if 49% or more units are affordable); 60 days if a negative declaration required or exempt from CEQA
Multi-Family (PD zone change)	Permitted by right	Planning Division	5–10 business days	5–10 business days	
Affordable Housing					
Senior Housing					
State-Defined Large Licensed Residential Care <sup>5</sup>		Planning Commission Use permit	5–10 business days	5–10 business days	6–12 weeks

Source: City of Lodi 2015.

1. Permitted by right, permitted with a Use Permit, etc.
2. Planning Division (ministerial), Planning Commission and/or City Council, etc.
3. To determine whether an environmental impact report, negative declaration, or mitigated negative declaration shall be required.
4. From date environmental review is complete or determination of categorical exemption made. Times listed for approval/disapproval do not take the time needed for the PD zone change into account.
5. Licensed residential care facilities are licensed by the State of California to provide permanent living accommodations and 24-hour primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. Licensed residential care facilities include hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions.

### **Constraints to Housing for Persons with Disabilities**

Given that persons with disabilities frequently have difficulty finding housing that meets their needs, the State requires special analysis of governmental constraints to housing for persons with disabilities.

### **Zoning and Land Use Policies and Practices**

Lodi's Development Code permits certain detached and attached accessory uses and various projections into yards and setbacks. While the Development Code does not specifically indicate that facilities for access by persons with disabilities are permitted, accessory uses such as ramps or lifts for handicapped accessibility are similar to the permitted uses that are specified. Requests for reasonable accommodations are approved administratively (without the requirement of a public hearing or other special review) unless the nature of the request triggers a major design review, which is unlikely. The City does not charge a separate fee for such consultation, and any representative of an applicant (including the applicant) can make a request to the City for reasonable accommodations. Reasonable accommodations requests are subject to a building permit and generally take 10–15 business days to approve.

There are no specific programs or provisions in the Development Code that specifically obstruct the development of housing or other structures that accommodate persons with disabilities. However, there are no special provisions either, which may be a constraining factor on improvements and developments focused to meet the special needs of persons with disabilities. The City is currently in the process of updating its reasonable accommodation procedure to include land use and zoning requests (Program 1.1).

### **On- and Off-site Improvement Standards**

Site improvements are an important component of new development and include roads, water and sewer, and other infrastructure necessary to serve the development. Improvement requirements are regulated by the City's Subdivision Ordinance. Within the existing city limits, off-site improvement requirements are typically limited because the infrastructure needed to serve infill development is already in place. Where off-site improvements are required, they typically relate to local improvements to existing facilities to accommodate higher-density development or to repair or replace aged infrastructure.

### **Street Improvements**

Street improvement standards can have a significant impact on housing cost. The cost of providing streets for new residential developments, in turn, is primarily influenced by the required right-of-way width, pavement width, and pavement improvement standards. Table 3-14 summarizes Lodi's right-of-way and pavement requirements for the hierarchy of streets. The right-of-way and pavement requirements allow for adequate though slightly narrower streets in residential areas than in many communities. Minimum pavement widths of 50 feet or more for collector streets and 40 feet or more for residential streets are common among local jurisdictions. Lodi's Subdivision Ordinance includes a provision for reimbursement to developers for excess widths of street construction, more than 68 feet for construction of new streets, and widening in excess of half of the adjacent side of the right-of-way.

Required street improvements include curbs, gutters, and sidewalks of at least 5.5 feet in width. The minimum sidewalk improvement standard is consistent with accessibility requirements for persons with disabilities and is adequate for ensuring pedestrian access in residential areas. Planting strips equaling 2% of the 5.5-foot swath are also required.

**Table 3-14: Street Standards**

<i>Street Type</i>	<i>Required Right-of-Way (ft)</i>	<i>Required Pavement Width (ft)</i>
Minor Residential	50	30, 34
Standard Residential	55	35, 39
Minor Collector	60	44
Major Collector	68	52
Local	66	52
Secondary Arterial	80	64
Minor Arterial	94	78
Major Arterial	118	102

*Source: City of Lodi Department of Public Works, Public Improvement Design Standards, 1991*

**Energy Conservation**

Energy conservation is encouraged in new subdivisions. Designs of new subdivisions must provide for future passive or natural heating/cooling systems.

**Drainage**

Lodi requires that developers of residential subdivisions prepare a grading plan and a master storm drainage plan for the area associated with the tentative map. Grading plans must show the elevation and drainage direction a minimum of 100 feet outside the boundary of the proposed map/area. It is required to include erosion and sediment control measures. No inter-lot or cross drainage is permitted so all water should drain to the public street or public drainage facility. Upon completion of the grading, the applicant must provide an as-built grading plan. Storm drains must conform to the City’s master storm drainage plan. Any facilities within the subdivision that are not part of the City’s master plan are the developer’s responsibility. However, the City Council has the ability to grant credits to developers for storm drain lines and manholes that developers construct. Payment of mitigation for drainage impacts is included in the City’s development impact fee.

**Landscaping and Lighting**

Residential subdivisions must have landscaping, including at a minimum street trees, landscaping with irrigation in common areas or open space areas, and any additional landscaping required by the reviewing authority. To the extent possible, plant materials should be drought-resistant or drought-tolerant. Streetlights must also be installed, pursuant to City policy and approved by the Utility Department.

### **Sanitary Sewers**

Each parcel in the subdivision should be provided connection to public utilities including electricity, gas, water, wastewater, and telecommunications. With each subdivision, a master sanitary sewer plan must be created by the applicant to comply with the City's design standards and master sanitary sewer plan. Installation is required to comply with the current City policies and standards. In the event that developers are asked to construct oversized facilities, the City of Lodi has established a mechanism by which the developer is reimbursed for excess improvements. As part of the development impact fee paid by developers, funding, in part, for construction, operation, and maintenance of citywide sanitary sewer facilities is provided.

### **Potable Water**

Internal water transmission pipelines and appropriate off-site connection facilities are required for all proposed development. The applicant must submit a master water plan that conforms to the current City master water plan. Similar to the process for sanitary sewers, in the event that developers are asked to construct oversized facilities, the developer is reimbursed for excess improvements. The City also levies a development impact fee that is used, in part, to construct, operate, and maintain citywide water system facilities.

### **Code Enforcement**

The Building Department provides assistance to applicants and owners in meeting state and local codes by publishing compliance forms, handouts, and worksheets and through the plan check process. The City's Code Enforcement Unit within the Lodi Police Department administers the code enforcement program that works to bring substandard homes into compliance with all applicable building and health and safety codes. The unit works closely with the Lodi Improvement Committee in developing improvement programs. Over the past 10 years, approximately 1,800 housing units that were identified as out of compliance have made improvements. Using this rate as an average, the City should be able to rehabilitate approximately 1,080 housing units during the planning period. The City recently instituted a code enforcement tool through its website, allowing community members to report violations and track progress in rectifying the program. This tool is expect to assist in increasing reporting of violations, as well as increase accountability for the City in issuing violations or warnings and for property owners to bring their properties into compliance.

### **Fees**

#### **Development Impact Fees**

The City of Lodi levies development impact fees for all the various municipal facilities and services under the City's jurisdiction. Although requiring developments to either construct site improvements and/or pay pro rata shares toward the provision of infrastructure and public services is common practice, these requirements nonetheless result in increases to the cost of housing development and in turn, the final sale price or rent of housing. Despite the initial cost that impact fees impose on new homes, such fees are necessary to protect the public health and safety.

***Calculating Fees: Residential Acre Equivalent***

Development impact fees can serve as a constraint to affordable housing development. Lodi's current fee program incentivizes development through a reduced fee schedule (set to expire December 2019), as well as incentivizes multifamily development by decreasing fees as the development becomes more dense. The revised-reduced impact fee program is described further in Program 3.1.

**Table 3-15: Reduced Development Impact Mitigation Fees (\$/acre)**

Impact Fee		Land Use Category		
		Low Density	Medium Density	High Density
Water	DUE /Meter Size l	Varies	Varies	Varies
	\$/Meter Size l	\$846–\$96,841	\$846–\$96,841	\$846–\$96,841
Wastewater	DUE/Unit l	Varies	Varies	Varies
	\$/Meter Size l	\$1,152–\$131,880	\$1,152–\$131,880	\$1,152–\$131,880
Storm Drainage Zone 1/ Zone 2	DUE/Unit	1.00	0.50	0.40
	\$/Unit	Zone 1 \$567 Zone 2 \$1,725	Zone 1 \$284 Zone 2 \$862	Zone 1 \$228 Zone 2 \$693
South Wastewater Trunk (required if project benefits from this trunk)	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$481	\$405	\$337
Streets	DUE/Unit	1.00	0.54	0.54
	\$/Unit	\$289	\$157	\$157
Police	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$307	\$258	\$215
Fire	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$157	\$132	\$110
Parks & Recreation	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$1,111	\$1,334	\$1,584
General City	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$251	\$211	\$176
Art in Public Places	DUE/Unit	1.00	0.84	0.70
	\$/Unit	\$33	\$27	\$23
<b>Total (per dwelling unit)</b>		<b>\$5,187–\$233,548<sup>2</sup></b>	<b>\$4,401–\$232,107<sup>2</sup></b>	<b>\$4,018–231,543<sup>2</sup></b>

Source: City of Lodi, Public Works Department, Development Impact Mitigation Program, Schedule of Reduced Fees I (2012, revised March 4, 2015).

- Varies with meter size.
- This range occurs due to the varying fees associated with water, wastewater, and south wastewater trunk fees, which vary depending on the size of the development. For a calculation of the average fees for a single-family home or multifamily housing development, see discussion below on Total Fees Estimates and Comparisons. A Dwelling Equivalent Unit (DUE) is a factor that quantifies the demand on a facility for different land use types in terms of their equivalence to a low-density residential unit. A low-density residential unit is assigned a DUE factor of 1.0. The DUE factor for each of the other land use categories is determined based on the anticipated demand for each land use category relative to the anticipated demand for a low-density residential unit. Demand is measured differently for each component (listed below). For example, demand for police facilities is based on the potential number of persons served. If each person were assumed to equal one person served and a low-density residential unit is assumed to have 2.85 persons per household, then a low-density residential unit would equal 2.85 persons served and have a DUE of 1.0.

• Component:	Demand Variable	• Fire:	Persons Served
• Water:	Hydraulic Capacity Factor	• Parks:	Persons Served
• Wastewater:	Hydraulic Capacity Factor	• Electric Utility:	Load Factor
• Storm Drainage:	Runoff Coefficient	• General City Facility:	Persons Served
• Transportation:	Trip Generation	• Art in Public Places:	Persons Served
• Police	Persons Served		

**Planning Fees**

The Community Development Department collects the fees listed in Table 3-16. Many of the fees include a base fee as well as an hourly charge for staff time. The department operates on an hourly basis. The fee is a deposit against expected time and cost to complete. The deposit amounts listed are averages, and more complex projects require additional funds. Planning fees could total about \$1,792 to 5,940 for a single-family dwelling and likewise for a multifamily unit.

**Table 3-16: Planning Fees**

<i>Fee Category</i>	<i>Fee Amount</i>
<b>Planning and Application Fees</b>	
Administrative Deviation	\$350 + Hourly
Annexation	\$4,000 + Hourly
Appeals	\$300
Document Imaging	\$50
Development Plan Review	\$2,500 + Hourly
General Plan Amendment	\$3,000 + Hourly
Home Occupation	\$100
Landscape Review	\$175 + Hourly
Live Entertainment Permit	\$200
Mitigation Monitoring	Hourly
Nonresidential Condominium Conversion	\$2,500 + Hourly
Pre-Development Review	\$250
Rezone	\$2,000 + Hourly
Site Plan and Architectural Review	\$1,875 + Hourly
Staff Consultation	Hourly
Use Permit	\$2,000 + Hourly
Variance	\$1,000 + Hourly
<b>Subdivision</b>	
Lot Line Adjustment	\$650 + Hourly
Tentative Parcel Map	\$2,500 + Hourly
Tentative Subdivision Map	\$4,600 + Hourly
<b>Environmental</b>	
Preliminary Environmental Assessment	\$250 + Hourly
Environmental Impact Report	Hourly
Negative Declaration	\$900 + Hourly

Source: Lodi Planning Fee Schedule, 7/11/14.

**Total Fee Estimates and Comparisons**

The minimum cost of developing a basic 1,200-square-foot single-family home would be an estimated \$214,000, including land acquisition, finished lot expenses (curb/sidewalk), construction, and fees (Lodi and other agencies combined). A typical single-family home would necessitate \$5,187 in development impact fees, \$5,000 in building fees, and a range of \$1,792 to \$5,940 in planning fees. Therefore, City fees represent about 6%–8% of the development costs—fairly low compared to the typical threshold of about 12%.

A multifamily 1,000-square-foot unit would require development impact fees of about \$4,018 per unit, \$2,000 in building fees, and a range of \$1,792 to \$5,940 in planning fees. The cost of developing such a unit is estimated at \$125,000 including land acquisition, finished lot expenses (curb/sidewalk), construction, and fees (Lodi and other agencies combined). Therefore the City’s total fees represent about 6%–10% of total development costs.

A review of planning fees from neighboring cities reveals that Lodi’s fees are in line with, if not lower than, those charged in other San Joaquin County jurisdictions. While it is difficult to do a direct comparison of fees collected across jurisdictions because the types of fees jurisdictions levy vary somewhat, Table 3-17 compares several common fees. Annexations, tentative parcel maps, negative declarations, and appeals are less expensive in Lodi than in Tracy, Stockton, and Manteca, while general plan amendment, rezone, and use permit fees are in line with those charged in these surrounding jurisdictions. Given this information, the City’s planning fees are not seen as a constraint to residential development.

