

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, NOVEMBER 9, 2016 @ 7:00 PM</p>
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For information regarding this agenda please contact:

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

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “September 14, 2016” and “September 28, 2016”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of:
 - I) Growth Management Allocation for 248 Low-Density Residential Lots, 95 Medium-Density Residential Lots and 180 High-Density Residential Units; and
 - II) A Subdivision Map for the Rose Gate II Subdivision, a 90 acre, 343 unit subdivision with associate park, basin and landscaping lots; and
 - III) Adopt Planned Development Guidelines for the subdivision known as Rose Gate II.
2800, 2950 and 3050 West Lodi Avenue (Applicant: FCB Homes; File: 2016-27 GM / S / PD; CEQA Status: Section 15183 – Previous Environmental Review)

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

4. PLANNING MATTERS/FOLLOW-UP ITEMS
 - a. Update of Downtown Police Service Calls
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 2nd 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 14, 2016**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 14, 2016 was called to order by Chair Hennecke at 7:00 p.m.

Present: Planning Commissioners – Cummins, Gomes, Kirst, Kirsten, Olson, Slater and Chair Hennecke

Absent: Planning Commissioners – None

Also Present: City Planner Craig Hoffman, Deputy City Attorney John Fukasawa, Deputy Public Works Director Lyman Chang and Administrative Secretary Kari Chadwick

2. MINUTES

“July 27, 2016”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Cummins second, approved the minutes of July 27, 2016 as written.

“August 10, 2016”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kirst second, approved the minutes of August 10, 2016 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 Hennecke called for the public hearing to consider the continued request of the Planning Commission for approval of: Growth Management Allocation for 28 Medium-Density Residential Lots and a Subdivision Map for the Camper Subdivision, a 2.14 acre, 28 unit subdivision at 500 and 540 South Sacramento Street, north of Tokay Street (Applicant: Bruce Camper; File: 2016-09 GM / S; CEQA Status: Section 15183 – Previous Environmental Review)

City Planner Craig Hoffman stated that item 3a has been pulled from this agenda and will be brought back to the Commission on September 28th after being advertised and noticed appropriately.

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a Type-21 Off-Site Beer, Wine and Spirits sales at a convenience store at 1420 West Kettleman Lane. (Applicant: HarPreet Kaur; File 2016-22 U; CEQA Determination: Exempt per Section 15321)

City Planner Craig Hoffman gave a brief presentation based on the staff report. Staff is recommending approval of the project as conditioned. Mr. Hoffman pointed out that several letters have been received by staff and have been provided to the Commission on blue sheets.

Vice Chair Slater asked if there has been any concern regarding parking for this location. Mr. Hoffman stated that Public Works and Transit have reviewed the project and had no concerns.

Hearing Opened to the Public

- Rod Augustine, attorney for the applicant, came forward to answer questions.
- Vice Chair Slater asked Ms. Kaur if she has owned and operated a convenience store prior to this. Ms. Kaur stated that the store in Stockton was jointly owned with another person, but she did manage it. Mr. Slater asked if there was training done for all staff members. Ms. Kaur stated that staff was trained and the new staff will be trained as well.
- Commissioner Olson asked if this store will be open the latest in the center. Ms. Kaur stated that she would defer to the property owner to answer that question.
- Chris Gianulias, property owner, came forward to address concerns regarding the letters that were received. He stated that there are surveillance cameras that monitor the entire area and security that monitors the cameras. Mr. Gianulias gave a couple of examples of how he solved nuisance problems at his other properties in other cities. The last thing that he as an owner wants to see is a nuisance situation that could hinder his clients businesses.
- Vice Chair Slater asked about signage. Mr. Gianulias stated that signage is determined by the City rules. Mr. Hoffman stated that there will not be any flashing signage.
- Rupi Pada came forward to express her concerns with this project. She stated that there is already a problem with the homeless in this area and the Police do not respond in a timely manner. Commissioner Gomes asked for clarification regarding Ms. Pada's residence. Ms. Pada stated that she lives in Tracy, California. Ms. Gomes asked if she owns a business in Lodi. Ms. Pada stated that she owns the Chevron across the street from this location. Ms. Gomes asked if she carries a liquor license at this location. Ms. Pada stated that they do.
- Commissioner Olson asked if there is a reason for the homeless to come to this area. Ms. Pada stated that they are coming for the liquor. She added that her business has stopped selling alcohol to them. Ms. Olson stated that she used to live in this area and doesn't remember there being a homeless problem in the area and asked for some examples. Ms. Pada stated that the homeless beg outside for money then come into the store to purchase alcohol and they come in and trash the restrooms.
- Commissioner Cummins asked for clarification regarding the location of Ms. Pada's business. Ms. Pada stated that she owns the Chevron on the corner of Kettleman and Ham.
- Chair Hennecke asked how many licenses are in this census track. Mr. Hoffman stated that he doesn't have the exact numbers, but ABC did not require a finding of convenience and necessity which would be required if there was an over concentration. Mr. Hennecke asked if Police had any concerns during their review. Mr. Hoffman stated that they did not.
- Chris Gianulias came forward to address some of Ms. Pada's concerns. He stated that Ms. Pada's Chevron is located directly across the street and he believes that she is afraid of the competition. He has not seen any homeless problems in this area and he drives by her location once or twice a week. Mr. Gianulias added that his security has had to ask homeless to leave that have camped out behind the center, but they were neither begging nor being a nuisance.
- John Miller, Lodi resident, came forward to address concerns. He is concerned that there will be noise with cars speeding out of the parking lot through the rear passage way.
- Rupi Pada came forward to state that she is not afraid of the completion. She is afraid that there will be more of a homeless problem brought into the area. She added that she

has met with the Police Chief to determine what can be done to curb the problem and has taken steps to improve her own security. Ms. Pada added that if the center is already having problems with the homeless camping in the back wait until they try and ask them to leave once they have been drinking.

- Commissioner Olson stated that she is sensitive to Ms. Pada's concerns and would like to understand if she is staying in her location and taking steps to curb the homeless problem then what would be the issue with this store doing the same. Ms. Pada stated that there isn't a problem with that, but there are not enough Police Officer's to spread around.
- Chris Gianulias stated that if the homeless becomes a problem he is willing to hire private security to stay on site. Ms. Olson asked if there is more vagrancy in the area due to the irrigation canal. Mr. Gianulias stated that the canal is sealed off, so there isn't any problem with them using the canal.
- Commissioner Gomes asked for clarification from Ms. Kaur regarding the percentage of space the alcohol will take and what will be for sell in the additional space of the store. Ms. Kaur confirmed that the alcohol will take up approximately 30 to 40 percent of the floor area and the additional 60 to 70 percent of the floor space will be food and household items.

Public Portion of Hearing Closed

- Commissioner Kirsten stated that he understands that there is a problem with homeless but he does not feel comfortable hindering commerce because of it.
- Commissioner Cummins stated his support for the project and added that the Police Department does a good job policing the city. Commissioner Slater agreed.
- Chair Hennecke stated his support for the project and added that there are conditions that have been placed on the project to ensure that it will not cause a nuisance and if it does become a nuisance it can be brought back to the Commission for additional review.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Gomes second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321, and adopts a resolution approving a Use Permit to allow a Type-21 Off-Site Beer, Wine and Spirits sales at a convenience store at 1420 West Kettleman Lane, Suite A subject to the findings and conditions of approval contained in the draft resolution provided. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Gomes, Kirst, Kirsten, Slater, Olson and Chair Hennecke
Noes: Commissioners – None
Absent: Commissioners - None

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a yoga and health training studio within an office building located at 340 South Fairmont Street. (Applicant: Jennifer Kupka; File 2016-25 U; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15301 - Existing Facility)

City Planner Craig Hoffman gave a brief presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Hearing Opened to the Public

- Jennifer Kupka, applicant, came forward to answer questions.
- Commissioner Kirsten asked if parking will be an inconvenience for the business. Ms. Kupka stated that she has been at the location everyday cleaning up for the last month and has not encountered any possible problems with parking.
- Commissioner Cummins stated that he had a conversation with the Pastor of the church that operates next door and he does not feel there will be a problem with parking with this additional business going next door.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Olson second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, and adopts a resolution approving a Use Permit to allow a yoga and health training studio within an office building located at 340 South Fairmont Street subject to the findings and conditions of approval contained in the draft resolution provided. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Gomes, Kirst, Kirsten, Slater, Olson and Chair Hennecke
Noes: Commissioners – None
Absent: Commissioners - None

- d) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request of the Planning Commission for approval of a revision to Use Permit to allow live music at a restaurant (Blue Cebra) with an existing Type-47 On-Sale Beer, Wine and Distilled Spirits at 910 South Cherokee Lane. (Applicant: Alberto Ortiz; File Number: 2016-26 U)

City Planner Craig Hoffman gave a brief presentation based on the staff report. Staff is recommending approval of the project as conditioned. Mr. Hoffman pointed out that staff did receive a letter expressing concerns from several neighbors and it has been provided to the Commission on a blue sheet.

Chair Hennecke asked about the establishment that tried to go into the space on North Cherokee a few years ago. Mr. Hoffman stated that was La Luna and that project was not allowed to go into that space. Mr. Hennecke asked how close the residences in the rear of the property are to the building. Mr. Hoffman stated that the residences are close and if the noise becomes a nuisance then they will need to call and report it to the Police. Mr. Hennecke asked if the residences were notified of the meeting. Mr. Hoffman stated that they were and they submitted the letter that is on blue sheet.

Vice Chair Slater asked for a bit of history regarding this location. Mr. Hoffman stated that La Luna was shut down due to being a nuisance. Commissioner Olson stated that she believed that the nuisance come from the doors of the establishment being left open and people congregating in the parking lot.