**Table 3-17: Comparison of Fees Across Jurisdictions**

<i>Fee Category</i>	<i>Lodi</i>	<i>Tracy</i>	<i>Stockton</i>	<i>Manteca</i>
Annexation	\$4,000	\$10,815	\$5,536– \$12,070	\$12,482
Appeals	\$300	\$284	\$404	\$2,916
General Plan Amendment	\$3,000	NA	\$2,473	\$7,116
Negative Declaration	\$900 + Hourly	\$1,463	\$2,713	\$3,150
Rezone	\$2,000 + Hourly	\$2,627	\$5,595	\$1,630–\$5,354
Tentative Parcel Map	\$2,500 + Hourly	\$7,519	\$5,416	\$4,160
Use Permit	\$2,000 + Hourly	\$350–\$5,495	\$768–\$3,755	\$2,261–\$4,455

*Source: City of Lodi Planning Fee Schedule, 7/11/14; City of Tracy Master Fee Schedule, 6/5/2012; City of Stockton Fee Schedule 2015; City of Manteca Community Development Department, Planning Division, Fee Schedule, 3/18/2014.*

**ENVIRONMENTAL, INFRASTRUCTURE, AND PUBLIC SERVICE CONSTRAINTS**

Environmental factors, including a lack of necessary infrastructure or public services, can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. As discussed below, the City’s water, sewer, and storm drain facilities are adequate to accommodate the existing and future development of Lodi. The following discussion addresses the constraint which environmental and infrastructure issues may pose on housing development for the City of Lodi.

As part of the General Plan update in 2010, an infrastructure assessment was undertaken to determine infrastructure demand, supply, and projected improvements in both infill and new growth areas. Although the assessment was completed for a 2030 planning horizon and full General Plan development potential, the analysis completed will accommodate the 2023 horizon and Housing Element sites presented in Section 3.1. Note that these are conservative estimates, since the infrastructure analysis includes both residential and nonresidential uses identified in Phase 1 of the General Plan.

Historically, the city has grown in increments, which has ensured the availability of public services for new development while avoiding adverse impacts to levels of service to existing residents. New development is assessed a development impact mitigation fee, which in part, funds the incremental improvements to the water, sewer collection and disposal, and drainage systems. One of the City's major goals, identified in the General Plan, is to maintain an adequate level of service in the city's infrastructure to meet the needs of existing and projected development.

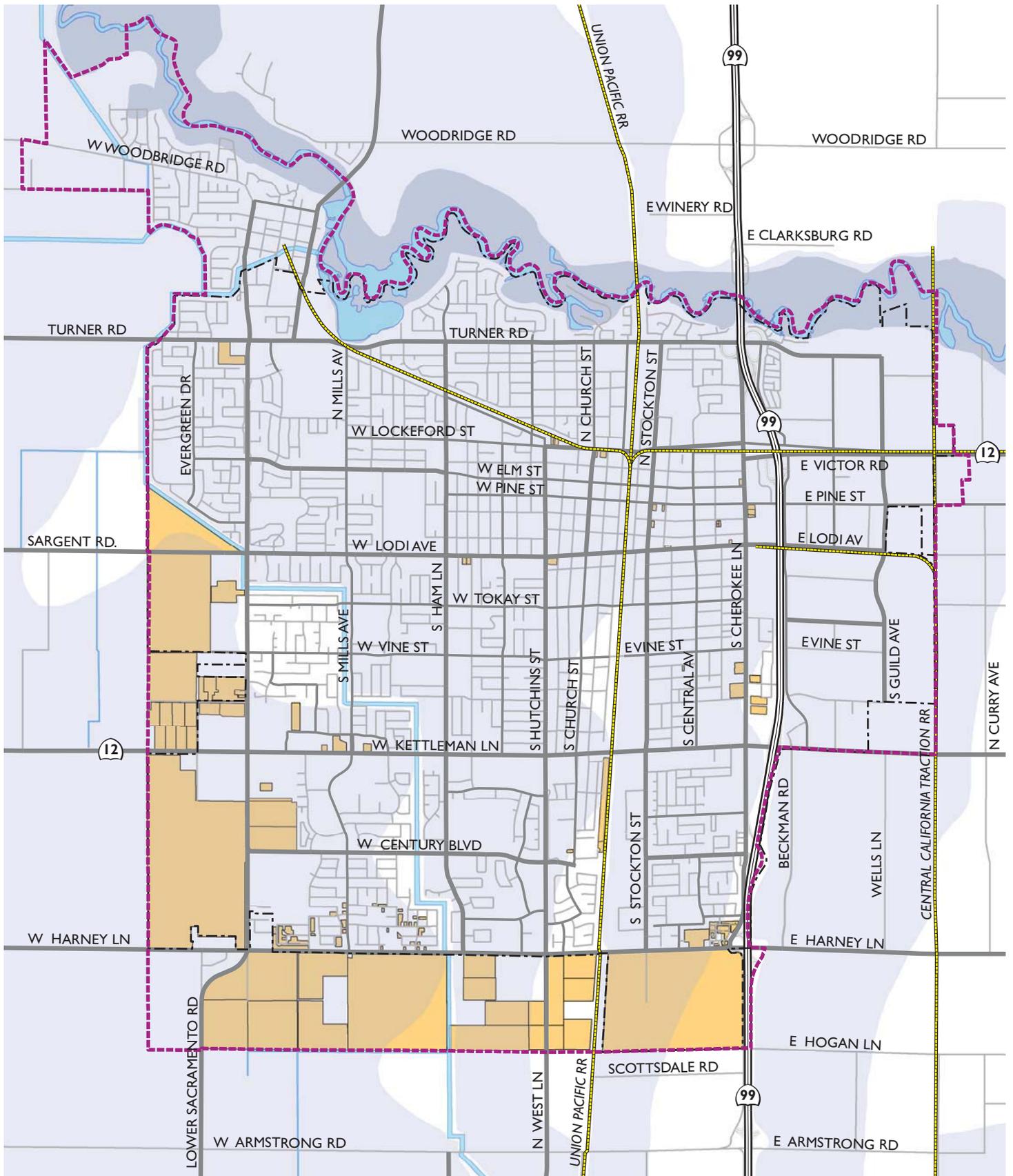
To comply with Senate Bill (SB) 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

### **Storm Drainage and Flood Control**

The City of Lodi has two documents that address stormwater quality: the City of Lodi Stormwater Management Plan Program and the Stormwater Development Standards Plan. Based on revised flood risk evaluations prepared by the Federal Emergency Management Agency (FEMA) for the City of Lodi and San Joaquin County, effective October 19, 2009, flood hazards are a constraint to development only in two areas of the city: the area immediately adjacent to the Mokelumne River along the city's northern boundary, and the area around the White Slough Water Pollution Control Facility. No new development is planned within either of these areas, as shown in **Figure 3-3**. Most of the city lies in Zone X, which describes lands subject to the 0.2% annual (500-year) flood zone or that lie within the 100-year flood zone, but with flooding depths less than 1 foot. This suggests that these areas have a low susceptibility to major flooding, but would be inundated, with depths less than 1 foot, during a 500-year flood event.

Levees or berms along the Mokelumne River protect the city from flood events. As long as levees are not overtopped and maintain their structural integrity, flooding is considered to be very unlikely. Should a major storm event cause levees to be overtopped or if a levee fails, flooding would occur. Flooding also can occur when runoff exceeds the capacity of local systems and cannot drain adequately. The city's existing stormwater system functions well, with no substantial flooding problems. With new stormwater improvements, the City does not have any constraints to the sites identified in this Housing Element.

Based on the City's incremental approach to annexation and the extension of the public facilities and services through the payment of development fees, Lodi does not anticipate that residential development will be impeded in infill areas or the areas to be annexed due to drainage or flood control issues.



- 100 Year Floodplain
- 500 Year Floodplain
- Housing Sites
- Sphere of Influence (2008)
- City Limits

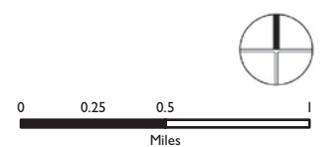


Figure 3-3  
**Flooding Potential**



**Water Service**

The City of Lodi operates the potable water distribution system that serves all areas within the city limits. The City’s water supply comes from groundwater via 28 municipal wells, with 240 miles of distribution pipeline and two storage preserves, with a safe yield for the area estimated to be about 15,000 acre-feet per year. Under terms of an agreement with the Woodbridge Irrigation District (WID), 6,000 acre-feet per year of surface water is also currently available. In addition, further groundwater and surface water supplies will be made available through the annexation process, since new land area increases the safe yield and WID supplies available to the City, respectively. The City has developed a conjunctive water management use of the surface water and groundwater supply. The City will maximize the use of surface water during periods when the water supply is plentiful and will save groundwater for the periods when surface water supplies are short or restricted.

A complete water supply and demand analysis was undertaken as part of the General Plan update and associated environmental review. Scaling this analysis method from the General Plan’s 2030 growth areas and planning horizon to the 2022 Housing Element sites and horizon also results in a finding of an adequate water supply to meet demand.

**Table 3-18: Projected Water Demand and Supply for the 2015 Housing Element (acre-feet per year)**

	<i>Normal Year</i>	<i>Dry Year<sup>1</sup></i>
Supply Type		
Groundwater (Current Safe Yield)	15,000	15,000
Groundwater (Future Safe Yield) <sup>1</sup>	4,760	4,760
Surface Water (Current WID Contract)	6,000	3,000
Surface Water (Resulting from Annexation) <sup>2</sup>	5,100	2,550
<b>Total Supply</b>	<b>30,860</b>	<b>25,310</b>
<b>Total Demand<sup>2</sup></b>	<b>29,350</b>	<b>29,350</b>
Difference/Potential Shortage (supply-demand)	1,510	-4,040
Percentage of Demand Met by Supply	100%	86%

Source: Lodi General Plan Environmental Impact Report (SCH#2009022075); City of Lodi Urban Water Management Plan, 2006

1. The UWMP supply availability is the same in a single dry year and multiple dry year scenarios.
2. The proposed General Plan water demand estimates include a 15% reduction in residential use due to water metering.

The General Plan Growth Management and Infrastructure Element also identifies the following water distribution improvements:

- New wells will be required in the southern and eastern areas of the city. Additional water storage tanks may be needed.
- Some of the existing 2- and 3-inch water distribution mains do not have adequate capacity, particularly for providing fire flows and serving future increases in housing density and water demand. The City has a water main replacement program to repair, replace, and make improvements to the City’s water service infrastructure in an effort to ensure reliability.

The City's General Plan projects that Lodi would have a long-term, reliable water supply of 30,860 acre-feet per year available from its current and future safe yield of groundwater and surface water supplies, meeting 100% of the estimated demand. During dry years, the reliable water supply is estimated at 25,310 acre-feet. As a result, potential water shortage at full development could be 4,040 acre-feet in a dry year, meeting 86% of demand.

Moreover, an updated Urban Water Management Plan (UWMP) was developed in 2015 and is consistent with state law, this Housing Element, and the General Plan. The UWMP is prepared to ensure the efficient use of available water supplies, describe and evaluate the existing water system and historical and projected water use, evaluate current and projected water supply reliability, describe and evaluate demand management measures, and provide water shortage contingency plans as required by state law. This UWMP also includes information related to the 20% by 2020 conservation requirement of the Water Conservation Bill of 2009.

The City of Lodi also has a Water Meter Retrofit Program. It has begun installing water meters on all unmetered properties in its service area. This is in accordance with California Assembly Bill 2572, which requires the installation and use of water meters throughout the state. To date, nearly 3,000 residential water meters have been installed as part of the program. This is in addition to the existing 1,100 commercial and industrial meters.

As discussed above, the city's desire to grow incrementally is addressed through the implementation of a Growth Management Allocation Ordinance and the levying of a development impact mitigation fee. Development that occurs within annexed areas will provide internal water transmission facilities and pay fees as appropriate for necessary off-site infrastructure. Therefore, water service will not be a constraint to the City's ability to meet future housing needs.

### **Sewer Service**

The City of Lodi owns and operates the municipal wastewater system, which collects all domestic and limited industrial wastewater flows within the city limits. The City also owns and operates a wastewater treatment plant, the White Slough Water Pollution Control Facility (WSWPCF), located 6 miles south of the city. The WSWPCF has an average dry weather flow (ADWF) capacity of 11.8 million gallons per day (mgd) and peak wet weather flow (PWWF) of 22.6 mgd. The ADWF flow to the WSWPCF for 2014 was 5.1 mgd, and the facility has a permitted capacity of 8.5 mgd, which indicates that the existing facility currently has an excess capacity of about 3.3 mgd (ADWF). This excess capacity will accommodate much of the development proposed in this Housing Element. However, the infrastructure assessment for the General Plan determined that capacity expansion of the WSWPCF would be required in the early stages of Phase 1. The updated Sewer System Management Plan addresses future needs for infill and new growth areas. Table 3-19 describes the improvements needed to adequately meet the needs of the Housing Element sites and other Phase 1 General Plan development (including nonresidential uses).