Mr. Hoffman stated that he has had conversations with the applicant and this is a part of the original vision of the project.

Chair Hennecke ask for clarification regarding the condition that that would take into account the distance of an establishment to residences and it now being a condition of noise. Mr. Hoffman stated that the new Zoning Code did away with the distance regulation and now relies on the noise ordinance to keep live music under control.

Hearing Opened to the Public

- Alberto Ortiz, applicant, came forward to answer questions with the assistance of a translator, Alajandro Sorio.
- Vice Chair Slater asked if the music will be contained within the building. Mr. Ortiz stated that it will be contained within the building. Mr. Slater asked if it will be live band or DJ music. Mr. Ortiz stated that it will be mostly acoustic guitar with some other instruments accompanying them. Mr. Slater asked if any of the music will be amplified. Mr. Ortiz stated that it will.
- Commissioner Gomes asked if food will be served while the music is playing. Mr. Ortiz stated that there will be appetizers and small meals served. Ms. Gomes asked if there will be dancing. Mr. Ortiz stated that if they like they can dance, but the music is meant to be for atmosphere.
- Amar Patel and Suresh Patel, Budget Inn owner, came forward to express concerns. He stated that most of their concerns come from the days of La Luna, but there is still concern with the noise nuisance. The doors are not always managed properly and that can become a problem. Another concern will be when the patrons leave late at night and the noise and hazard that they can cause getting onto Cherokee Lane. He is in favor of the additional conditions and would like to ensure that they are enforced. Chair Hennecke stated that the Commission is very serious regarding nuisance problems and if there is a problem it will be up to the public to keep staff notified of them.
- Vice Chair Slater encouraged the applicant and any concerned citizens to exchange information.
- James Quinlivan, resident, came forward to express concerns with the project. He stated that even with all the doors closed the music still gets out. The patrons when it was La Luna were rude, peeling out of the parking lot, using foul language and very boisterous late at night and into the early morning hours. Mr. Hoffman gave Mr. Quinlivan his card and stated that if you can hear the music with the entire place closed up then the music is too loud. Chair Hennecke stated that the Commission isn't here to stop commerce, but will be here to enforce the conditions set in the resolution for this project.
- Commissioner Cummins asked what steps staff will take if nuisance calls start coming in. Mr. Hoffman stated that staff will visit the site and work with the applicant to ensure that the noise isn't reaching the outer areas of the property. Chair Hennecke stated that the Commission takes these complaints very seriously.
- Commissioner Kirst asked what the hours of operation are right now. Mr. Hoffman stated that he believes that they are open until 12:00 midnight currently, but that varies depending on the business being busy that late. He added that staff did not add any conditions regarding hours of operation because it will be irrelevant what time a nuisance occurs the application will be back at a Commission Meeting.
- Alberto Ortiz came forward to state that he understands and speaks English, but brought an interpreter to help keep the conversation fluid. He added that he is very serious about his business and would like to have it succeed here. He has no intention of causing the neighbors any problems and will work very hard to ensure that they are happy.

Public Portion of Hearing Closed

- Commissioner Kirsten stated that he is torn with this project. He does not want the neighbors to have to deal with any nuisance problems, but believes Mr. Ortiz when he says he does not want to cause a nuisance problem. Vice Chair Slater stated his agreement with Mr. Kirsten. He added encouragement to the applicant to do everything he can to dampen any possible noise escaping the building envelope.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kirsten second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, and adopts a resolution approving a revision to Use Permit to allow live music at a restaurant (Blue Cebra) with an existing Type-47 On-Sale Beer, Wine and Distilled Spirits at 910 South Cherokee Lane subject to the findings and conditions of approval contained in the draft resolution provided. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Gomes, Kirst, Kirsten, Slater, Olson and Chair Hennecke
Noes: Commissioners – None
Absent: Commissioners - None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

a) Tentative Looking Ahead

- Mr. Hoffman stated that a looking ahead has been provided and if there are any questions staff is available to answer them. He added that the next couple of meetings that the Commission will have will be busy with maps.

b) Update of Downtown Police Service Calls

- Mr. Hoffman stated that there has not been any new activity.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

None

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)

Quinn Young, First Class Scout in Troup 399, stated that he is earning Citizenship in the Community Merit badge and one of the requirements is to attend a community meeting.

Amar Patel, resident, came forward to express his interest in working with the City to keep Lodi safe and clean and would like ideas of how they can best do that along Cherokee Lane specifically. Chair Hennecke stated that as a small business owner the best way to help is to form an alliance with other businesses in the area. Commissioner Olson asked if there is a Business Industry District (BID) in this area. Mr. Hoffman stated that he did not think there was a specific BID for this area. Commissioner Kirsten stated that creating an alliance is a good idea and the downtown businesses are doing that right now. Mr. Patel would like to see the area brought back to its former glory. Commissioner Gomes stated that there is a 20/20 Vision Group through the Chamber of Commerce that focuses on tourism and they may be a good resource.

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

None

11. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:27 p.m.

ATTEST:

Kari Chadwick
Planning Commission Secretary

DRAFT

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, SEPTEMBER 28, 2016**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 28, 2016 was called to order by Vice Chair Slater at 7:00 p.m.

Present: Planning Commissioners – Gomes, Kirst, Kirsten, Olson and Vice Chair Slater

Absent: Planning Commissioners – Cummins and Chair Hennecke

Also Present: City Planner Craig Hoffman, Deputy City Attorney John Fukasawa and Deputy Public Works Director Lyman Chang

2. MINUTES

None

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, Vice Chair Slater called for the public hearing to consider the request of the Planning Commission for approval of: Growth Management Allocation for 28 Medium-Density Residential Lots and a Subdivision Map for the Camper Subdivision, a 2.14 acre, 28 unit subdivision at 416, 500 and 540 South Sacramento Street, north of Tokay Street (Applicant: Bruce Camper; File: 2016-09 GM / S; CEQA Status: Section 15183 – Previous Environmental Review)

City Planner Craig Hoffman gave a brief presentation based on the staff report. Staff is recommending approval of the project as conditioned. Mr. Hoffman added that a couple of blue sheet items have been provided; one is a letter of concern regarding the existing land uses in the area leaning toward light industrial as well as a change to condition 15 of the resolution to note the concern.

Commissioner Olson asked for clarification regarding the number of units per acre for medium density district. Mr. Hoffman stated that medium density ranges from eight to twenty units per acre and this project is coming in at thirteen units.

Commissioner Kirsten asked how the City feels about the mention of speed bumps in the letter that was received. Mr. Hoffman stated that he spoke with Mr. Munro and let him know that he would pass that information on to the Traffic Division. Mr. Kirsten asked why speed bumps are rarely granted. Mr. Chang stated that the cost to maintain them over time outweighs any benefit that they may or may not have.

Mr. Hoffman added that there is a condition of approval in the resolution that requires some sort of HOA or CC&Rs. Staff feels that a HOA would better suit the site, but is open to CC&Rs as an alternative.

Hearing Opened to the Public

- Joe Murphy, representative of the owner, came forward to answer questions. Mr. Murphy stated that condition 41 in the resolution states that the project must have an HOA and the applicant would like to have the wording changed to reflect Mr. Hoffman's comments regarding an alternative.

- Vice Chair Slater asked if the applicant has reached out to the surrounding neighbors to receive any feedback. Mr. Murphy stated that he is not aware of any efforts by the applicant to discuss the project with the neighbors.
- Commissioner Kirsten asked if the disclaimer regarding the surrounding uses is recorded on the deed of sale. Mr. Murphy stated that he is not aware that any notification regarding the surrounding uses is recorded with the sale of property. Mr. Hoffman stated that the intention is for the developer to provide a buyer with an acknowledgement letter and then the City would get a copy for the file. Mr. Murphy stated that "The Right to Farm" statement is recorded on maps in areas that are adjacent to farmland, but he has not heard of any specific statements for infill developments. Mr. Kirsten gave an example of why he feels that the disclaimer should be recorded on the deeds for each property, so future buyers will be made aware. Mr. Hoffman stated that the disclosure can be made a part of the HOA or CC&Rs that way all of the buyers will receive a copy. Ms. Olson stated that making it a part of the deed shouldn't be necessary, but a disclosure is definitely needed.
- Commissioner Olson asked if a traffic study was done to the additional traffic that will be using Sacramento Street. Mr. Murphy stated that a traffic study was not done. Someone from the audience stated that the street in this area has already been improved.
- Joyce Smart, local resident, came forward to express some concerns. She is concerned with the proximity of the railroad tracks and residences where kids will be living. Children are notorious for getting into places they don't belong. She would like to know what steps are in place to eliminate access to the tracks.
- Rich Radovich, property owner directly across the street, came forward to express concerns. He is concerned with the additional traffic and the fact that this development will adversely affect his trucking business. Mr. Radovich added that the street has been improved, but still narrows toward the corners. He would like to see a traffic study done. When the train is coming through the traffic moves to School Street and that street cannot accommodate the additional traffic. Mr. Kirsten asked if the traffic will rise to a level that should hinder this project approval. Mr. Radovich stated that he was always under the impression that the parcels would be maintained as commercial, but with the residential there will be parking on the street and that will narrow the street even more.
- Frank Smart, local resident, came forward to express concerns. He would like to know who is going to be held responsible for maintaining the property if there isn't an HOA. Mr. Smart stated that the trains wake him up every morning and he lives a block away. He added that the street bottlenecks at Chestnut Avenue because of the narrowing. Commissioner Kirsten stated that the train noise affects people differently, so hopefully someone that is a light sleeper won't purchase here. He added that the City will ensure that some sort of mechanism will be in place for the maintenance of the property so that it does not become blighted.
- Commissioner Olson asked about the measures that will be taken to ensure that there will not be easy access to the tracks. Mr. Murphy stated that there will be two separate fences that will separate the residential property from the railroad property. He added that there will also be some Cypress trees planted along the fence to add additional sound buffering. Mr. Hoffman stated there will be three fences separating the street from the tracks. There is a chain link fence which is the railroad fencing and then there will be a fence for this project and then the normal fencing that a property owner puts up. Commissioner Slater asked what type of fence was going to be used for the project. Mr. Murphy stated that has not yet been determined. He added that neither Mr. Hoffman nor the applicant is excited about a block wall, but that is what would work best for sound buffering. Mr. Hoffman added that the house construction is what will mitigate the noise. A masonry wall invites graffiti and that speaks to an ongoing maintenance issue. Mr. Slater asked for clarification regarding the third fence. Mr. Murphy stated that the third fence is the fence that encloses the rear yard from the front yard. He added that the applicant does not object to speed bumps if that is what the neighborhood would like to pursue.

- Vice Chair Slater asked for clarification regarding the entry level pricing. Mr. Murphy stated that would be a better question for the owner. An unidentified person from the audience stated that these will not necessarily be entry level homes. They will be market driven, but are going to be marketed at the 250,000 to 300,000 dollar range. Mr. Slater asked about street parking. Mr. Murphy stated that there will be twenty six shared on-street parking spaces in addition to the two spaces within the provided garage provided with each dwelling. Ms. Olson asked if any driveways front Sacramento Street. Mr. Murphy stated there will not be any garages facing Sacramento Street.
- Leona Radovich, local resident, came forward to express her concerns. She wants to know what measures are going to be put in place to ensure that the homes are not sold as low-income housing. The property as it is now isn't maintained and if the HOA is allowed to go away who is going to be held responsible. She is also concerned with the colors of the dwellings. Are the owners going to be able to paint the exterior any color they want? Mr. Hoffman stated that this is not a low-income product, but will have an affordability component just due to the projects design.
- Vice Chair Slater asked how the project is going to be built out. Bruce Camper, applicant, came forward to answer questions. Mr. Camper stated that there will five or six floor plans offered. There will be three to five model homes. All of the lots are already assigned a floor plan. The lots in the rear of the project will be two-story and the lots along Sacramento Street will be one-story homes. Mr. Slater asked if there was a color pallet available. Mr. Camper stated that they do not have a specific color pallet available at this time, but will be using colors that will blend nicely with the existing neighborhood. There will be a property management company that will be handling all of the maintenance issues. Mr. Slater asked how often the property management company will be visiting the site. Mr. Camper stated that the current plan is to have them visit the site twice a week, but will be available anytime with a phone call. Commissioner Kirsten asked if Mr. Camper will be building out all the lots or if they were going to let other builders build out some lots. Mr. Camper stated that they will be building out all of the lots.

Public Portion of Hearing Closed

- Commissioner Kirsten supports the project, but would like to see the residences and the city work together to mitigate any traffic problems that result from this development.
- Commissioner Olson expressed her appreciation for all the comments and encouraged the property developer to build a product that is being promised here tonight.
- Mr. Hoffman stated that he would also like to see verbiage added to the first sentence of Condition 41 as follows: " of other mechanism to City Staff satisfaction".

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Olson second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183, the project is consistent with the findings of the previous environmental documents prepared for the 2010 Lodi General Plan and adopts a resolution approving the Tentative Subdivision Map for the Camper – Sacramento Street Subdivision and recommend to the City Council approval of the request for 28 Medium-Density Growth Management Allocations located at 416, 500 and 540 South Sacramento Street subject to the findings and conditions of approval contained in the draft resolution provided with the change shown on Blue Sheet and as stated above by Mr. Hoffman. The motion carried by the following vote:

Ayes: Commissioners – Gomes, Kirst, Kirsten, Olson and Vice Chair Slater
Noes: Commissioners – None
Absent: Commissioners - Cummins and Chair Hennecke

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Slater called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit and Architectural Review for a gas station, car wash and convenience store and a Type-24 20 Off-Sale Beer, Wine and Spirits for Lodi Shopping Center – Pad Building 1, 2758 West Kettleman Lane, (Applicant: Darshan Mundy; File 2016-28 U/SP; CEQA Determination: prior EIRs Section 15153 and exempt per Section 15321)

City Planner Craig Hoffman gave a brief presentation based on the staff report. Mr. Hoffman stated that the applicant has requested that the license be changed to a Type 20 Off-Sale Beer and Wine License. Staff is recommending approval of the project as conditioned.

Hearing Opened to the Public

- Darshan Mundy, applicant, came forward to answer questions.
- Commissioner Olson stated her appreciation that the applicant worked with City Staff to provide such a nice product for the entrance to the City.
- Commissioner Kirsten stated his appreciation for the fabulous architecture. Vice Chair Slater concurred. Mr. Mundy stated that he has been working with Steve Elser, his architect, for many years and congratulated him for all of his hard work on this project. He also stated his appreciation for Mr. Hoffman and all of the work he has done to make this project a product that everyone can be proud of.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Gomes, Kirst second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to prior EIRs Section 15153 and exempt per Section 15321, and adopts a resolution approving a Use Permit and Architectural Review for a gas station, car wash and convenience store and a Type-20 Off-Site Beer and Wine sales for Lodi Shopping Center – Pad Building 1 at 2758 West Kettleman Lane subject to the findings and conditions of approval contained in the draft resolution provided and amended on Blue Sheet. The motion carried by the following vote:

Ayes: Commissioners – Gomes, Kirst, Kirsten, Olson and Vice Chair Slater
Noes: Commissioners – None
Absent: Commissioners - Cummins and Chair Hennecke

4. PLANNING MATTERS/FOLLOW-UP ITEMS

a) Tentative Looking Ahead

- Mr. Hoffman stated that a looking ahead has been provided and if there are any questions staff is available to answer them.
- Commissioner Kirsten asked where the Calturas project is located. Mr. Hoffman stated that it is located in the old Plummer location.

b) Update of Downtown Police Service Calls

- Mr. Hoffman stated that there has not been any new activity.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

None

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)

Commissioner Kirsten asked what the status is for the Calturas project. Mr. Hoffman stated that it is going to be a major entertainment center and you should see that in the very near future. Mr. Slater asked when demolition and building would be starting. Mr. Hoffman stated that the project is a reuse of the existing buildings. Mr. Kirsten asked what kind of entertainment the applicant is looking to do. Mr. Hoffman stated that there will be some indoor and outdoor entertainment.

11. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:03 p.m.

ATTEST:

Kari Chadwick
Planning Commission Secretary

Item 3a

No conditions of approval are being provided at this time.

This public hearing will be postponed without public comment.

A public hearing will be scheduled for a later date and will be re-advertised and noticed.



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: November 9, 2016

APPLICATION NO: Subdivision Application: 2016-27 S
Planned Development 2016-27 PD
Growth Management Allocation: 2016-27 GM

REQUEST: Request for Planning Commission approval of:

- a) Growth Management Allocation for 248 Low-Density Residential Lots, 95 Medium-Density Residential Lots and 180 High Density Residential Units; and
- b) A Subdivision Map for the Rose Gate II Subdivision, a 90 acre, 343 unit subdivision with associate park, basin and landscape lots; and
- c) Adopt Planned Development Guidelines for the subdivision known as Rose Gate II.
2950 Lodi Ave - South of Lodi Ave and west of Lower Sacramento Road
(Applicant: FCB Homes; File: 2016-27 GM / S / PD; CEQA Status: Section 15183 – Previous Environmental Review)

LOCATION: 2800, 2950 and 3050 West Lodi Avenue.
South of Lodi Avenue and west of Lower Sacramento Road
APN: 027-400-01, 02 and 15
Lodi, CA 95240

APPLICANT: FCB Homes
Mr. Tom Doucette
10100 Trinity Parkway, Suite 420
Stockton, CA 95219

PROPERTY OWNER: W.L. Investors, L.P.
Mr. Tom Doucette
10100 Trinity Parkway, Suite 420
Stockton, CA 95219

RECOMMENDATION

Staff recommends that the Planning Commission approve the Tentative Subdivision Map and Planned Development Guidelines for the Rose Gate II Subdivision and recommend to the City Council approval of the request for Growth Management Allocations for 248 Low-Density Residential Lots, 95 Medium-Density Residential Lots and 180 High Density Residential Units subject to conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Low, Medium and High Density Residential and Open Space

Zoning Designation: RLD, RMD, RHD, OS

Property Size: 90 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Low Density Residential	RLD - Low Density Residential	Rose Gate
South	Low Density Residential	County Land	AG
East	Commercial	PD(35) and PD(16)	Shopping Center and Church
West	Low Density Residential	County Land	AG

SUMMARY

The project site was annexed into the City as part of the Westside Subdivision, which measured approximately 160 acres. It was annexed into the City limits as part of the Westside Reorganization (Ordinance: Res. 2007-49) on March 21, 2007. Attachment B.

The proposed project seeks to create a 90 acre, 343 unit subdivision with high density residential site and park, basin and landscape lots.

The project as designed is consistent with the overall Westside project and is an extension of the Rose Gate project to the north

Access to the site is provided by Lodi Avenue and the extension of Westgate Drive. The project has been conditioned to provide a second point of access by Tokay Street extension or Vine Street.

ANALYSIS

Existing Conditions: The subject site consists of a 90-acre parcel that currently used for agricultural purposes consisting of wine grapes.

General Plan Compliance: The project site carries a General Plan Land Use designation of Low Density Residential, Medium Density Residential, High Density Residential and Open Space for parks and basins. The proposed layout is consistent with the Westside annexation map and the General Plan land use map. The proposed lotting meets the density requirements for parcel sizes. Low density lots are typically larger than 5,000 sq ft in size and medium density lots are less than 5,000 sq ft in size.