**Table 3-19: Required Sewer Infrastructure Improvements**

<i>Location</i>	<i>Required Infrastructure</i>
South Wastewater Trunk Line Master Plan Sewer Shed	There is excess capacity available in this planned sewer. As of 2008, the only segment of this sewer that has been constructed is the segment through the Reynolds Ranch development, which has excess capacity.
Harney Lane Lift Station Sewer Shed	Sufficient pump station capacity already planned; part of the South Wastewater Trunk Line.
Redevelopment Sewer Sheds	Some of the sewers serving the downtown area are currently flowing at or above their design capacity. Additional sewer improvements needed to serve infill will be determined by preparation of a sewer master plan for these areas.
WSWPCF	Capacity expansion of the WSWPCF will be required in the early stages of Phase I. Alternatively, a scalping plant near the city could be constructed to provide recycled water for use in/near the city that would reduce the size or extent of the required new facilities at the WSWPCF. However, there would need to be a nearby use for the recycled water for a scalping facility to be feasible. Part of the City of Lodi Wastewater Master Plan.

Source: West Yost Associates 2009

Development within annexed areas will provide sewer collection facilities and pay fees as appropriate for necessary off-site infrastructure. Infill areas will also require sewer improvements, as identified above. Since the initial planning steps have been taken to assess sewer infrastructure needs, expansion of sewer service to meet the City’s future housing needs is not a constraint to development.

**Agriculture and the Williamson Act**

Nearly all of the soils in the Lodi area are classified, by the US Department of Agriculture, as prime agricultural soils, some requiring frequent irrigation. Historically, various parcels within this area have been subject to Williamson Act compliance.<sup>9</sup> Potential residential annexation areas, defined by Phase 1 of the General Plan and described in Section 3.1, include 73 acres of land covered by active Williamson Act contracts. Of these acres, 68 acres are designated for Low Density Residential and 5 acres for Medium Density Residential. The City does not need this land in order to accommodate its share of the RHNA (specifically the below-market-rate units) and does not intend to pursue annexation until those contracts have expired and the market is ready for urban development.

**Protection of Habitat and Species**

The San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP) is a 50-year habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conversion of open space land. In 2001, the City of Lodi adopted the SJMSCP, thereby allowing project applicants to use

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<sup>9</sup> The Williamson Act is a mechanism by which agricultural land is preserved for a specified period of time.

this plan to mitigate open space conversions while satisfying CEQA requirements. Project applicants may pay an in-lieu fee that mitigates cumulative impacts; dedicate habitat lands as conservation easement or fee title; purchase mitigation bank credits from a mitigation bank approved by SJMSCP; or propose an alternative plan, consistent with the SJMSCP goals and equivalent in biological value. It should be noted that there are no known protected species in areas encompassed by the housing sites listed in this document.

In preparing the SJMSCP, land uses and habitats were mapped throughout the county and categorized into land use categories to help determine compensation fees. Potential annexation areas described in Section 3.1 fall into three of the SJMSCP compensation zones and include the following per acre fees per the 2015 fee schedule: No Pay Zone (\$0), Multi-Purpose Open Space Land (\$7,281), and Agricultural Habitat Open Space (\$14,543). As a voluntary plan, developers have the option to participate (or not) depending on site evaluation. Participation may increase or decrease the costs associated with mitigating the environmental impact, depending upon site specific conditions. Although electing to pay an in-lieu fee would increase development costs, this cost is the same as other cities in the county that participate in the SJMSCP.

## 4. Housing Strategy

The provision of housing is a critical concern for cities throughout California. The housing element is a city's major statement of local housing strategy, providing an integrated set of goals, policies and programs to improve the condition and availability of housing.

### 4.1 GOALS AND POLICIES

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- H-G1 Provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, homeownership opportunities, and the efficient use of land.**
- H-P1.1 Promote the development of a broad mix of housing types through the following mix of residential densities as described in Policy GM-P4 of the Growth Management and Infrastructure Element.
- H-P1.2 Regulate the number of housing units approved each year to maintain a population-based annual residential growth rate of 2%, consistent with the recommendations of the Mayor's Task Force and the Growth Management Allocation Ordinance.
- H-P1.3 Facilitate and encourage the development of affordable and senior housing units.
- H-P1.4 Maintain and regularly update the City's land use database to monitor vacant residential land supply.
- H-P1.5 Pursue available and appropriate state and federal funding programs and collaborate with nonprofit organizations to develop affordable housing.
- H-P1.6 Promote the expeditious processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.
- H-P1.7 Reduce the cost impact of City policies, regulations, and permit procedures on the production of housing, while assuring the attainment of other City objectives.
- H-P1.8 Intersperse extremely low-, very low-, and low-income housing units within new residential developments and ensure that such housing is visually indistinguishable from market-rate units.
- H-P1.9 Promote the development of senior and other special needs housing near, and/or with convenient public transportation access to, neighborhood centers, governmental services, and commercial service centers.
- H-G2 Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.**
- H-P2.1 Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

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- H-P2.2 Use available and appropriate state and federal funding programs and collaborate with nonprofit organizations to rehabilitate housing and improve older neighborhoods.
- H-P2.3 Give housing rehabilitation efforts high priority in the use of Community Development Block Grant (CDBG) funds, especially in the Eastside area.
- H-P2.4 Support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- H-P2.5 Allow reconstruction of existing housing in the Eastside area and in commercially or industrially designated areas in the event such housing is destroyed or damaged.
- H-P2.6 Implement historic preservation guidelines to preserve historically significant residential structures and ensure that infill projects fit within the context of the neighborhood. (See the Community Design and Livability and Conservation elements for implementation of this policy.)
- H-P2.7 Enforce residential property maintenance standards.
- H-G3 Ensure the provision of adequate public facilities and services to support existing and future residential development.**
- H-P3.1 Support the use of CDBG funds for the upgrading of streets, sidewalks, and other public improvements.
- H-P3.2 Ensure that new residential development pays its fair share in financing public facilities and services and pursues financial assistance techniques to reduce the cost impact on the production of affordable housing.
- H-P3.3 Ensure that all necessary public facilities and services are available prior to occupancy of residential units.
- H-P3.4 Require that park and recreational acquisitions and improvements keep pace with residential development.
- H-G4 Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.**
- H-P4.1 Seek to address the special housing needs of persons with disabilities, with lower incomes, large families, seniors, single-parent households, farmworkers, and persons in need of temporary shelter.
- H-P4.2 Make available to the public information on nonprofit, county, state, and federal agencies that provide education, mediation, and enforcement services related to equal housing opportunity.
- H-P4.3 Modify existing regulations that govern the conversion of apartments and mobile home parks to condominiums to protect the safety and investment of purchasers of the condominiums and minimize the impacts on rental tenants.

- H-P4.4 Work with surrounding jurisdictions to address the needs of the homeless on a regional basis.
- H-P4.5 Cooperate with community-based organizations that provide services or information regarding the availability of assistance to the homeless.
- H-P4.6 Promote fair housing programs and services to residents and property owners in Lodi.
- H-G5 Encourage residential energy efficiency and reduce residential energy use.**
- H-P5.1 Require the use of energy conservation features in the design and construction of all new residential structures and promote the use of energy conservation and weatherization features in existing homes.
- H-P5.2 Pursue residential land use and site planning policies, and promote planning and design techniques that encourage reductions in residential energy consumption.

## **4.2 IMPLEMENTATION PROGRAMS**

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The following programs describe actions that the City intends to implement during the time frame of this Housing Element (2015 through 2023). For some of these programs, the description includes a target (quantified objective) for the number of units to be produced or households to be assisted during the Housing Element time frame.

- H-G1 Provide a range of housing types and densities for all economic segments of the community while emphasizing high quality development, homeownership opportunities, and the efficient use of land.**

### **Program 1.1: Revise Development Code**

The City will revise Title 17 of the Lodi Municipal Code (Development Code) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types:

- Amend the Development Code to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farmworkers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6).
- Work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units.
- Amend the Development Code to include a definition for "group residential" that includes all living situations with shared living quarters without separate kitchen or bathroom facilities for each room or unit, including boarding houses, dormitories, and single-room occupancy units.

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- Specify procedures for requesting reasonable accommodations for persons with disabilities that allow for administrative (ministerial) approval of accessible features. Create explanatory handouts for those wishing to request reasonable accommodations.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Develop procedures and guidelines for establishing income eligibility for "reserved" units within two years from adoption of Housing Element. Complete Development Code amendments within one year of adoption of this element.

Funding: General Fund

Objective: Reduce regulatory barriers to the provision of housing.

### **Program 1.2: Revise Growth Management Allocation Ordinance**

The City will revise its Growth Management Allocation Ordinance to exempt housing units affordable to extremely low-, very low-, or low-income households with long-term affordability restrictions. The City will also monitor the program to ensure that it does not represent a constraint to multifamily and affordable housing for all income groups. The program should be evaluated for cumulative effects of all development application requirements and costs by the end of the planning period.

Responsibility: Community Development Department

Time Frame: Revise Growth Management Allocation Ordinance within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.

Funding: Application fees

Objective: Expedite the residential development approval process for affordable housing.

### **Program 1.3: Personal Security Standards**

The City will continue to implement design standards applicable to all new residential projects with the objective of improving the personal security of residents and discouraging criminal activity. Design standards will address issues such as the placement of landscaping, accessory buildings, and accessory structures in a manner that does not impede the City's ability to conduct neighborhood police patrols and observe potential criminal activity, lighting and other security measures for residents, and the use of materials that facilitate the removal of graffiti and/or increase resistance to vandalism.

Responsibility: Community Development Department

Time Frame: As projects are submitted to the Planning Division.

Funding: Development fees

Objective: Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents' perception of personal safety.

**Program 1.4: Land Inventory**

The City will maintain a current inventory of vacant, residentially zoned parcels and a list of approved residential projects, and will make this information available to the public and developers, including information on underutilized sites within the downtown area with residential or mixed-use development potential. The City will update the inventory and list at least annually.

To maintain adequate sites throughout the planning period to accommodate the City's RHNA, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in nonresidential and/or mixed-use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall to ensure that the "no net loss" provision is upheld (i.e., if any units that had been designated for subsidized housing are developed as market rate, then an equal number of units must be designated in their stead).

The inventory update of infill sites should focus on opportunity sites along Mixed Use Corridors, in the Downtown Mixed Use designation, and in residential areas downtown, as identified in the Land Use Element. The City promotes the land inventory and the availability of each update through the City's website, a notice at the Community Development Permit Counter, and a press release subsequent to each update.

Responsibility: Community Development Department

Time Frame: Maintain a current land vacant residentially zoned land, as projects are approved.

Funding: General Fund; contributions from property owners

Objective: Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use.

**Program 1.5: Pursue State and Federal Funds in Support of Housing Construction**

The City will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of extremely low-, low-, and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects. The City takes the following actions in pursuit of state and federal funding:

- a. Meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will promote these annual meetings through direct notices to private and public entities that have provided housing or supportive services in Lodi or that expressed an interest in doing so in the past.

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- b. Provide support to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies) that apply directly for state or federal funds. Examples of support to be provided by the City include: (1) expedited processing of planning permits that are needed before an applicant can submit a state or federal funding request or receive funds; (2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application); and (3) letters of support for projects or programs that the City has approved (including preliminary or conceptual approval). This can help support organizations such as the Central Valley Low Income Housing Corporation and the LOEL Foundation which provide services to extremely low-income households.
- c. Apply directly for state and federal funding under programs in which the City must be the applicant.

In pursuing state and federal funding, and working with other private and public entities to provide affordable housing, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very low-income and frail seniors, persons with disabilities who cannot live independently, persons with developmental disabilities, farmworkers and their families, low-income large families, and single-parent households, particularly those with small children.

Responsibility: Community Development Department

Time Frame: For Action a., annual meetings, 2015–2023; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2015–2023; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.

Funding: California Multi-family Housing Program, California Housing Finance Agency Affordable Housing Partnership Program, Low-Income Housing Tax Credits (State and federal), CalHome Program, Federal Home Loan Bank-Affordable Housing Program, Enterprise Community Partners, Federal Department of Housing and Urban Development Programs-Section 221(d) (low-income), Section 202 (elderly), Section 811 (persons with disabilities), National Stabilization Program, and Joe Serna Jr. Farmworker Housing Fund

Objective: 20 extremely low-, 50 very low-, and 50 low-income housing units.

**Program 1.6: Encourage Efficient Use of Land for Residential Development**

The City encourages the efficient use of land for residential development while reducing the premature conversion of agricultural land to urban use. The City uses the following approaches:

- The General Plan Growth Management and Infrastructure Element guides contiguous development through the identification of three expansion phases. The third phase includes Urban Reserve designations that define future growth areas if

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initial phases are built out. (See the Growth Management and Infrastructure Element for details.)

- In response to the City’s dual goals of preserving agricultural land/open space and supporting employment in the agriculture industry, the City will develop an agricultural conservation program that establishes a mitigation fee to protect and conserve agricultural lands. The fee will be assessed for acreage converted from agricultural to urban use, and used for conservation easements, fee title acquisition, research, education, and capital improvement projects that benefit agriculture. (Program details and priority areas are described in the Conservation Element, Policy C-P7.) Notably, all conservation areas are outside the City’s current Sphere of Influence and future growth areas as delineated in the current Land Use Element and therefore would not affect any housing sites listed in the inventory herein. The program will be developed with community input following buildout of Phase 1 of the General Plan. During development of the program, the City and community members should consider how to exempt or reduce the fee for high-density and/or affordable housing projects.
- The City has adopted the San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP), a habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conservation of open space land. This allows project applicants to mitigate open space conversions and satisfy CEQA requirements by paying an in-lieu fee, dedicating land, purchasing credits from a mitigation bank, or proposing an alternative plan consistent with SJMSCP goals.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Require fee payment as mitigation, ongoing (2015–2023); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.

Funding: General Fund

Objective: Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs.

**Program 1.7: Provide Rental Assistance**

The City will continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called the Section 8 Program). The City’s support will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City’s code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority’s website on the City’s website.

Responsibility: Community Development Department

Time Frame: Distribution of Housing Choice Voucher Program information, current and ongoing, 2015–2023; create website link to Housing Authority website within

## *Lodi Housing Element*

two years of adoption of this Housing Element, maintain link thereafter, 2015–2023.

Funding: General Fund

Objective: Increase rental property owner awareness of, and participation in, rental assistance programs.

### **Program 1.8: Focus on Neighborhood Improvement Initiatives**

The City will continue to designate a staff position, Neighborhood Services Manager (NSM), in the Community Development Department to focus on the implementation of housing and neighborhood improvement programs. Among the duties of the NSM are to:

- Develop programs and plans to produce housing, especially affordable housing, by means of new construction, rehabilitation, or acquisition;
- Implement neighborhood improvement programs on a citywide basis and develop neighborhood improvement strategies;
- Ensure compliance with federal and state laws and regulations and consistency with local objectives and community requirements;
- Prepare a variety of reports on housing preservation and development, neighborhood improvement and code enforcement, and other related City activities; and
- Manage programs for housing rehabilitation, first-time homebuyer, and code enforcement. Through 2018, the City will operate both housing rehabilitation and first-time homebuyer programs through the Urban County CDBG/HOME Program.

The Lodi Police Department is responsible for enforcing City codes and ordinances pertaining to neighborhood maintenance; the NSM is tasked with coordinating activities with the code enforcement supervisor and staff in the Police Department.

Responsibility: Community Development Department; Police Department

Time Frame: Current and ongoing, 2015–2023.

Funding: CDBG, CalHOME Program

Objective: Improve the City’s ability to focus on the implementation of housing and neighborhood improvement programs.

### **Program 1.9: Annex Land to Accommodate Future Housing Needs as Necessary**

The City will pursue annexation of land outside the existing Sphere of Influence to conform to the development needs for Phases 1, 2, and 3. Subsequent phases should be annexed only as current phases meet development capacity thresholds, as described in the Growth Management and Infrastructure Element. South of Harney Lane, an area which would require annexation, 338 acres have been identified for low-density residential; nearly 100 acres for medium- and high-density residential, and 28 acres for the residential component of a mixed-use center. Given the backlog of unused housing allocations, recently approved development projects, and available sites within the current city limits, the City does not need

to annex land to meet current housing needs. Nevertheless, the City will initiate the process with property owners by the end of the planning period.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Pursue discussions with property owners about annexation, as appropriate according to housing needs, but no later than the end of the planning period in 2023.

Funding: Annexation and permit fees

Objective: Increase the City's residential development capacity to accommodate its share of the region's future housing construction needs.

**Program 1.10: Provide Homebuyer Assistance**

The City will continue to implement a first-time homebuyer down payment assistance program. The City will continue to participate with the Housing Authority in a countywide consortium for the issuance of mortgage revenue bonds or mortgage credit certificates to assist first-time homebuyers. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's website. The City's Neighborhood Services Manager will contact real estate agents active in Lodi to identify opportunities for program participation.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023; provide website link within one year of adoption of this Housing Element and continue to provide information at the public counter; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.

Funding: CDBG, HOME, CalHOME, CalHFA's California Homebuyer's Down Payment Assistance Program, Mortgage Credit Certificate or Mortgage Revenue Bonds (through San Joaquin County or a local government consortium)

Objective: 24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units.

**Program 1.11: Promote the City's Multifamily Housing Development Standards**

The City will continue to promote its multifamily development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilders, realtors, and contractors associations.

Responsibility: Community Development Department

Time Frame: Current and ongoing (2015–2023); information is currently available on the City's website and at the public permit counter. The City also encourages pre-application meetings. These practices will continue indefinitely. A notice of the City's multifamily development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.

Funding: General Fund, Permit Fees

Objective: Increase awareness of the City's multifamily development standards.

**Program 1.12: Subdividing Large Sites for Lower-Income Households**

To assist the development of housing for lower-income households on larger sites (more than 10 acres), the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that enable multifamily developments affordable to lower-income households. The City will work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units;
- Deferral or waiver of fees related to the subdivision for projects affordable to lower-income households; and
- Technical assistance to acquire funding.

Responsibility: Community Development Department

Time Frame: Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.

Funding: General Fund

Objective: Facilitate parcel sizes that that are developable for multifamily affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.

**H-G2 Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.**

**Program 2.1: Evaluate Applications for the Demolition of Residential Structures**

The City will implement policies and procedures for evaluating applications for demolition of residential structures. This evaluation will consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Lodi, the City will require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units. The City will provide information regarding its policies and procedures on the City's website and at the Community Development Department's public counter.

The City will determine the most appropriate method of implementing this program through a review of past demolition permits and conditions.

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Responsibility: Community Development Department

Time Frame: Complete review within six months of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element; ongoing thereafter, based on proposals.

Funding: Permit fees, property owner contribution

Objective: Maintain or replace existing affordable housing.

**Program 2.2: Assist the Eastside Area with Housing Rehabilitation and Code Enforcement**

The City will continue to combine code enforcement and housing rehabilitation assistance, targeted to the Eastside area. Code enforcement falls under the purview of the Lodi Police Department, while the Neighborhood Services Manager (NSM) is responsible for coordinating rehabilitation efforts. The NSM will promote its program through the Lodi Improvement Committee, a neighborhood organization that provides direct outreach to area residents and property owners, by providing information at the Community Development Department's public counter, and through a link to the program on the City's website. The NSM will work with the committee to continue marketing the program to Eastside area residents and property owners.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023.

Funding: CDBG, HOME, CalHOME, funding

Objective: Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low /very low, 250 low, and 250 moderate income.

**Program 2.3: Implement Property Maintenance and Management Standards**

The City will continue to implement standards for private property maintenance (Chapter 15.30 of the Municipal Code) to (1) control or eliminate conditions that are detrimental to health, safety, and welfare; (2) preserve the quality of life and alleviate certain socioeconomic problems created by physical deterioration of property; and (3) protect property values and further certain aesthetic considerations for the general welfare of all residents of the City of Lodi.

Responsibility: Police Department (code enforcement), Community Development Department, Neighborhood Services Division (implementation)

Time Frame: Code enforcement on both complaint and proactive basis; current and ongoing, 2015–2023.

Funding: Inspection fees, code violation penalties, CDBG funds (for dwelling units occupied by low-income households)

Objective: Eliminate substandard building and property conditions.

**Program 2.4: Conduct a Housing Condition Survey**

The City will conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.

Responsibility: Community Development Department

Time Frame: Complete survey and report to City Council before the start of the next planning period.

Funding: CDBG, General Fund

Objective: Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.

**Program 2.5: Preserve Affordable Rental Housing**

There are currently no affordable units at risk of converting to market rate in Lodi. However, if in the future units become at risk, the City would coordinate a meeting or series of meetings between the Housing Authority, local nonprofits, and the owner (or owner's representative) to discuss the owner's intentions to remain or opt out of the federal Housing Choice Voucher (Section 8) Program and future plans for the property. If the owner intends to convert the apartments to market-rate housing or sell the property, the City will seek to facilitate the acquisition of the property by a nonprofit or other entity to preserve the rental units as affordable housing. The City would not take part directly in negotiations regarding the property, but would apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City would request that the property owner provide evidence that it has complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion and contact HUD, if necessary, to verify compliance with notice requirements.

Responsibility: Community Development Department

Time Frame: Implement this program as necessary.

Funding: Minimal administrative cost to coordinate meetings; CDBG, HOME, CalHFA, Multi-family Housing Program, and Section 207 Mortgage Insurance for Purchase/Refinance (HUD) as potential funding sources for preservation

Objective: To preserve affordable rental housing units.

**Program 2.6: Target the Eastside Area for Use of Funds for Public Improvements**

The City will continue to target a portion of its annual CDBG allocation for public improvements in the Eastside area in support of its housing rehabilitation and neighborhood improvement activities. The General Plan Land Use Diagram identifies the Eastside area for medium and high-density residential, acknowledging opportunities for redevelopment and reinvestment through density increases. Public investment is intended to stimulate private investment in order to preserve the character of the neighborhood and introduce new

housing, while also improving streetscapes and connections to downtown. In addition, the City will continue the practice of including conditions in developer agreements of major projects to pay for rehabilitation of housing units. Funds can be specifically directed toward units for extremely low- and very low-income households and supportive housing providers, and will be negotiated on a case-by-case basis.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Annual CDBG allocation, maintain zoning, 2015–2023.

Funding: CDBG, permit fees, impact fees

Objective: Preserve and improve the Eastside area.

**H-G3 Ensure the provision of adequate public facilities and services to support existing and future residential development.**

**Program 3.1: Collect Development Impact Fees and Enforce Improvement Requirements**

The City will continue to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development and require that residential developers continue to provide on-site infrastructure to serve their projects. The City will continue to charge fees that reflect the actual cost of service provided to housing units anticipated by this element. Prior to the issuance of building permits, the City will require evidence that the developer has paid the required school impact fees.

The City will annually review fees to ensure they do not pose a constraint to development.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Annually review fees.

Funding: General Fund

Objective: Reduce impact fees for multi-family projects based on actual project densities.

**Program 3.2: Ensure Adequate Public Services for Residential Development**

The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City’s and other public facility and service providers’ abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community. The City will contact other public facility and service providers annually during the housing unit allocation process to ensure that these agencies can serve the increased number of housing units to be allocated.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Annually during housing allocation process, 2015–2023.

Funding: Application fees, development impact fees

Objective: Provide public facilities and services meeting minimum City standards.

**Program 3.3: Use of CDBG Funds**

The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods. (See Program 1.8 for implementation.)

**Program 3.4: Provide Park and Recreation Facilities (see General Plan Policy P-P20)**

**Program 3.5: Support Transit Facilities and Transit-Oriented Development**

To coordinate the availability of public transit as Lodi develops and to support transit-oriented development (TOD) on infill sites and properties with reuse potential, the City will:

- a) Ensure the continued construction of transit facilities, facilitate adequate transit service, and lower the cost of living within the community, with funding to be paid from traffic impact fees, state and federal funding sources, and “Measure K” sales tax funds.
- b) Determine whether areas with infill/reuse potential (see Program 1.4) qualify as infill opportunity zones. The City will designate qualified areas that are appropriately located for higher-density residential and mixed-use developments in such zones near transit facilities.
- c) If adopted under Action b, promote development opportunities in infill zones through a link on the City’s website, an information bulletin to be distributed to property owners within these zones, and with developers and business organizations in Lodi, and one or more meetings with business and community organizations to explain the benefits and implications of infill zone designation for development opportunities.
- d) Use the City’s adopted Transit-Oriented Development Design Guidelines to develop TOD in Lodi’s downtown, establishing a framework for infill development and public improvements, such as streets and open spaces.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: For Action a., annually, prior to the adoption of a City budget, 2015–2023; for Action b., within one year of adoption of this Housing Element, designate infill opportunities and identify and adopt zoning amendments that are needed and appropriate to develop in infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings ; for Action d., ongoing.

Funding: Development impact fees, state and federal transportation funds

Objective: Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely low-and very low-income households that may rely on transit as their primary transportation mode should be prioritized.

**H-G4 Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.**

**Program 4.1: Promote Fair Housing Services**

The City will promote equal housing opportunity for all persons in compliance with state and federal laws by continuing to provide funding for the operation of the City's Affirmative Fair Housing Program. Under the program, the City provides information to the public on state and federal fair laws, provides referrals to county, state, and federal agencies for investigation of fair housing complaints, and provides financial support to San Joaquin Fair Housing, which provides landlord-tenant mediation services.

The City will collaborate with San Joaquin Fair Housing to promote fair housing information and resources at an annual community event. The City of Lodi will promote fair housing activities and resources by providing links through its website to nonprofit, county, state, and federal agencies; providing fair housing information at the Community Development Department public counter; designating a point of contact in the department to handle fair housing inquiries; and distributing fair housing information at public locations in the city (such as the Lodi Public Library and the LOEL Senior Center).

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023; annual community event for display of fair housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City’s website within two years of adoption of this Housing Element.

Funding: CDBG

Objective: Provide information on fair housing law to the public and support landlord-tenant mediation services.

**Program 4.2: Regulate Condominium Conversion**

The City will continue to regulate the conversion of rental housing to condominium or stock cooperative ownership to reduce the displacement of extremely low-, very low-, low-, and moderate-income households (see Title 15 of the Lodi Municipal Code). The regulations ensure that:

4. Residential condominium conversion projects are consistent with the Housing Element of the General Plan and state law;
5. Converted dwellings meet certain safety, quality, and appearance standards;
6. Purchasers of converted dwelling units are fully informed as to the physical condition of the structure and facilities;
7. Tenants are provided with notice of the conversion, relocation benefits, and the opportunity to purchase the residential units being converted; and
8. The City maintains a supply of affordable housing.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Ongoing, 2015 – 2013 and as conversions come forward.

Funding: Application fees

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Objective: Minimize the impact of displacement of very low-, low-, and moderate-income households and assure safety of converted units.