Zoning Compliance: The project site is zoned Planned Development 42 (PD-42). Planned Development zoning designations provide flexibility in the application of development standards that will produce development projects of superior quality, including retention of unique site characteristics, creative and efficient project design, etc., than would have been achieved through strict application of the development standards required by the primary zoning district. The proposed project is divided into three distinct areas called villages.

Planned Development Guidelines: The applicant has prepared the Rose Gate Planned Development Standards and Guidelines. (Attachment D) The existing Rose Gate design guidelines have been amended to include the phase 2 project. These guidelines create a comprehensive design for the overall Westside / Rose Gate development.

The organization of these guidelines is presented as a series of community design components that when combined create a comprehensive project design. The chapters highlight and articulate the various community design components, establishing specific development guidelines and standards for how the project will develop.

As depicted in the development plans, the applicant is proposing to use several different elevation styles throughout the subdivision. The elevations use varying massing and architectural articulations.

The project will be required to prepare a landscape plan that generally places one large street tree in each front yard among other accent landscaping including various shrubs, ground cover and lawn. The landscaping plan would have to comply with the requirements of the Lodi Municipal Code Section 17.03.070 which regulate landscape water efficiency.

Subdivision Map: The proposed Tentative Subdivision Map would subdivide the project parcel into low density and medium density residential single-family lots, park and detention basin parcels and a high density residential parcel. The approximately 90-acre property would be subdivided into approximately 343 single-family units, a park/retention basin, roadways and other infrastructure required to support the proposed development. Lot sizes would range from 4,600 sq. ft. to 13,500 sq. ft. The development was separated into 3 "villages" with varying densities and housing types specified for each village.

The rectangular shape of the property makes for a more efficient gridded layout and more standardized lots.

The parcel sizes in Rose Gate 2 are slightly larger and the roadway widths have been increased from a 50 ft neighborhood street to a 54 ft neighborhood street.

In accordance with Lodi Municipal Code Section, 17.52.070, the Commission may approve a tentative map only when it first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6. The findings are included as part of the resolution and staff recommends approval of the subdivision map.

In accordance with Lodi Municipal Code Section, 17.52.130, an approved Tentative Map is valid for 24 months after its effective date (Section 17.66.130). At the end of 24 months, the approval shall expire and become void unless, the applicant petitions the Planning Commission for an extension and the Commission grants an extension in accordance with Lodi Municipal Code Section 17.52.130 (B)(1). Phased Final Maps shall extend the expiration of the tentative map by 36 months or the date of the previously filed Final Map.

Access and Circulation: The main access to Rose Gate II is provided from Lodi Ave with the extension of Westgate Drive. Secondary access to Lower Sacramento Road will be provided by Vine Street or Tokay Street extension.

Improvements along Lodi Ave will include finishing landscaping and masonry walls to the south of Lodi Ave. West Gate Drive serves as the major north-south roadway and has side on lots to reduce the need for masonry walls and City maintained landscape areas. The gridded street pattern allows for greater connectivity and efficiency for vehicle travel and public utilities.

Parks and Basin: The project includes a neighborhood park and basin. The conceptual design for the park is included as part of the design guidelines. Conditions for potential features included in the park are provided as conditions of approval. As part of design discussion for the park location, staff and the applicant agreed that a water feature / splash park would be located within the neighborhood park. Although not identified in the design guidelines, this is included as a condition. The applicant is also proposing an upland trail around the basin to help create a neighborhood amenity. Staff will work on these features as part of landscape, park design and improvement plan review.

Growth Management Allocations

The Rose Gate II applicant is requesting 248 Low-Density Residential Allocations, 95 Medium-Density Residential Allocations and 180 High Density Residential Units Allocations to construct the full project.

The allocation system gives priority through point assignments to projects that reduce impacts on services, infrastructure, and resources. The ordinance sets an annual growth limit of two percent of the City's population, compounded annually. Once the number of allocable units is figured, the City requires that the allocation units be distributed among housing types as follows; **44 percent low density, 28 percent medium density and 28 percent high density (GM-P4).**

The California Department of Finance sets the City population for January 1st of each year. The population has been as follows:

2012 – 62,575
2013 – 63,233
2014 – 63,651
2015 – 63,791 (62,772)
2016 – 63,219

Staff believes the drop in population is based upon how the state now counts temporary population and transient individuals.

Growth Allocations for 2013 and 2014 were higher because the persons per household was lower. New Department of Finance numbers show Lodi at 2.85 persons per household in 2015 compared with 2.7 in the past.

Growth allocations for 2016 are also lower because of a reduction in the City population.

The following calculation explains the current City population of **63,219** as of January 1, 2016 and **443** units available for 2016:

1. Calculate two percent of the City's current population: **63,219** x 2% = 1,264.38
2. Divide 1,264 by the average number of persons per household 1,264 / 2.85 = **443.50**
3. Divide the 443.50 (**443 du**) units into the 3 housing types:
44% low density = 195 units

28% medium density = 124 units

28% high density = 124 units.

In 2013, the City Council expired allocations accumulated since 2008. In the five-year period since 2008, 2,235 allocations were added to the reserve. The Council eliminated 800 Low Density and 1,435 High Density allocations. This Council action created a new balance of **4,674** as detailed below in Table A.

Table A: Growth Management Allocation History 2012

Density	Base Available Allocations		
	Total Available for 2012	2% Allocations for 2013	Total Available for 2013
Low (0.1-7)	2,995	197	3,192
Medium (7.1-20)	557	126	683
High (20.1-30)	1,122	125	1,247
TOTAL	4,674	448	5,122

Table B identifies the available Allocations in 2013, Allocations provided to projects in 2013 and those available for 2014.

Table B: Growth Management Allocation for 2013 and 2014

	Available Allocations			
	Total Available for 2013	Total Allocated in 2013 (Rose Gate)	2% Allocations for 2014	Total Available for 2014
Low (0.1-7)	3,192	- 232 (2960)	199	3,159
Medium (7.1-20)	683	- 0 (683)	127	810
High (20.1-30)	1,247	- 0 (1,247)	127	1,374
TOTAL	5,122	4,890	453	5,343

Table C identifies the 2014 Total Allocations, the requested Allocations for projects, and the remaining overall Allocations.

Table C: Growth Management Allocation for 2014

Density	Available Allocations				
	Total Available for 2014	Allocation for Van Ruiten Ranch	Allocation for Reynolds Ranch	Remaining Allocations for 2014	Total Remaining for 2014
Low (0.1-7)	3,159	145	0	145 – 199 (54)	3,014
Medium (7.1-20)	810	55	227	282 – 127 (-155)	528
High (20.1-30)	1,374	88	330	418 – 127 (-291)	956
TOTAL	5,343	288	557	- 392	4,498

Table D identifies the 2015 Total Allocations, the requested Allocations for projects, and the remaining overall Allocations.

Table D: Growth Management Allocation for 2015

Density	Available Allocations				
	Total Remaining for 2014	2%Allocations for 2015	Total Available for 2015	Grupe – Taylor Road	Total Remaining for 2015
Low (0.1-7)	3,014	197	3,211	22	3,189
Medium (7.1-20)	528	125	653	0	653
High (20.1-30)	956	125	1081	0	1081
TOTAL	4,498	447	4,945	4,923	4,923

Table E identifies the 2016 Total Allocations, the requested Allocations for projects, and the remaining overall Allocations.

Table E: Growth Management Allocation for 2016

Density	Available Allocations						
	2% Allocations for 2016	Total Available for 2016	Garfield	Camper - Sac	Harvest Crossing	Rose Gate II	Total Remaining for 2016
Low (0.1-7)	195	3,384	6	0	0	248	3,130
Medium (7.1-20)	124	777	0	28	42	95	612
High (20.1-30)	124	1205	0	0	0	180	1,025
TOTAL	443	5,366	5,360	5,332	5,290	4,767	4,767

The Growth Management Ordinance includes a priority location area and a point system to assist the City with prioritizing issuance of growth management allocations. The priority location area designates lands available for development and provides development categories of one, two or three, with Priority Area 1 being the first priority area for development. The priority areas are based on availability of city services (e.g., water, wastewater, storm drains, streets, police, fire and parks). The proposed project site is classified as an in-fill project. For scoring purposes in-fill projects are considered Priority Area 1 projects. The point system was established to rate projects based on various project merits in order to determine if one project should be approved before another, particularly if there are more allocation requests than there are available allocations. However, because the City hasn't had growth management allocation requests since 2006, surplus allocations have been accumulated.

Conclusion

Staff sent a copy of the application to various City departments for review and comment. Their comments and requirements incorporated into the attached resolution. Staff believes that the Commission can make the findings in order to approve the proposed project, subject to conditions outlined in the attached resolution. The proposed tentative map, as described in the code compliance sections above, is consistent with the current General Plan (2010).

The proposed residential development aligns with the residential land use designations and densities assigned to site in the current General Plan. The site for the proposed subdivision is suitable for the density and type of development proposed in that it is a flat piece of land. Also the design of the subdivision and type of improvements would not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision in that there are no existing public access easements on the site. Further, as stated in the code compliance sections above, the applicant has proposed development standards for this subdivision that are consistent with the historical development of the City.

ENVIRONMENTAL ASSESSMENT

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Rezone, Tentative Subdivision Map, and Design Review for subdivision layout is a project under CEQA.