### **Program 4.3: Pursue Regional Solutions to Homeless Needs**

The City will continue to support regional solutions to homelessness through its collaboration with the Salvation Army. The City of Lodi has contributed \$418,798 to the Salvation Army for the expansion or improvement of its facilities. The City is also open to the possibility of providing funds to other nonprofit organizations. The City will also support San Joaquin County in implementing the Ten Year Plan to End Homelessness and continue to have a City representative serve on the Board of the Emergency Food and Shelter Program.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Current and ongoing, 2015–2023; annual review of applications by nonprofit organizations for use of City’s share of CDBG funds.

Funding: CDBG

Objective: Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.

### **Program 4.4: Educate the Public About Affordable Housing**

Affordable housing is seen negatively by many in the community; the perception is that affordable housing drives down property values, increases the demand for services, and facilitates criminal activity. The reality is that affordable housing helps police officers, firefighters, teachers, and other low- and moderate-wage workers live in Lodi. The City will:

- Provide information on the City’s website regarding housing in Lodi that discusses typical wages for various jobs that are held in the city and the housing costs that each earner can afford; and
- Conduct a workshop on the issue of affordable housing, publicizing the event to neighborhood groups, community organizations, religious institutions, and others. Discuss affordable housing myths and the value that affordable housing can bring to a community, as well as important issues to consider.

Responsibility: Community Development Department

Time Frame: Continue to provide a newsletter and conduct at least two workshops during the Housing Element planning period.

Funding: General Fund

Objective: Provide information to the community about the benefits of affordable housing.

**Program 4.5: Incentivize Affordable Housing Development**

To incentivize the development of affordable housing opportunities, the City will study the possibility of providing certain benefits to developers who build affordable units such as expedition of the development review process and reduction in development impact fees. Program 3.1 describes modifications to the impact fee program to alleviate disincentives to multi-family housing construction. In addition, Program 1.2 calls for the exemption of affordable units from the growth management allocation process, which would eliminate the time and expense of the process.

As described in Program 1.5, the City will meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will assist applicants in the subdivision of land on larger sites as necessary to facilitate affordable housing development.

The Needs Assessment identified approximately 2,500 extremely low-income households in 2000. Senior housing has been prioritized due to a growing senior population. Female-headed households with children, large households, and farmworkers with families require multi-bedroom units, preferably in multifamily buildings that can provide usable common open space. The City will continue to assist nonprofit developers with site acquisition, allow multifamily housing by right in several zoning districts, and identify funding sources to facilitate development and rehabilitation. For single-person extremely low-income households, such as persons transitioning out of homelessness, seniors, or others who can be accommodated with efficiency units, Program 1.1 supports the modification of the Development Code to broaden the definition of boarding houses and the allowance of single-room occupancy units. The National Stabilization Program in particular will prioritize units for very low- and extremely low-income households.

Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Investigate possible incentives for facilitating the development of affordable housing and present findings to the City Council within one year of the adoption of this Housing Element. The Development Code and Growth Management Allocation Ordinance update will be completed within one year of the adoption of this Housing Element.

Funding: General Fund, National Stabilization Program and other federal sources (see also Program 1.5)

Objective: Facilitate the development of affordable housing opportunities in the city.

**Program 4.6: Facilitate the Development of Project-Based Section 8 Units**

The City will work with nonprofit developers to try and secure project-based Section 8 funding in order to develop and maintain affordable family and senior units in the city.

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Responsibility: Community Development Department, Planning Commission, City Council

Time Frame: Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.

Funding: General Fund

Objective: Facilitate the development of affordable and senior housing opportunities in the city.

**H-G5 Encourage residential energy efficiency and reduce residential energy use.**

**Program 5.1: Promote Energy Efficiency and Weatherization Improvements for Older Homes**

The City will continue to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program (Program 2.2). The City will post and distribute information on currently available weatherization and energy conservation programs operated by the City, nonprofit organizations, and utility companies through the City's website, the Community Development Department public counter, the Lodi Public Library, the LOEL Senior Center, and other public locations. The Conservation Element also promotes energy conservation and weatherization improvements to existing structures and public buildings.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023.

Funding: CDBG, HOME, public and private utilities, nonprofit organizations (such as the San Joaquin County Department of Aging, Lodi Electric Utility Department, and Pacific Gas and Electric)

Objective: Increase energy efficiency in older homes.

**Program 5.2: Energy Conservation for New Homes**

The City will enforce state requirements for energy conservation, including Title 24 of the California Code of Regulations (state building code standards), in new residential projects and encourage residential developers to employ additional energy conservation measures in the design of new residential developments. In addition, the Community Design and Livability Element addresses green building and construction techniques.

Responsibility: Community Development Department

Time Frame: Current and ongoing, 2015–2023, as part of review of planning and building permit applications.

Funding: Permit fees

Objective: Increase energy efficiency in the design and construction of new homes.

**Program 5.3: Encourage Use of Solar Devices Through Voluntary Incentives Program  
(see Program C-P40 in the Conservation Element)**

**4.3 QUANTIFIED OBJECTIVES**

The City of Lodi has established quantified objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. Quantified objectives have been established for accommodating the City’s share of San Joaquin County’s regional housing needs, new housing construction, housing rehabilitation, and the preservation of existing affordable housing. The quantified objectives represent the target goal based on the needs, resources (including, land and financing), constraints, policies, and programs identified in this element. The quantified objectives for the City’s share of regional housing needs and housing construction differ because the housing construction objective is based on the City’s estimate of the number homes that can actually be constructed and at each household income level.

**Table 4-1: Quantified Objectives**

Objective Type	Housing Units, by Income					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Accommodate Regional Share <sup>1</sup>	248	249	331	333	770	3,891
New Construction <sup>2</sup>	0	40	40	333	1,509	1,922
Homebuyer Assistance	0	2	10	10	0	24
Housing Rehabilitation <sup>3</sup>	50	200	250	250	0	750
Conservation of Rental Housing <sup>4</sup>	0	0	0	0	0	0

1. Quantified objectives are for the 2014-2023 San Joaquin County Regional Housing Needs Allocation
2. Quantified objectives are based on anticipated market rate housing production (for moderate- and above moderate-income) and availability of financial resources to assist in the construction of very low- and low-income housing. The proposed Eden Housing senior development, expected to be financed by CDBG and HOME funds, is included in the extremely low- and very low-income household categories.
3. Based on historic rate of code enforcement and housing rehabilitation and anticipated availability of state and federal funding between 2014 and 2023. Based on funding potential from CDBG, HOME, and CalHOME.
4. Currently, no at-risk housing units have been identified that meet conservation requirements.

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# A. Accomplishments

## A.1 OVERVIEW

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The success of the updated Housing Element is dependent to a great extent on a useful examination of the policies and implementation programs included in the previously adopted Housing Element. The evaluation identifies programs that have been successful in achieving housing objectives and addressing local needs, as well as programs that require modifications to address objectives in the updated Housing Element. State law (California Government Code Section 65588 (a)) requires each jurisdiction review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community’s housing goals and objectives; and
- The progress of the jurisdiction in implementing the housing element.

According to the California Department of Housing and Community Development (HCD), “Housing Element Questions and Answers: a Guide to the Preparation of Housing Elements,” the review is a three-step process:

- Review the results of the previous element’s goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

## A.2 CONSTRUCTION ACHIEVEMENTS

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Table A-1 summarizes accomplishments during the 2007–2014 period. At that time, the City’s total RHNA projected by the San Joaquin Council of Governments was 3,891 units. Actual construction, was 344 units. Some of the “above moderate” units may actually be affordable to low-income households—given the decline in housing prices in the city—even though they were not subsidized. Although the RHNA targets were not achieved in actual construction, the City made available a sufficient number of appropriate housing sites in each income category to meet RHNA requirements. This is documented in the General Plan update Land Use Element, which describes potential for low-, medium-, and high-density residential developments, as well as mixed-use residential units totaling 4,400 units. Moreover, several large development projects, including a variety of density levels and unit types, were approved during the planning period at high densities, but without subsidies. Due

to the local, regional, and statewide housing and lending market constriction, these projects have not necessarily moved into the construction phase.

**Table A-1: Housing Units Produced and Needs Met, by Income (2007–2014)**

	<i>Units, by Income Category</i>				<i>Total</i>
	<i>Extremely/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Regional Housing Needs Allocation	497	331	333	770	1,931
Less Units Constructed	0	3	7	334	344
Less Development Projects	275	280	906	2,001	3,462
Less Vacant Land	532	403	63	114	1,112
Less Underutilized Land	194	104	16	8	322
<b>Surplus</b>	<b>504</b>	<b>459</b>	<b>659</b>	<b>1,687</b>	<b>3,309</b>

Source: Lodi Housing Element 2015

### **A.3 PROGRAM EVALUATION**

This section summarizes achievements for each program in the 2007–2014 Housing Element. Programs are organized within relevant Housing Element goals.

Chapter A. Accomplishments

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><b>Program 1.1: Revise Zoning Ordinance</b></p> <p>Within one year of adoption of the Housing Element, the City will bring the Zoning Ordinance into conformance with the General Plan. The City shall revise Title 17 of the Lodi Municipal Code (Zoning Ordinance) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types, including Medium, High-Density, and affordable housing consistent with the policies and programs of this Element. Revisions to Title 17 will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>The addition of a chapter that provides for density bonuses and other incentives for projects that include 5% very-low-income housing, 10% low-income housing, 10% median-income housing, and senior housing (even if none of the units are income restricted), in compliance with Sections 65915–65918 of the California Government Code. The maximum density bonus granted is 35%. The City shall work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. The City shall establish a program to publicize the availability of the density bonus program through the City’s website, program information at the Community Development Department public counter, and pre-development meetings with housing providers (such as the housing unit allocation stage). The City shall encourage prospective housing developers to use the density bonus program at pre-development meetings.</li> <li>Conformance with California Government Code sections 65852.3 and 65852.7, which require that manufactured homes in single-family zones on permanent foundations be permitted under the same standards as site-built homes (with limited exceptions).</li> <li>The City will continue to allow, by right, the development of emergency shelters in areas zoned C-M or C-2 (or their equivalent under the updated Development Code). These zones typically have good transit and services access, and allow both commercial and</li> </ul>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Complete Zoning Ordinance amendments as part of the new unified development code within one year of adoption of this Housing Element and interim zoning regulations within one month of adoption of this element.</p>	<p><u>Objective:</u> Reduce regulatory barriers to the provision of housing.</p> <p><u>Accomplishments:</u></p> <p>While the City has established density bonuses, it has not established a program with the Housing Authority for administration of “reserve” units.</p> <p>The City permits manufactured homes on permanent foundations under the same standards as site-built homes.</p> <p>The City amended the Development Code to allow emergency shelters in areas zoned the equivalent of C-M or C-2 zones by right.</p>	<p>Modify and continue</p> <p>Delete</p> <p>Delete</p>

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>residential development. The sites inventory identified 2.5 acres designated Downtown Mixed Use (which is consistent with the C-2 zone as described below) that could be used for emergency shelters. These sites could accommodate the estimated 94 homeless, including separate shelters for individual adults and families.</p>				
<ul style="list-style-type: none"> <li>• Addition of definitions for transitional and supportive housing as well as clarification that they are treated the same as other residential uses in residential zones. This is intended to help support housing options for extremely-low income households and others in need of additional services.</li> </ul>			<p>The City amended the Development Code to allow transitional and supportive housing in all zones permitting residential.</p>	Delete
<ul style="list-style-type: none"> <li>• Addition of a definition of Farmworker housing that does not conflict with State law definitions for employee housing (beginning with California Health and Safety Code Section 17000) and specification of the zoning districts and standards under which such housing will be permitted. The City will also designate residential and commercial zones in which Farmworker housing will be permitted. Such zones will be selected, in part, based on the availability of vacant land or sites with re-use potential. In implementing this program, the City will treat permanent housing for Farmworkers who live in Lodi year-round the same as other permanent housing (single-family, multi-family, manufactured homes, etc.) The City will permit seasonal or migrant Farmworker housing in a similar fashion to group homes with respect to the zones and conditions for approval. Farmworker housing will be permitted by right in any zone in which agriculture is a primary permitted use.</li> </ul>			<p>The City added the definition of farmworker housing and has designated zoning districts in which it is allowed.</p>	Delete
<ul style="list-style-type: none"> <li>• Clarification of residential care facility definition and standards. Create a definition for “residential care facility” that is broad and encompasses facilities that care for a range of clients. The City will specify that all such facilities with six or fewer residents are permitted in residential zoning districts. The City will also designate zoning districts in which facilities of seven or more persons will be permitted through a Use Permit and standards for such facilities. In addition, to comply with State law, the Zoning Ordinance will be clarified to explicitly prohibit the overconcentration of residential care facilities (facilities should be at least 300 feet apart).</li> </ul>			<p>The City has added a definition and standards for “residential care facilities.”</p>	Delete
			<p>The City has not yet added a definition for “group residential.”</p>	Continue

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<ul style="list-style-type: none"> <li>Amend the Zoning Ordinance to include a definition for “group residential” that includes all living situations with shared living quarters without separate kitchen or bathroom facilities for each room or unit, including boarding houses, dormitories, and SROs.</li> <li>Revision of off-street parking requirements (Chapter 17.60) to reduce standards to: 1 covered space/1-bedroom and two covered spaces/2-bedroom as well as one uncovered space for guests for every three units.</li> </ul>			<p>Now under Chapter 17.32 of the Development Code, the standards require 1 covered space per one-bedroom unit, 2 spaces per two-bedroom unit (1 must be covered), plus 1 uncovered guest space for each 5 units.</p>	Delete
<ul style="list-style-type: none"> <li>Revision of standards for second dwelling units to allow the conversion of accessory buildings to second units (as well as allowing detached second units, in general) subject to compliance with all other zoning and parking standards, an appropriate minimum lot size for detached second units (640 square feet), and architectural compatibility with the main dwelling unit. The City will permit second dwelling units through an administrative permit process (i.e. ministerial and by right; not requiring a Use Permit) in compliance with State law (California Government Code section 65852.2).</li> </ul>			<p>The City now allows second dwelling units by right.</p>	Delete
<ul style="list-style-type: none"> <li>Specification of procedures for requesting reasonable accommodations for persons with disabilities that allow for administrative (ministerial) approval of accessible features. Create explanatory handouts for those wishing to request reasonable accommodations.</li> </ul>			<p>The City is in the process of adopting a reasonable accommodation ordinance.</p>	Delete
<ul style="list-style-type: none"> <li>Completion of other significant revisions that will facilitate residential development and allow for greater design flexibility, such as:</li> </ul>			<p>The City’s zoning districts now match the General Plan land use designations.</p>	Delete
<ul style="list-style-type: none"> <li>– Revised zoning districts consistent with the new land use designations in the Land Use Element);</li> </ul>			<p>The City created a new Low Density Residential designation.</p>	Delete
<ul style="list-style-type: none"> <li>– New Low Density Residential designation that allows for the development of single-family detached, two-family and three-family homes up to the General Plan Land Use Density of eight units per acre;</li> </ul>			<p>The City’s residential zones allow the variety of housing types listed.</p>	Delete
<ul style="list-style-type: none"> <li>– Provision for a variety of housing types in residential zones including care facilities, shelters and live/work projects;</li> </ul>			<p>The City has yet to add a definition for “group residential.”</p>	Continue
<ul style="list-style-type: none"> <li>– New Group Residential definition that will cover all group living</li> </ul>				

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<i>Program</i>	<i>Responsibility</i>	<i>Time Frame</i>	<i>Accomplishments</i>	<i>Continue/Modify/ Delete</i>
<p>situations with shared living quarters and without separate kitchens or bathrooms for each room or unit (for example: dormitories, fraternities, single room occupancy (SRO) units).</p> <ul style="list-style-type: none"> <li>– Single-family detached lot sizes as small as 5,000 square feet;</li> <li>– Minimum and maximum setbacks to match the desired General Plan intent and desired character for specific districts, with reduced—or potentially even no—front setbacks in pedestrian-oriented mixed-use districts.</li> <li>– No Use Permit requirements to build multi-family dwelling within the Medium or High density designations</li> </ul> <p>• Until the Zoning Ordinance is comprehensively updated to be consistent with the recently adopted General Plan, the City will adopt and administer interim zoning regulations to ensure General Plan consistency in development review. The following matrix, which will be incorporated into the interim regulations, describes what development regulations will apply in General Plan land use designations that permit residential development by right.</p>			<p><i>The City permits low and medium density as small as 5,000 square feet and high density as small as 4,000 square feet.</i></p> <p><i>The City’s setback requirements match the General Plan.</i></p> <p><i>Multi-family is allowed by right within medium- and high-density designations.</i></p> <p><i>This program is no longer necessary.</i></p>	<p>Delete</p> <p>Delete</p> <p>Delete</p>

<i>General Plan Land Use Classification</i>	<i>Residential Density (du/ac) (from the General Plan)</i>	<i>Corresponding Zoning District (other development standards)</i>
Low-Density Residential	2–8	R-LD
Medium-Density Residential	8–20	R-MD
High-Density	15–35	R-HD
Downtown Mixed Use	8–35	C-2
Mixed Use Corridor	2–35	C-1
Mixed Use Center	8–35	C-1

Ensure that densities established in the General Plan are not unduly limited by the interim regulations; where interim regulations may get in the way of a project attaining the General Plan-desired densities, update the regulations so that they are not a constraint.

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<p><b>Program 1.2: Revise Growth Management Program</b>                      The City will revise its growth management program to exempt housing units affordable to very-low- or low-income households with long-term affordability restrictions. The City will also monitor the program to ensure that it does not represent a constraint to multi-family and affordable housing for all income groups. The program should be evaluated for cumulative effects of all development application requirements and costs by the end of the planning period.</p>	<p><u>Responsibility:</u>                      Community Development Department</p>	<p><u>Time Frame:</u>                      Revise Growth Management Program within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.</p>	<p><u>Objective:</u> Expedite the residential development approval process for affordable housing.  <u>Accomplishments:</u>                      The Growth Management Plan exempts only senior citizen housing. Further amendment will need to be made to include affordable housing units.</p>	Continue
<p><b>Program 1.3: Personal Security Standards</b>                      The City will continue to implement design standards applicable to all new residential projects with the objective of improving the personal security of residents and discouraging criminal activity. Design standards will address issues such as the placement of landscaping, accessory buildings, and accessory structures in a manner that does not impede the City’s ability to conduct neighborhood police patrols and observe potential criminal activity; lighting and other security measures for residents, and the use of materials that facilitate the removal of graffiti and/or increase resistance to vandalism.</p>	<p><u>Responsibility:</u>                      Community Development Department</p>	<p><u>Time Frame:</u>                      Current and ongoing (2007–2014)</p>	<p><u>Objective:</u> Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents’ perception of personal safety.  <u>Accomplishments:</u>                      There is no reference to personal security standards in the current Development Code. This City plans to continue this program.</p>	Continue
<p><b>Program 1.4: Land Inventory</b>                      The City shall maintain a current inventory of vacant, residentially zoned parcels and a list of approved residential projects, and shall make this information available to the public and developers, including information on underutilized sites within the downtown area with residential or mixed-use development potential. The City shall update the inventory and list at least annually.                      To maintain adequate sites throughout the planning period to accommodate the City’s RHNA, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in non-residential and/or mixed use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-</p>	<p><u>Responsibility:</u>                      Community Development Department</p>	<p><u>Time Frame:</u>                      Maintain a current land vacant residentially zoned land. Ongoing.</p>	<p><u>Objective:</u> Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use.  <u>Accomplishments:</u>                      The City maintained the land inventory throughout the planning period.</p>	Continue

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<p>income households, the City will identify and zone sufficient sites to accommodate the shortfall to ensure that the “no net loss” provision is upheld (i.e. if any units that had been designated for subsidized housing are developed as market rate, then an equal number of units must be designated in their stead).</p>				
<p>The inventory update of infill sites should focus on opportunity sites along Mixed Use Corridors, in the Downtown Mixed Use designation and residential areas Downtown, as identified in the Land Use Element. The City promotes the land inventory and the availability of each update through the City’s website, a notice at the Community Development Permit Counter, and a press release subsequent to each update.</p>				
<p><b>Program 1.5: Pursue State and Federal Funds in Support of Housing Construction</b></p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> For Action a., annual meetings, 2007–2014; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2007–2014; for Action c., semiannual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state</p>	<p><u>Objective:</u> 20 extremely low-, 50 very low-, and 50 low-income housing units.</p> <p><u>Accomplishments:</u> The City continues to pursue state and federal funding for the development of affordable housing.</p> <p>The City met annually throughout the planning period with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing.</p> <p>The City continued to provide support as</p>	<p>Continue</p>
<p>The City will continue to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of low-and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects. The City takes the following actions in pursuit of State and federal funding:</p>				
<p>a. Meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will promote these annual meetings through direct notices to private and public entities that have provided housing or supportive services in Lodi, or that expressed an interest in doing so, in the past.</p>				
<p>b. Provide support to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies) that apply directly for</p>				

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<p>state or federal funds. Examples of support to be provided by the City include: 1) expedited processing of planning permits that are needed before an applicant can submit a state or federal funding request or receive funds; 2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application); and 3) letters of support for projects or programs that the City has approved (including preliminary or conceptual approval). This can help support organizations such as Central Valley Low Income Housing Corporation and the Loel Foundation which provide services to extremely-low income households.</p> <p>c. Apply directly for State and federal funding under programs in which the City must be the applicant.</p>			<p>or federal funding, applications were brought forward. and (3) City staff capacity to prepare funding requests.</p>	
<p>In pursuing State and federal funding, and working with other private and public entities to provide affordable housing, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very-low-income and frail seniors, persons with disabilities who cannot live independently, farmworkers and their families, low-income large families, and single-parent households, particularly those with small children.</p>				<p>The City applied for state and federal funds.</p>
<p><b>Program 1.6: Encourage Efficient Use of Land for Residential Development</b></p> <p>The City encourages the efficient use of land for residential development while reducing the premature conversion of agricultural land to urban use. The City uses the following approaches:</p> <ul style="list-style-type: none"> <li>The General Plan Growth Management and Infrastructure Element guides contiguous development through the identification of three expansion phases: The third phase includes Urban Reserve designations that define future growth areas if initial phases are built out. (See the Growth Management and Infrastructure Element for details.)</li> <li>In response to the City’s dual goals of preserving agricultural land/open space and supporting employment in the agriculture industry, the City will develop an agricultural conservation program that establishes a mitigation fee to protect and conserve agricultural lands. The fee will be</li> </ul>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Require fee payment as mitigation, ongoing (2007–2014); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.</p>	<p><u>Objective:</u> Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs.</p> <p><u>Accomplishments:</u> The City continues to preserve agricultural land and reduce the amount of land needed to meet urban growth needs.</p>	<p>Continue</p>

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<p>assessed for acreage converted from agricultural to urban use, and used for conservation easements, fee title acquisition, research, education and capital improvement projects that benefit agriculture. (Program details and priority areas are described in the Conservation Element, Policy C-P7.) Notably, all conservation areas are outside the City’s current Sphere of Influence and future growth areas as delineated in the current Land Use Element and therefore would not affect any housing sites listed in the inventory herein. The program will be developed with community input following buildout of phase I of the General Plan. During development of the program, the City and community members should consider how to exempt or reduce the fee for High Density and/or affordable housing projects.</p> <ul style="list-style-type: none"> <li>The City has adopted the San Joaquin County Multi-Species Conservation and Open-Space Plan (SJMSCP), a habitat conservation plan that seeks to protect agriculture, open space, habitat, and wildlife, in order to address the impacts of urban development and conservation of open space land. This allows project applicants to mitigate open space conversions and satisfy CEQA requirements by paying an in-lieu fee, dedicating land, purchasing credits from a mitigation bank or proposing an alternative plan consistent with SJMSCP goals.</li> </ul>				
<p><b>Program 1.7: Provide Rental Assistance</b> The City shall continue to support the San Joaquin County Housing Authority in its administration of the Housing Choice Voucher rental assistance program (formerly called Section 8 Program). The City’s support will include distribution of program information at the Community Development public counter, distribution of program information to rental property owners as part of the City’s code enforcement activities, annual meetings with representatives of the Housing Authority to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, and creation and maintenance of a link to the Housing Authority’s website on the City’s web site.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Distribution of Housing Choice Voucher Program information, current and ongoing, 2007–2014; create website link to Housing Authority website within six months of adoption of this Housing Element, maintain</p>	<p><u>Objective:</u> Increase rental property owner awareness of, and participation in, rental assistance programs. <u>Accomplishments:</u> The City continues to work with the Housing Authority on the Housing Choice Voucher program. The City has not yet provided a link on its website. The City will be updating its website in the next two years and a link will be available at that time.</p>	<p>Continue</p>

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<p><b>Program 1.8: Focus on Neighborhood Improvement Initiatives</b></p> <p>The City will continue to designate a staff position, Neighborhood Services Manager (NSM), within the Community Development Department to focus on the implementation of housing and neighborhood improvement programs. Among the duties of the NSM are to:</p> <ul style="list-style-type: none"> <li>• Develop programs and plans to produce housing, especially affordable housing, by means of new construction, rehabilitation or acquisition;</li> <li>• Implement neighborhood improvement programs on a city-wide basis and develop neighborhood improvement strategies;</li> <li>• Ensure compliance with federal and State laws and regulations and consistency with local objectives and community requirements;</li> <li>• Prepare a variety of reports on housing preservation and development, neighborhood improvement and code enforcement, and other related City activities; and</li> <li>• Manage programs for housing rehabilitation, first-time buyer and code enforcement. Through 2009, the City operated both housing rehabilitation and first-time homebuyer programs through the Urban County CDBG/HOME Program. Since 2000, a total of 71 low-income households have been assisted. Beginning in 2010, Lodi turned to the State of California HOME Program to fund the first-time homebuyer program and has been awarded \$800,000 to do so.</li> </ul> <p>The Lodi Police Department is responsible for enforcing City codes and ordinances pertaining to neighborhood maintenance; the NSM is tasked with coordinating activities with the code enforcement supervisor and staff within the Police Department.</p>	<p><u>Responsibility:</u> Community Development Department; Police Department</p>	<p>link thereafter, 2009–2014.</p> <p><u>Time Frame:</u> Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Improve the City’s ability to focus on the implementation of housing and neighborhood improvement programs.</p> <p><u>Accomplishments:</u> The City continues to focus on the implementation of housing and neighborhood improvement programs.</p> <p>The Housing Rehabilitation Program is likely to be funded through CDBG during the current Consolidated Plan period (2014–18). FTHB Program funding has not been utilized due to limited availability of housing within the allowed price limits.</p>	Continue
<p><b>Program 1.9: Annex Land to Accommodate Future Housing Needs as Necessary</b></p> <p>The City will pursue annexation of land outside the existing Sphere of Influence to conform to the development needs for Phase 1, 2, and 3. Subsequent phases should be annexed only as current phases meet</p>	<p><u>Responsibility:</u> Community Development Department, Planning</p>	<p><u>Time Frame:</u> Pursue discussions with property owners about annexation, as</p>	<p><u>Objective:</u> Increase the City’s residential development capacity to accommodate its share of the region’s future housing construction needs.</p> <p><u>Accomplishments:</u></p>	Continue