All potentially significant environmental impacts were publicly disclosed and made available for comment via Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, dated April 2006, prior to any decisions to approve any part of the whole project. On March 21, 2007, the City Council adopted Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, and Mitigation and Monitoring Plan that analyzed environmental impact aspects of the proposed project.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Medium Density Residential.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15183 and no further environmental review is required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, October 29, 2016. 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 had 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 a Resolution finding that the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15183, the project is consistent with the findings of the previous environmental documents prepared for the 2010 Lodi General Plan and approve the Tentative Subdivision Map and Planned Development Guidelines for the FCB Rose Gate II Subdivision and recommend to the City Council approval of the request for Growth Management Allocations for 248 Low-Density Residential Lots, 95 Medium-Density Residential Lots and 180 High Density Residential Units subject to conditions in the attached resolution."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

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

Respectfully Submitted,

Concur,

Craig Hoffman
City Planner

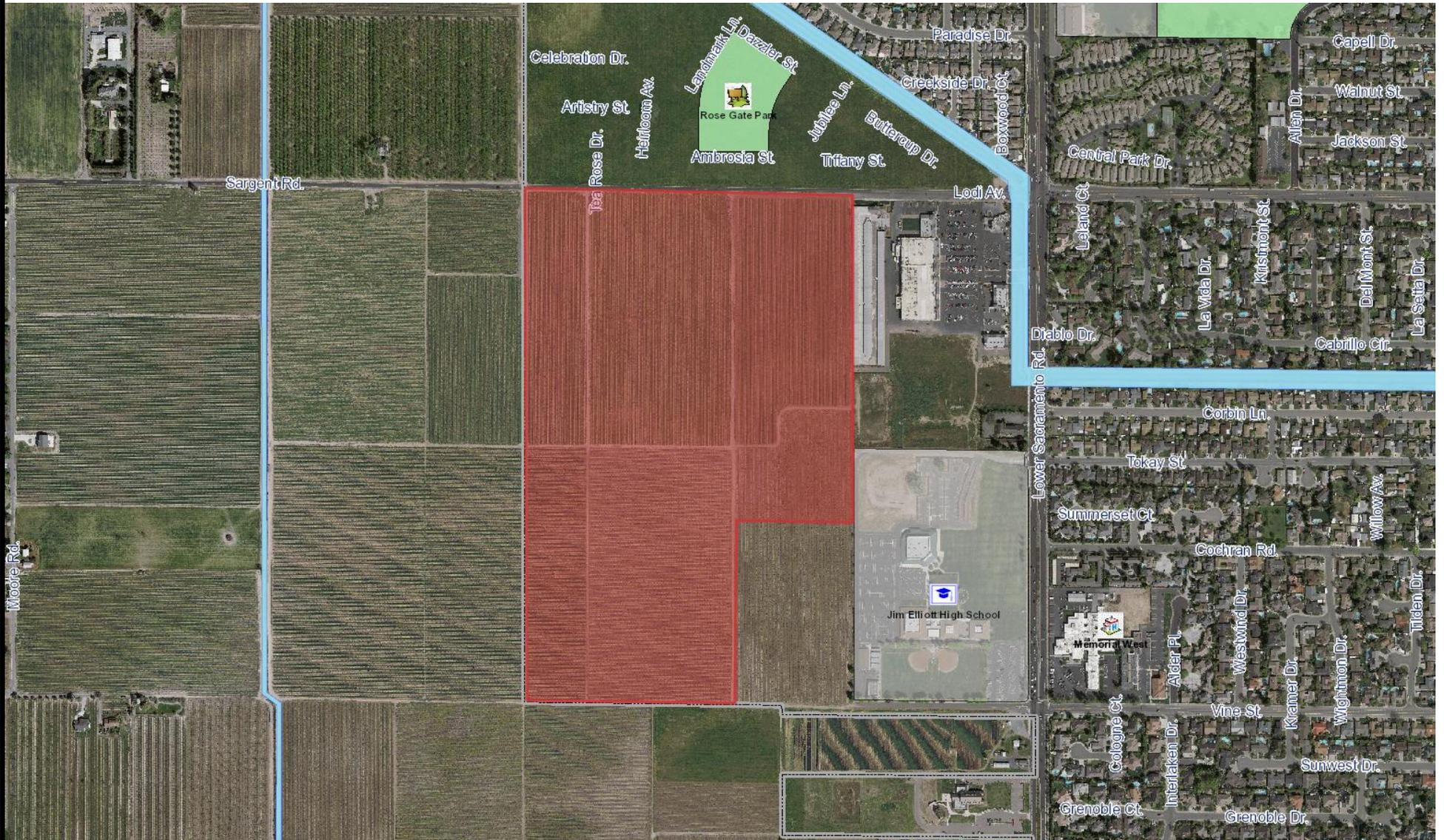
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Westside Map
- C. Subdivision Map
- D. Planned Development Standards
- E. Draft Resolution

VICINITY MAP

North



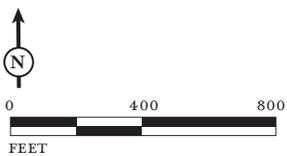
South

2950 West Lodi Ave.



FIGURE III-6

L S A



Lodi Annexation EIR
 Conceptual Site Plan
 for Westside Project

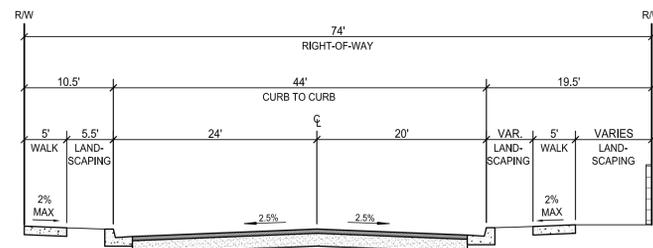
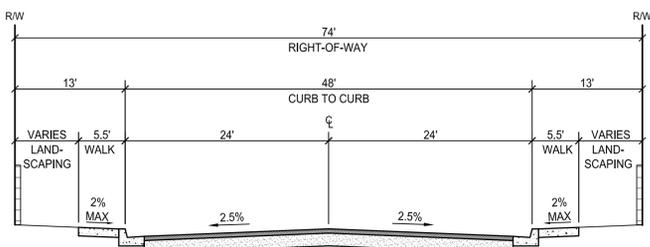
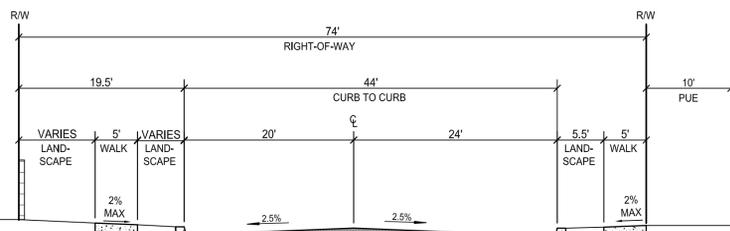
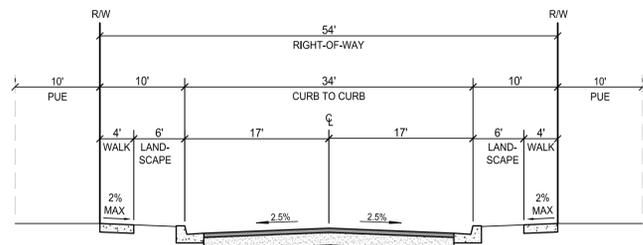
SOURCE: DAHLIN GROUP, MARCH 2006.

I:\LOD531 wside swgate\figures\Fig_III6.ai (3/9/06)

TRACT NO. 3896
TENTATIVE SUBDIVISION MAP
ROSE GATE II

A PORTION OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO
 BASE AND MERIDIAN CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

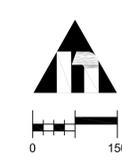
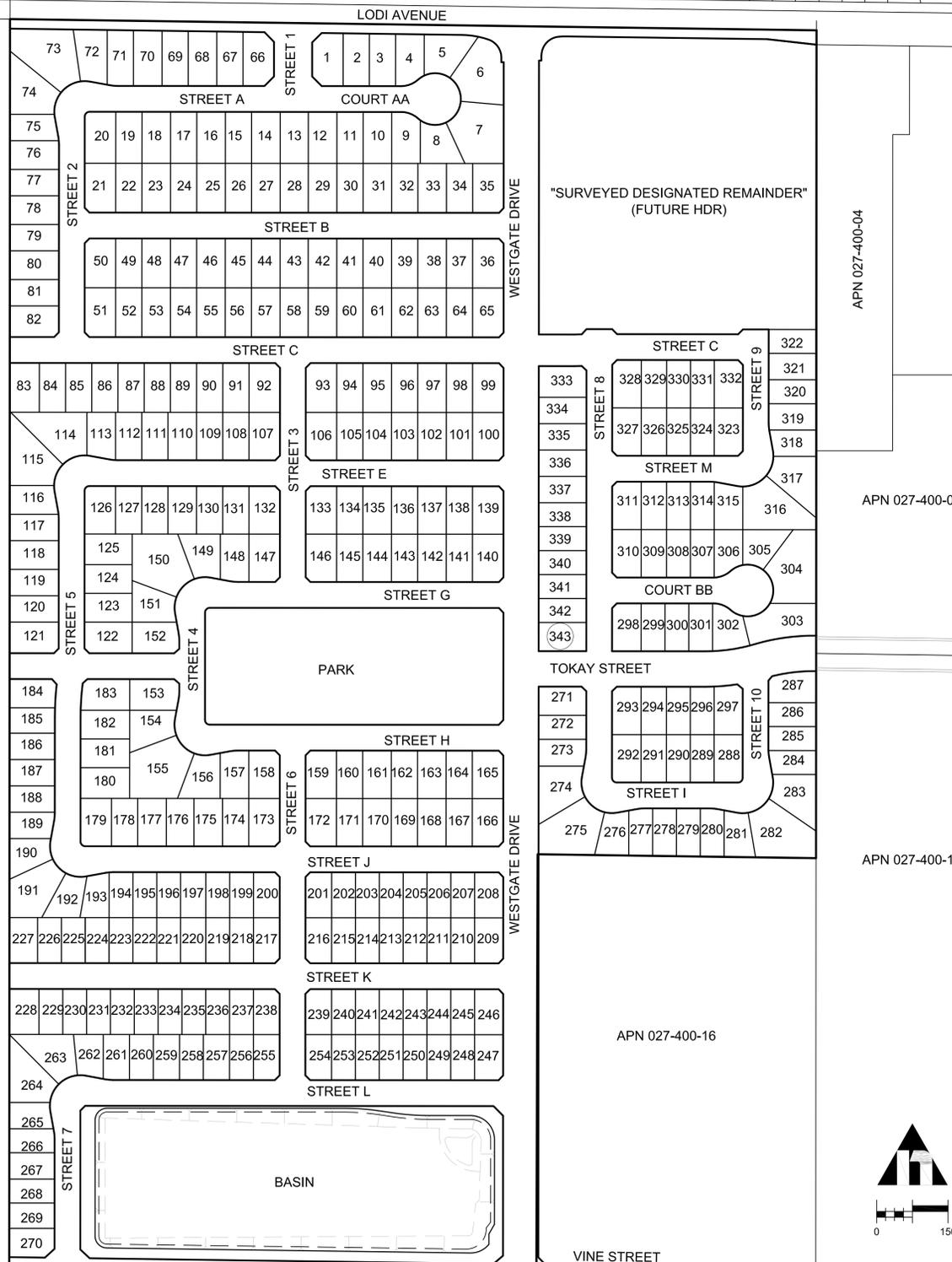
STREET SECTIONS



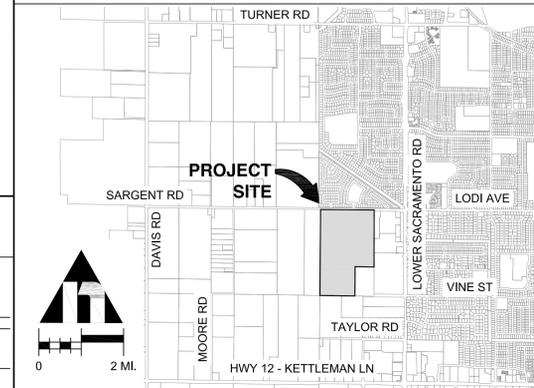
SITE PLAN

APN 029-020-22

ROSE GATE SUBDIVISION
 EXISTING RESIDENTIAL



VICINITY MAP



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 www.mcreng.com
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229



APPROVED:

SIGNATURES

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.

Tony B. Marshall
 TONY B. MARSHALL 10-25-16
 DATE

LICENSE NO. C51015
 EXPIRATION DATE 09/30/2017

NOTES

- OWNER/SUBDIVIDER: W.L. INVESTORS, L.P.
10100 TRINITY PARKWAY #420
STOCKTON, CA 95219
(209) 444-2800
TOM DOUCETTE
- APPLICANT: FCB HOMES
10100 TRINITY PARKWAY #420
STOCKTON, CA 95219
(209) 444-2800
- ENGINEER: MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
- NO. OF LOTS: 343
- GROSS DENSITY: 4.55 DU/AC
- LAND USE: EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY RESIDENTIAL
- ZONING: PD-PLANNED DEVELOPMENT
- TOTAL AREA: 89.86 ACRES
- UTILITIES: WATER: CITY OF LODI
SEWER: CITY OF LODI
GAS: CITY OF LODI
TELEPHONE: AT&T
PACIFIC GAS & ELECTRIC COMPANY
LODI ELECTRIC
COMCAST
CITY OF LODI
WOODBRIDGE IRRIGATION DISTRICT
- APN: 029-380-05
- THE PROPERTY HAS A GENTLE SLOPE WITH ELEVATIONS RANGING FROM 36'-37'.
- STREET NAMES ARE SUBJECT TO APPROVAL BY CITY OF LODI.
- EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
- FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED IN ACCORDANCE WITH CITY OF LODI STANDARDS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- THIS PROPERTY IS NOT SUBJECT TO INUNDATION.
- THIS PROJECT MAY BE DEVELOPED IN PHASES PER DEVELOPERS OPTION.
- THIS PROPERTY IS IN FLOOD ZONES B AND C PER FEMA ISSUED FLOOD INSURANCE RATE MAPS (COMMUNITY ID: 060299 PANELS: 0140B & 0145B)

INDEX

#	SHEET TITLE
1	GENERAL NOTES, KEY MAP, AND LEGEND
2	TOPOGRAPHIC SURVEY
3	DIMENSION PLAN (NORTH)
4	DIMENSION PLAN (CENTRAL)
5	DIMENSION PLAN (SOUTH)
6	GRADING & DRAINAGE PLAN
7	UTILITY PLAN

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

GENERAL NOTES, KEY MAP, AND LEGEND
TENTATIVE SUBDIVISION MAP
 ROSE GATE II

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

JOB NO.: 16-017
 DATE: OCTOBER, 2016
 DR. BY: SCU
 CK. BY: TM

SHEET NO.
1



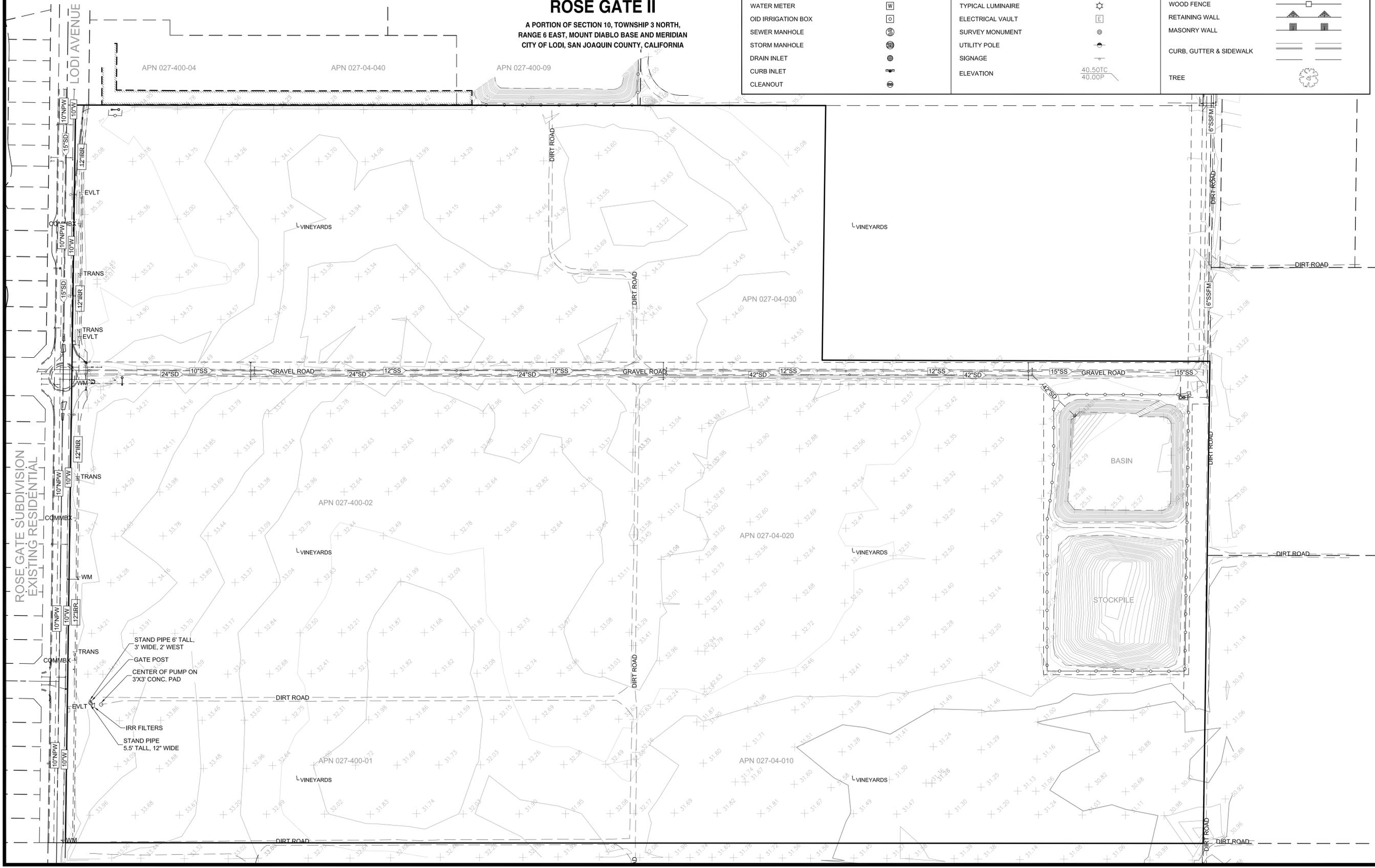
BENCHMARK: 2" BRASS DISK ON THE EAST SIDE OF THE FRONTAGE ROAD LOWER SACRAMENTO ROAD. STAMPED "CITY OF LODI 340" PUBLISHED ELEVATION OF 37.92.
ELEVATION: 37.92

TRACT NO. 3896
TENTATIVE SUBDIVISION MAP
ROSE GATE II

A PORTION OF SECTION 10, TOWNSHIP 3 NORTH,
RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

ITEM	EXISTING	ITEM	EXISTING	ITEM	EXISTING
WATER VALVE		WATER LINE		ORIGINAL GROUND ELEVATION	
WATER HOSE BIB		SANITARY SEWER		CONTOUR (0.5' INTERVAL)	
AIR RELEASE VALVE		STORM DRAIN		BARBED WIRE FENCE	
BLOWOFF		OID IRRIGATION		WOOD FENCE	
FIRE HYDRANT		TYPICAL ELECTROLIER		RETAINING WALL	
WATER METER		TYPICAL LUMINAIRE		MASONRY WALL	
OID IRRIGATION BOX		ELECTRICAL VAULT		CURB, GUTTER & SIDEWALK	
SEWER MANHOLE		SURVEY MONUMENT		TREE	
STORM MANHOLE		UTILITY POLE			
DRAIN INLET		SIGNAGE			
CURB INLET		ELEVATION			
CLEANOUT					