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<p>development capacity thresholds, as described in the Growth Management and Infrastructure Element. South of Harney Lane, an area which would require annexation, 338 acres have been identified for Low-Density Residential; nearly 100 acres for Medium- and High-Density Residential, and 28 acres for the residential component of Mixed Use Center. Given the backlog of unused housing allocations, recently approved development projects, and available sites within the current City limits, the City does not need to annex land to meet current housing needs. Nevertheless, the City will initiate the process with property owners by the end of the planning period.</p>	<p>Commission, City Council</p>	<p>appropriate according to housing needs, but no later than the end of the planning period in 2014.</p>	<p>Annexation was not needed in the planning period to meet the City's RHNA.</p>	
<p><b>Program I.10: Provide Homebuyer Assistance</b> The City will continue to implement a first-time homebuyer down payment assistance program. The City will continue to participate with the Housing Authority in a countywide consortium for the issuance of mortgage revenue bonds or mortgage credit certificates to assist first-time homebuyers. The City will promote the program by providing information at the Community Development Department's public counter and by providing a link to the program on the City's web site. The City's Neighborhood Services Manager will contact real estate agents active in Lodi to identify opportunities for program participation.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014; provide website link and information at the public counter within one year of adoption of this Housing Element; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.</p>	<p><u>Objective:</u> 24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units. <u>Accomplishments:</u> The FTHB Program funding was not utilized due to limited availability of housing within the allowed price limits. The City continues to provide information at a kiosk and on the Community Development webpage.</p>	<p>Continue</p>
<p><b>Program I.11: Promote the City's Multi-family Housing Development Standards</b> The City will promote its multi-family development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing (2007–2014); information is currently available on the City's website and</p>	<p><u>Objective:</u> Increase awareness of the City's multi-family development standards. <u>Accomplishments:</u> The City continues to promote its multi-family development standards through the City's website, information brochures available at</p>	<p>Continue</p>

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<i>homebuilder's, realtor's, and contractor's associations.</i>		<i>at the public permit counter. The City also encourages pre-application meetings. These practices will continue indefinitely. A notice of the City's multi-family development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.</i>	<i>the Community Development Department, pre-application meetings, and a notice to the local homebuilders, realtors, and contractors associations.</i>	
<p><b>Program 1.12: Subdividing Large Sites for Lower Income Households</b></p> <p><i>To assist the development of housing for lower income households on larger sites (more than 10 acres), the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that enable multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:</i></p> <ul style="list-style-type: none"> <li><i>• Streamlining and expediting the approval process for land division for projects that include affordable housing units,</i></li> <li><i>• Deferral or waiver of fees related to the subdivision for projects</i></li> </ul>	<p><u>Responsibility:</u> <i>Community Development Department</i></p>	<p><u>Time Frame:</u> <i>Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.</i></p>	<p><u>Objective:</u> <i>Facilitate parcel sizes that that are developable for multi-family affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.</i></p> <p><u>Accomplishments:</u> <i>The City was not approached to assist with facilitating land divisions.</i></p>	Continue

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<p>affordable to lower income households,</p> <ul style="list-style-type: none"> <li>• Technical assistance to acquire funding.</li> </ul> <p>H-GI Encourage the maintenance, improvement, and rehabilitation of existing housing stock and residential neighborhoods, particularly in the Eastside area.</p> <p><b>Program 2.1: Evaluate Applications for the Demolition of Residential Structures</b></p> <p>The City shall implement policies and procedures for evaluating applications for demolition of residential structures. This evaluation shall consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Lodi, the City shall require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units. The City will provide information regarding its policies and procedures on the City’s website and at the Community Development Department’s public counter.</p> <p>The City will determine the most appropriate method of implementing this program through a review of past demolition permits and conditions.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Complete review within six month of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element, ongoing thereafter, based on proposals.</p>	<p><u>Objective:</u> Maintain or replace existing affordable housing.</p> <p><u>Accomplishments:</u> The City has not yet implemented this program.</p>	Continue
<p><b>Program 2.2: Assist the Eastside Area with Housing Rehabilitation and Code Enforcement</b></p> <p>The City will continue to combine code enforcement and housing rehabilitation assistance, targeted to the Eastside area. Code enforcement falls under the purview of the Lodi Police Department, while the Neighborhood Services Manager (NSM) is responsible for coordinating rehabilitation efforts. The NSM will promote its program through the Lodi Improvement Committee, a neighborhood organization that provides direct outreach to area residents and property owners, by providing information at the Community Development Department’s public counter, and through a link to the program on the City’s website. The NSM will work with the Committee to continue marketing the program to Eastside area residents and property owners.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low/very low-, 250 low-, and 250 moderate-income.</p> <p><u>Accomplishments:</u> The Housing Rehabilitation Program is likely to be funded through CDBG during the current Consolidated Plan period (2014–18).</p>	Continue

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<p><b>Program 2.3: Implement Property Maintenance and Management Standards</b></p> <p>The City will continue to implement standards for private property maintenance (Chapter 15.30 of the Municipal Code) to 1) control or eliminate conditions that are detrimental to health, safety, and welfare; 2) preserve the quality of life and alleviate certain socioeconomic problems created by physical deterioration of property; and 3) protect property values and further certain aesthetic considerations for the general welfare of all residents of the City of Lodi.</p>	<p><u>Responsibility:</u> Police Department (code enforcement); Community Development Department, Neighborhood Services Division (implementation)</p>	<p><u>Time Frame:</u> Code enforcement on both complaint and proactive basis; Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Eliminate substandard building and property conditions. <u>Accomplishments:</u> The City’s Code Enforcement staff continues to respond to complaints related to property maintenance and substandard housing.</p>	Continue
<p><b>Program 2.4: Conduct a Housing Condition Survey</b></p> <p>The City will conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Complete survey and report to City Council within one and a half years of adoption of this Housing Element.</p>	<p><u>Objective:</u> Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. <u>Accomplishments:</u> The City has not yet completed a housing condition survey.</p>	Continue
<p><b>Program 2.5: Preserve Affordable Rental Housing</b></p> <p>There are currently no affordable units at-risk of converting to market rate in Lodi. However, if in the future units become at-risk, the City would coordinate a meeting or series of meetings between the Housing Authority, local nonprofits, and the owner (or owner’s representative) to discuss the owner’s intentions to remain or opt out of the federal Housing Choice Voucher (Section 8) Program and future plans for the property. If the owner intends to convert the apartments to market rate housing or sell the property, Lodi will seek to facilitate the acquisition of the property by a nonprofit or other entity to preserve the rental units as affordable housing. The City would not take part directly in negotiations regarding the property, but would apply for State or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. Lodi would request that the property owner provide evidence that it has complied with State and federal regulations regarding notice to tenants and</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Implement this program as necessary.</p>	<p><u>Objective:</u> To preserve affordable rental housing units. <u>Accomplishments:</u> The City does not have any units at risk of converting to market rate.</p>	Continue

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>other procedural matters related to conversion and contact HUD, if necessary, to verify compliance with notice requirements.</p>				
<p><b>Program 2.6: Target the Eastside Area for Use of Funds for Public Improvements</b>                      The City will continue to target a portion of its annual CDBG allocation for public improvements in the Eastside area in support of its housing rehabilitation and neighborhood improvement activities. The General Plan Land Use Diagram identifies the Eastside Area for Medium and High Density Residential, acknowledging opportunities for redevelopment and reinvestment through density increases. Public investment is intended to stimulate private investment in order to preserve the character of the neighborhood and introduce new housing, while also improving streetscapes and connections to downtown. In addition, the City will continue the practice of including conditions in developer agreements of major projects to pay for rehabilitation of housing units. Funds can be specifically directed toward units for extremely-low and very-low income households and supportive housing providers, and will be negotiated on a case by case basis.</p>	<p><u>Responsibility:</u>                      Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u>                      Annual CDBG allocation, maintain zoning, 2007–2014</p>	<p><u>Objective:</u> Preserve and improve the Eastside area.  <u>Accomplishments:</u>                      The City has allocated a significant amount of CDBG and other funding for public improvements in the Eastside area and will continue this through the current planning period.</p>	<p>Continue</p>
<p>H-G2 Ensure the provision of adequate public facilities and services to support existing and future residential development.</p> <p><b>Program 3.1: Collect Development Impact Fees and Enforce Improvement Requirements</b>                      The City will continue to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development and require that residential developers continue to provide on-site infrastructure to serve their projects. The City shall continue to charge fees that reflect the actual cost of service provided to housing units anticipated by this Element. Prior to the issuance of building permits, the City will require evidence that the developer has paid the required school impacts fees.</p> <p>The City will review and adjust its fee formula, particularly for multi-family dwelling units in the Medium and High Density Residential and Mixed Use General Plan land use designations. Per unit and per acre fees should be reasonable, in order to encourage the development of higher density affordable housing units while corresponding with the estimated public</p>	<p><u>Responsibility:</u>                      Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u>                      Submit proposed fee schedule adjustment to Planning Commission within six months of adoption of this Housing Element.</p>	<p><u>Objective:</u> Reduce impact fees for multi-family projects based on actual project densities.  <u>Accomplishments:</u>                      The City continues to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development. Fees were reduced by approximately 66% to help encourage development. This reduction will be in effect at least through 2019.</p>	<p>Continue</p>

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Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>facility and service impact for the specific project being proposed. The review and adjustment is anticipated to result in a reduction of fees for some multi-family projects. Utilities, streets, parks, and emergency services improvements should be developed consistently with infrastructure improvements and planning efforts identified in the appropriate in the Growth Management and Infrastructure; Transportation; and, Parks, Recreation, and Open Space elements.</p>				
<p><b>Program 3.2: Assure Adequate Public Services for Residential Development</b>                      The City will continue to use its growth management program to ensure that the pace of development is consistent with the City's, and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community. The City will contact other public facility and service providers annually during the housing unit allocation process to insure that these agencies can serve the increased number of housing units to be allocated.</p>	<p><u>Responsibility:</u>                      Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u>                      Annually during housing allocation process, 2007–2014</p>	<p><u>Objective:</u> Provide public facilities and services meeting minimum City standards.  <u>Accomplishments:</u>                      The City continues to use its growth management program to ensure that the pace of development is consistent with the City's goals.</p>	Continue
<p><b>Program 3.3: Use of CDBG Funds</b>                      The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods. (See Program 1.8 for implementation.)</p>			<p>The City continues to use CDBG funds to upgrade public facilities and services in neighborhoods.</p>	Continue
<p><b>Program 3.4: Provide Park and Recreation Facilities</b> (See General Plan Policy P-P20)</p>				
<p><b>Program 3.5: Support Transit Facilities and Transit-Oriented Development</b>                      To coordinate the availability of public transit as Lodi develops and to support transit-oriented development (TOD) on infill sites and properties with re-use potential, the City shall:                      a) Insure the continued construction of transit facilities, facilitate adequate transit service and lower the cost of living within the community, with funding to be paid from traffic impact fees, State, and federal funding sources, and "Measure K" sales tax funds.                      b) Determine whether areas with infill/reuse potential (see Program 1.4) qualify as infill opportunity zones. The City shall designate qualified areas</p>	<p><u>Responsibility:</u>                      Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> For Action a., annually, prior to the adoption of a City budget, 2007–2014; for Action b., within one year of adoption of this Housing Element, designate infill opportunities within a year and a</p>	<p><u>Objective:</u> Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely-low and very low-income households that may rely on transit as their primary transportation mode should be prioritized.  <u>Accomplishments:</u>                      Ongoing. The City developed the Transit-Oriented Development Design Guidelines in</p>	Continue

Lodi Housing Element

Program	Responsibility	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>that are appropriately located for higher density residential and mixed-use developments in such zones, near transit facilities.</p> <p>c) If adopted under action “b,” promote development opportunities in infill zones through a link on the City’s website, an information bulletin to be distributed to property owners within these zones, and developers and business organizations in Lodi, and one or more meetings with business and community organizations to explain the benefits and implications of infill zone designation for development opportunities.</p> <p>d) Use the City’s adopted Transit-Oriented Development Design Guidelines to develop TOD in Lodi’s Downtown, establishing a framework for infill development and public improvements, such as streets and open spaces.</p>		<p>half and identify and adopt zoning amendments that are needed and appropriate to develop within infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings within two and a half years of adoption of this Housing Element; for Action d., ongoing.</p>	<p>2008 and it was incorporated into the new Development Code in 2013.</p>	