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1242 DUPONT COURT
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APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

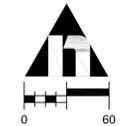
TOPOGRAPHIC SURVEY
TENTATIVE SUBDIVISION MAP
 ROSE GATE II
 CALIFORNIA
 LODI



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JOB NO.: 16-017
DATE: OCTOBER, 2016
DR. BY: SCU
CK. BY: TM

SHEET NO.
2



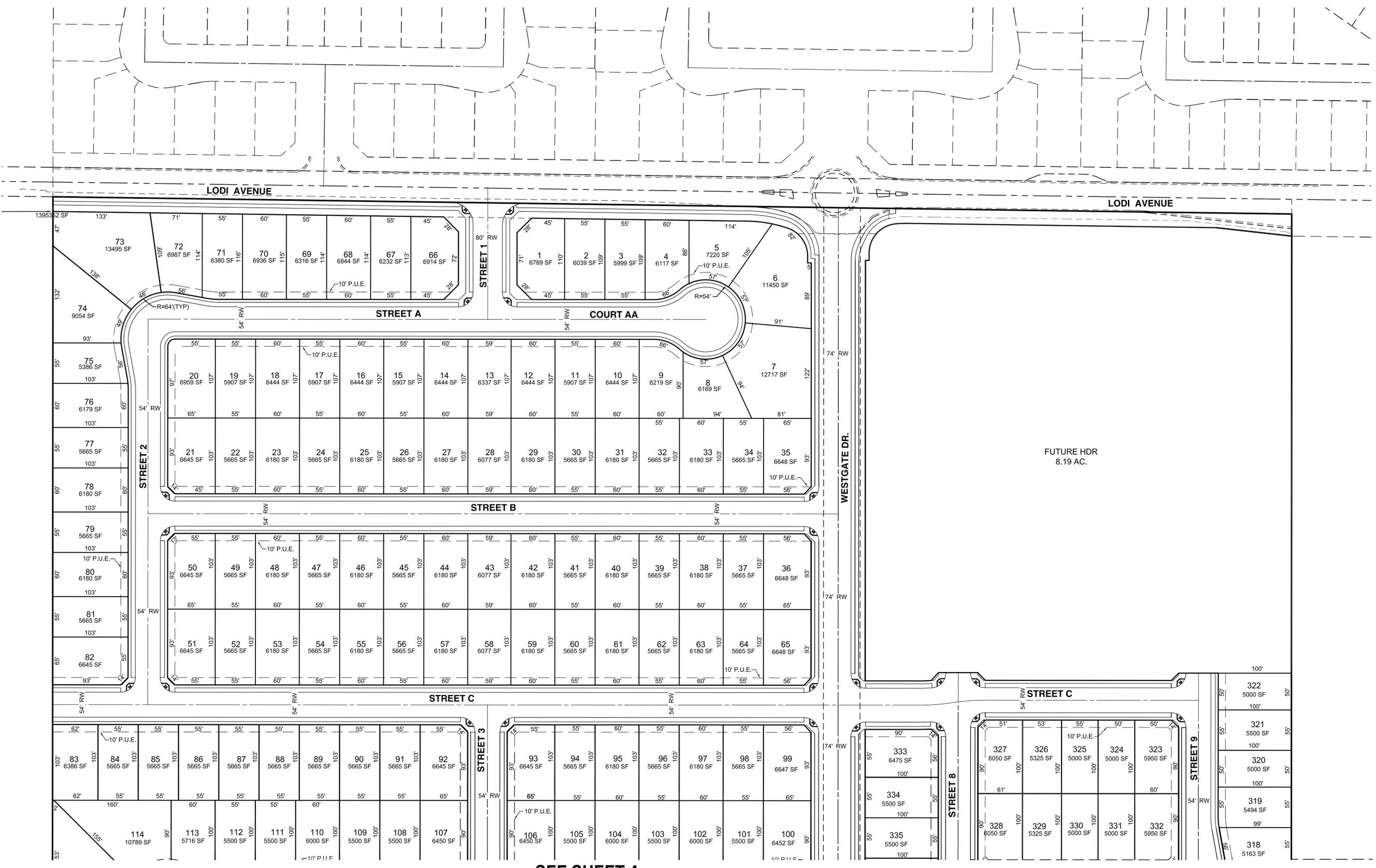
TRACT NO. 3896
 TENTATIVE SUBDIVISION MAP
ROSE GATE II
 A PORTION OF SECTION 10, TOWNSHIP 3 NORTH,
 RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

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APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE



SEE SHEET 4

DIMENSION PLAN - WEST SIDE
TENTATIVE SUBDIVISION MAP
 ROSE GATE II
 CALIFORNIA
 LODI



Know what's below.
 Call before you dig.
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JOB NO.: 16-017
 DATE: OCTOBER, 2016
 DR. BY: SCU
 CK. BY: TM

SHEET NO.

3



TRACT NO. 3896
 TENTATIVE SUBDIVISION MAP
ROSE GATE II
 A PORTION OF SECTION 10, TOWNSHIP 3 NORTH,
 RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

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 www.mcreng.com
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

SEE SHEET 4



APN 027-400-16

DIMENSION PLAN (SOUTH)
TENTATIVE SUBDIVISION
MAP
ROSE GATE II
 CALIFORNIA
 LODI

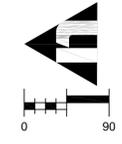


Know what's below.
 Call before you dig.
 811 / 800-227-2600

JOB NO.: 16-017
 DATE: OCTOBER, 2016
 DR. BY: SCU
 CK. BY: TM

SHEET NO.

5



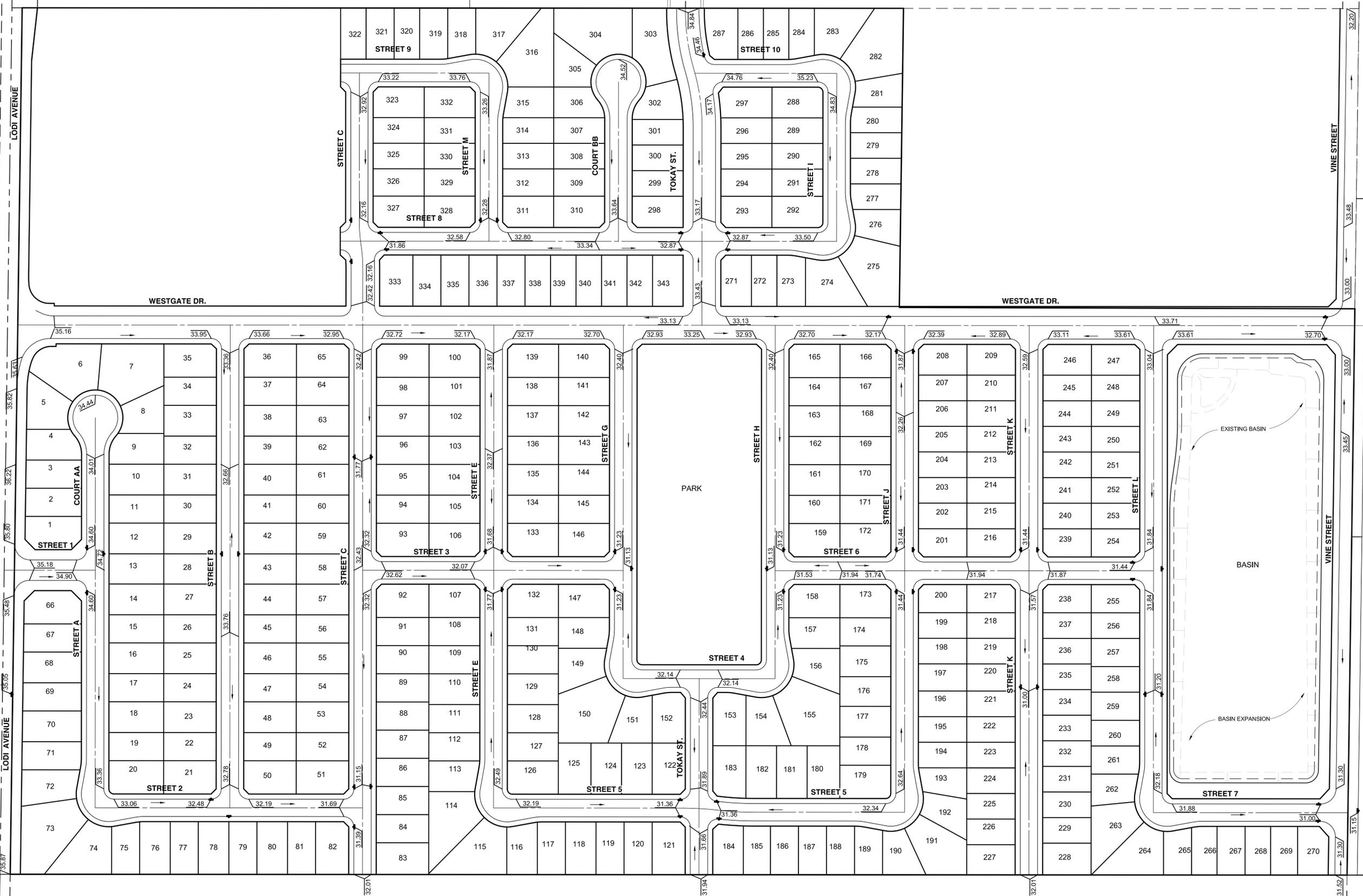
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ROSE GATE II
 A PORTION OF SECTION 10, TOWNSHIP 3 NORTH,
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 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