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<p>H-G3 Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other discriminatory factors.</p> <p><b>Program 4.1: Promote Fair Housing Services</b></p> <p>The City shall promote equal housing opportunity for all persons in compliance with State and federal laws by continuing to provide funding for the operation of the City's Affirmative Fair Housing Program. Under the program, the City provides information to the public on State and federal fair laws, provides referrals to county, State, and federal agencies for investigation of fair housing complaints, and provides financial support to Stockton/San Joaquin Community Housing Resource Board (CHRB), which provides landlord-tenant mediation services. From 2005–2010, the City provided approximately \$20,000 to the CHRB for fair housing purposes.</p> <p>The City will collaborate with CHRB to promote fair housing information and resources at an annual community event. Lodi will promote fair housing activities and resources by providing links through its website to nonprofit, county, state, and federal agencies; providing fair housing information at the Community Development Department public counter; designating a point of contact within the Department to handle fair housing inquiries; and distributing fair housing information at public locations in the City (such as the Lodi Public Library and the LOEL Senior Center).</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014; annual community event for display of air housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City's website within six months of adoption of this Housing Element.</p>	<p><u>Objective:</u> Provide information on fair housing law to the public and support landlord-tenant mediation services.</p> <p><u>Accomplishments:</u> SJFH provided fair housing services to approximately 285 people each year from 2010 to 2015.</p>	Continue
<p><b>Program 4.2: Regulate Condominium Conversion</b></p> <p>The City currently regulates the conversion of rental housing to condominium or stock cooperative ownership to reduce the displacement of extremely low-, very low-, low-, and moderate-income households (See Title 15 of the Lodi Municipal Code). However, the regulations need to be expanded and strengthened. The City should amend Title 15 to ensure that:</p> <ol style="list-style-type: none"> <li>1. Residential condominium conversion projects are consistent with the Housing Element of the General Plan and State law;</li> <li>2. Converted dwellings meet certain safety, quality and appearance standards;</li> <li>3. Purchasers of converted dwelling units are fully informed as to the</li> </ol>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Amendment of Title 15 will occur within two years of the adoption of this Housing Element.</p>	<p><u>Objective:</u> Minimize the impact of displacement of very low-, low-, and moderate-income households and ensure the safety of converted units.</p> <p><u>Accomplishments:</u> The City amended Title 15 in 2013.</p>	Continue

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<p>physical condition of the structure and facilities;</p> <p>4. Tenants are provided with notice of the conversion, relocation benefits and the opportunity to purchase the residential units being converted; and</p> <p>5. The City maintains a supply of affordable housing.</p>				
<p><b>Program 4.3: Pursue Regional Solutions to Homeless Needs</b></p> <p>The City shall continue to support regional solutions to homelessness through its collaboration with the Salvation Army. Over the past five years, Lodi has contributed \$418,798 to the Salvation Army for the expansion or improvement of its facilities. The City is also open to the possibility of providing funds to other nonprofit organizations. The City shall also support San Joaquin County in implementing the Ten Year Plan to End Homelessness and continue to have a City representative serve on the Board of the Emergency Food and Shelter Program.</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014; annual review of applications by nonprofit organizations for use of City’s share of CDBG funds</p>	<p><u>Objective:</u> Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.</p> <p><u>Accomplishments:</u> The City continues to provide CDBG funding to agencies and organizations that provide shelter and supportive services to the homeless community. In 2015, a Committee on Homelessness was formed with representatives from service providers, agencies, and organizations to evaluate current conditions within Lodi and work to develop goals and strategies to address the issues. That effort resulted in a Report on Homelessness which was adopted by the City Council in September 2015.</p>	Continue
<p><b>Program 4.4: Educate the Public About Affordable Housing</b></p> <p>Affordable housing is seen negatively by many in the community; the perception is that affordable housing drives down property values, increases the demand for services, and facilitates criminal activity. The reality is that affordable housing helps police officers, fire fighters, teachers, and other low- and moderate-wage workers live in the Lodi. The City will:</p> <ul style="list-style-type: none"> <li>• Put together a newsletter on housing in Lodi that discusses typical wages for various jobs that are held in the city and the housing costs that each earner can afford; and</li> <li>• Conduct a workshop on the issue of affordable housing, publicizing the event to neighborhood groups, community organizations, religious</li> </ul>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Newsletter and workshop will occur within two years of adoption of this Housing Element.</p>	<p><u>Objective:</u> Provide information to the community about the benefits of affordable housing.</p> <p><u>Accomplishments:</u> The Neighborhood Service Manager has conducted extensive outreach in the community to educate the public, especially the local minority population, about affordable housing. Several workshops were held in 2013 as part of the development of the CDBG</p>	Continue

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<p><i>institutions, and others. Discuss affordable housing myths and the value that affordable housing can bring to a community, as well as important issues to consider.</i></p>			<p><i>Consolidated Plan for 2014–2018.</i></p> <p><i>That process brought about civic engagement from Lodi’s low-income minority community that has not been experienced before. The majority of the housing needs, goals, and objectives identified for the Consolidated Plan came from that outreach to the minority community.</i></p>	
<p><b>Program 4.5: Incentivize Affordable Housing Development</b></p> <p><i>To incentivize the development of affordable housing opportunities, the City will study the possibility of providing certain benefits to developers who build affordable units such as expedition of the development review process and reduction in development impact fees. Program 3.1 describes modifications to the impact fee program to alleviate disincentives to multi-family housing construction. In addition, Program 1.2 calls for the exemption of affordable units from the growth management allocation process, which would eliminate the time and expense of the process.</i></p> <p><i>As described in Program 1.5, the City will meet annually with private nonprofit and for-profit affordable housing providers and public agencies that are interested in constructing affordable housing (and keep in contact with them throughout the year), providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents. The purpose of the annual meetings will be to discuss priorities for lending City support for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. The City will assist applicants in the subdivision of land on larger sites as necessary to facilitate affordable housing development.</i></p> <p><i>The Needs Assessment identified approximately 2,500 Extremely-Low Income households in 2000. Senior housing has been prioritized due to a growing senior population. Female-headed households with children, large households, and farmworkers with families require multi-bedroom units, preferably in multi-family buildings that can provide usable common open space. The City will continue to assist non-profit developers with site</i></p>	<p><u>Responsibility:</u> <i>Community Development Department, Planning Commission, City Council</i></p>	<p><u>Time Frame:</u> <i>Investigate possible incentives for facilitating the development of affordable housing and present findings to City Council within one year of the adoption of this Housing Element. The Zoning Ordinance and Growth Management Ordinance update will be completed within one year of the adoption of this Housing Element.</i></p>	<p><u>Objective:</u> <i>Facilitate the development of affordable housing opportunities in the city.</i></p> <p><u>Accomplishments:</u> <i>The City continues to work with Eden Housing toward the development of an 80-unit senior housing project.</i></p>	<p>Continue</p>

Lodi Housing Element

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<p>acquisition, allow multi-family housing by right in several zoning districts, and identify funding sources to facilitate development and rehabilitation. For single-person Extremely-Low Income households, such as persons transitioning out of homelessness, seniors, or others that can be accommodated with efficiency units, Program 1.1 supports the modification of the Zoning Ordinance to broaden the definition of boarding houses and the allowance of SROs. The National Stabilization Program in particular, will prioritize units for Very-Low and Extremely-Low Income households.</p>				
<p><b>Program 4.6: Facilitate the Development of Project-Based Section 8 Units.</b> The City will work with nonprofit developers to try and secure project-based Section 8 funding in order to develop and maintain affordable family and senior units in the city.</p>	<p><u>Responsibility:</u> Community Development Department, Planning Commission, City Council</p>	<p><u>Time Frame:</u> Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.</p>	<p><u>Objective:</u> Facilitate the development of affordable and senior housing opportunities in the city. <u>Accomplishments:</u> The Housing Authority has been reluctant to provide project-based vouchers for the 80-unit senior project.</p>	Continue
<p>H-G4 Encourage residential energy efficiency and reduce residential energy use. <b>Program 5.1: Promote Energy Efficiency and Weatherization Improvements for Older Homes</b> The City shall continue to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program (Program 2.2). The City will post and distribute information on currently available weatherization and energy conservation programs operated by the City, nonprofit organizations, and utility companies through the Lodi website, the Community Development Department public counter, the Lodi Public Library, the LOEL Senior Center, and other public locations. The Conservation Element also promotes energy conservation and weatherization improvements to existing structures and public buildings.</p>	<p><u>Responsibility:</u> Community Development Department</p>	<p><u>Time Frame:</u> Current and ongoing, 2007–2014</p>	<p><u>Objective:</u> Increase energy efficiency in older homes. <u>Accomplishments:</u> The City continues to promote weatherization and energy efficiency programs available through other agencies and organizations. The City has provided CDBG funding to the Housing Authority of San Joaquin County for weatherization and energy efficiency improvements at a 5-unit apartment complex that the Authority owns and operates.</p>	Continue

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<p><b>Program 5.2: Energy Conservation for New Homes</b>  <i>The City shall enforce State requirements for energy conservation, including Title 24 of the California Code of Regulations (State building code standards), in new residential projects and encourage residential developers to employ additional energy conservation measures in the design of new residential developments. In addition, the Community Design &amp; Livability Element addresses green building and construction techniques.</i></p>	<p><u>Responsibility:</u>                      Community Development Department</p>	<p><u>Time Frame:</u>                      Current and ongoing, 2007–2014 as part of review of planning and building permit applications</p>	<p><u>Objective:</u> Increase energy efficiency in the design and construction of new homes.  <u>Accomplishments:</u>                      The City continues to enforce State requirements for energy conservation in new residential projects and encourages residential developers to employ additional energy conservation measures in the design of new residential developments.</p>	<p>Continue</p>
<p><b>Program 5.3: Encourage Use of Solar Devices Through Voluntary Incentives Program</b> (see Program C-P40 in the Conservation Element)</p>				

**RESOLUTION NO. P.C. 15-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING  
THE DRAFT 2015-2023 HOUSING ELEMENT BE FORWARDED TO THE CITY  
COUNCIL FOR APPROVAL TO BE SUBMITTED TO HOUSING AND COMMUNITY  
DEVELOPMENT FOR REVIEW AND CERTIFICATION**

- WHEREAS**, California Government Code Section 65300 et. Seq. mandates that the City of Lodi adopt a comprehensive General Plan to provide guidance and direction for development activities in the City; and
- WHEREAS**, Government Code sections 65580-65589 set forth the statutory requirements for the Housing Element; and
- WHEREAS**, the Housing Element is one of seven (7) required elements of the General Plan; and
- WHEREAS**, Government Code section 65588(b) requires that the Housing Element be comprehensively updated every five (5) years; and
- WHEREAS**, the City adopted its current Housing Element in 2011; and
- WHEREAS**, the Housing Element serves as the data and policy document guiding overall improvements and development of housing and contains a profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs; an analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the City's ability to meet identified housing needs; an identification of resources to meet housing needs, including vacant or underutilized land for new construction, as well as financial and administrative resources available for housing; and the City's housing strategy to address identified housing needs, including an assessment of past accomplishments, and a formulation for housing goals, policies, and programs; and
- WHEREAS**, Government Code section 65583 requires that the City identify adequate sites to accommodate housing for all economic segments of the population, based upon the Regional Housing Needs Assessment provided by the Southern California Association of Governments; and
- WHEREAS**, the City's Community Development Department has initiated and caused to be prepared a proposed Housing Element for the period from 2015-2023; and
- WHEREAS**, the Community Development Department staff held a stakeholder group meeting and public workshop on June 25, 2015 to solicit public input on the proposed draft Housing Element for 2015-2023; and
- WHEREAS**, the draft 2015-2023 Housing Element was prepared and circulated for public review, with such circulation including the provision of the requisite review period for the State of California Department of Housing and Community Development ("HCD"); and
- WHEREAS**, the Planning Commission, after conduction of a public hearing and consideration of all public comment, recommends the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review; and
- WHEREAS**, the Planning Commission of the City of Lodi held a properly noticed public hearing as required by law on October 28, 2015; and
- WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.
- NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lodi makes the following specific findings based on the evidence as follows:

1. The proposed draft 2015-2023 Housing Element ensures and maintains internal consistency with all of the objectives, policies, general land uses, programs, and actions of the General Plan. The proposed Housing Element update for the 2015-2023 planning period have been designed to be consistent with State Housing Law, the Regional Housing Needs Assessment for local agencies under the jurisdiction of the San Joaquin Council of Governments (SJCOG, Inc), and to be internally consistent with the other elements of the Lodi General Plan.
2. The proposed draft 2015-2023 Housing Element would not be detrimental to the public convenience, safety or general welfare of the City. The draft Housing Element is compatible with the nature, condition, and development of existing uses, buildings and structures and the proposed Housing Element update will not adversely affect the existing or planned uses, buildings, or structures. The proposed Housing Element update includes specific programs that provide opportunities for affordable housing through the identification of appropriate sites and density as required by the State, make provision for emergency and transitional housing, and establish reasonable accommodations to improve constraints in housing for persons with disabilities. The proposed revisions will not expose people to an increased risk of negative health or public safety impacts and are consistent with the environmental analysis indicating the impacts related to the health, safety and general welfare of the community will not be detrimental as a result of the project.
3. The proposed draft 2015-2023 Housing Element is in compliance with the provisions of the California Environmental Quality Act (CEQA). The City prepared Lodi General Plan 2101 and adopted General Plan EIR 2010 (SCH#2009022075). The proposed Housing Element is an implementation of the General Plan 2010 and the General Plan EIR (SCH#2009022075) is the project's Environmental Document. Having been so included, all General Plan level environmental effects were of necessity, therein addressed. City of Lodi General Plan 2010, City of Lodi General Plan Final Environmental Impact Report, February 2010 and City of Lodi General Plan Draft Environmental Impact Report, November 2009 are available for review at the City of Lodi, Community Development Department, located at 221 West Pine Street, California 95240. The documents are also available online at [http://www.lodi.gov/community\\_development/index.html](http://www.lodi.gov/community_development/index.html)

**BE IT FURTHER RESOLVED** that based on the written information provided, the public comments received and the findings stated above, the Planning Commission recommends the draft 2015-2023 Housing Element be forwarded to the City Council for approval to be submitted to Housing and Community Development for review and certification.

**Dated: October 28, 2011**

I certify that Resolution No. 15-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on Wednesday, October 28, 2015 by the following vote:

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

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