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ROSE GATE

LODI

PLANNED DEVELOPMENT OVERLAY
STANDARDS & GUIDELINES
LODI, CA
ADOPTED SEPTEMBER 2013
DRAFT AMENDED NOVEMBER 2016



ROSE GATE

LODI

PLANNED DEVELOPMENT OVERLAY

STANDARDS & GUIDELINES

LODI, CALIFORNIA

Adopted September 2013

DRAFT Amended November 2016

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*More than any other flower,
we hold the rose dear
as a symbol of life and love
and devotion,
of beauty and eternity.*

-President Ronald Reagan

1.0 INTRODUCTION

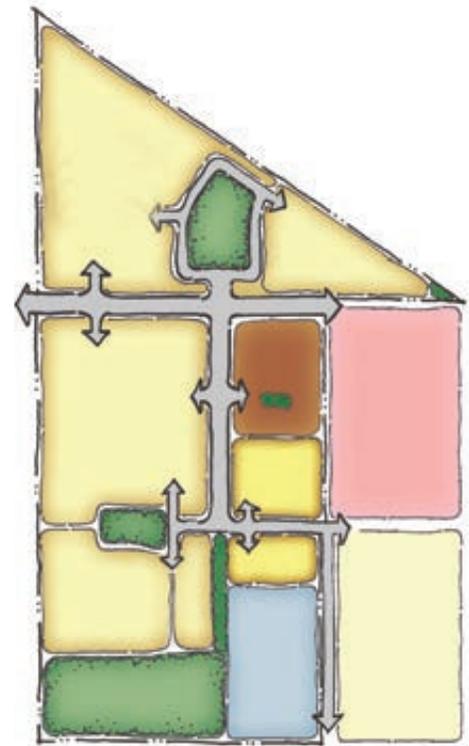
1.1 LOCATION

Rose Gate represents approximately 50 acres of the 151-acre “Westside” project annexed to the City of Lodi in 2007. Rose Gate is a triangular parcel that is bound by San Joaquin County unincorporated lands to the west, the Woodbridge Irrigation (WID) Canal on the north, and Sargent Road to be renamed Lodi Avenue to the south. Rose Gate II represents the remaining 101 acres of the Westside project from Lodi Avenue to Vine Street and is incorporated in this document with the addition of Chapter 6.

1.2 PURPOSE

This document outlines the Site Planning features, and sets forth the Development Standards and Design Guidelines for the Rose Gate Planned Development (PD) Overlay zone. This PD Overlay zone promotes and encourages design flexibility while protecting the public health, safety, general welfare, integrity and character of the City.

This PD is a living document that establishes comprehensive land use development regulations to promote and encourage quality neighborhood development within Rose Gate. Maximum height, minimum setbacks, design criteria, and more are established for Rose Gate consistent with the PD zone and permit requirements.



*Exhibit 1-1 — Westside
Annexation Area*

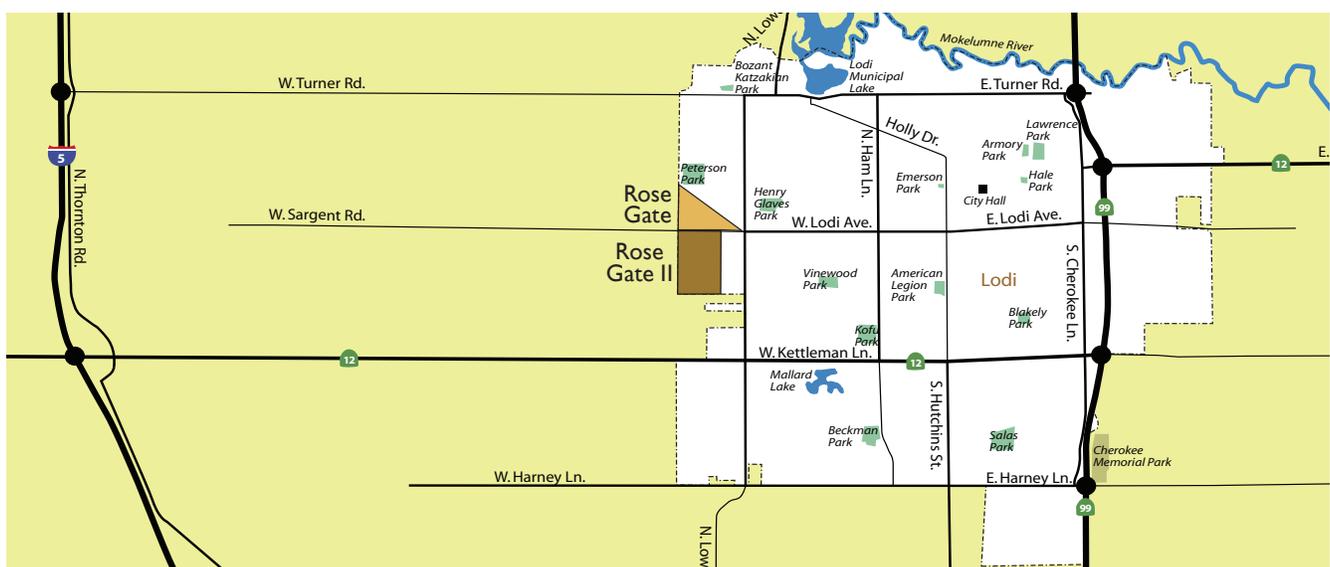


Exhibit 1-2 — Project Location

1.3 THE VISION

In 1986, Congress declared the “Rose” as the national flower and floral symbol of the United States. Sixteen years later, in 2002, with support from the Lodi/Woodbridge Garden Club and Lodi Memorial Hospital, the City of Lodi passed a resolution that made the rose Lodi’s official flower. Examples of Lodi’s affinity for the rose are found everywhere. Roses are abundantly planted in both private gardens and public landscaped areas. Roses dot the vineyard landscapes on rural roadways surrounding the city. The Lodi Wine and Visitor’s Center that welcomes thousands of guests each year to Lodi’s vibrant wine country is part of the landmark hotel, Wine and Roses. Finally, Rose Street is one of Lodi’s finest, located near the historic downtown district.

Rose Gate represents yet another opportunity to convey the sense of pride and connectivity that distinguishes Lodi from other cities. Rose Gate will become the western entrance into town on Lodi Avenue. A variety of roses will be incorporated into the landscaping plans along with other plants and trees that thematically echo Lodi’s rich history. Neighborhood streets will be named after the nearly unlimited variety of roses. Other design elements will also be consistent with the “Rose” theme to provide texture to the community.

Rose Gate includes a gracious primary entry off of Lodi Avenue highlighted by a well-landscaped roundabout. Upon entering the community, residents and visitors will be greeted by a central park and open space area with 360 degree visibility providing a sense of safety and security for its’ users, (eyes on the park). All homes in Rose Gate are within a few blocks of the park. Residents are also within walking distance of the Westgate Shopping Center. When future development occurs south of Lodi Avenue, an elementary school is planned at the western extension of Vine Street. In addition, to shopping and schools, Rose Gate is close to several churches along Lower Sacramento Road making pedestrian travel to all these facilities very feasible.

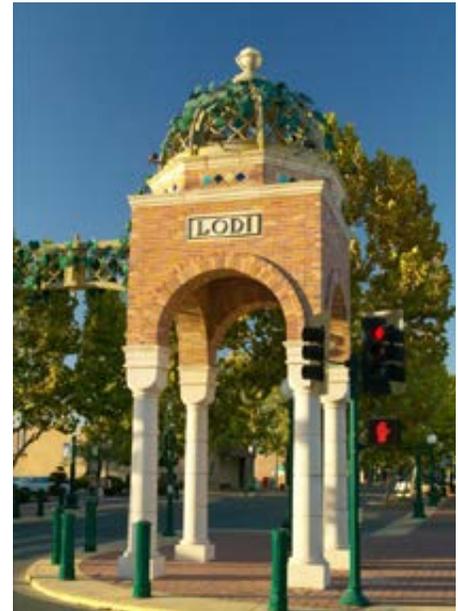


The regionally based architectural vocabulary of Rose Gate adds another level of articulation to the streetscape. Elevations will be drawn from three families of traditional California architectural styles. Homes will provide character and variation to the streetscene by incorporating compatible styles, varying massing, and orienting features toward pedestrian-friendly circulation. In addition, indoor/outdoor spaces will be incorporated into home design to enhance the lifestyle opportunities afforded by Lodi's Mediterranean climate.

1.3.1 Objectives

The Rose Gate PD Overlay includes the following objectives:

1. Ensure creative and efficient design
2. Integrate the development with the existing community through sensitive and aesthetic edge treatments
3. Establish a 'sense of place' through neighborhood crafting elements
4. Design neighborhoods around a park
5. Create streetscenes that provides a comfortable pedestrian atmosphere
6. Promote architecture that represents regional styles, building variety, and aesthetic appeal along the streetscape
7. Provide a range of housing opportunities
8. Integrate indoor/outdoor living spaces



I.4 LAND USE & ZONING

1.4.1 Existing Conditions

The 50-acre triangular shaped Rose Gate was formerly a vineyard for many years and is currently fallow. Rose Gate II has been an actively farmed vineyard.

The requirements of CEQA have been met for the Project by the certification of the Lodi Annexation Environmental Impact Report (Westside) [EIR-05-01] and adoption of Findings and Statement of Overriding Considerations for the Project by City Council Resolution in March, 2007.

1.4.2 General Plan and Zoning

The Lodi General Plan designates this site Low Density Residential. The Lodi Zoning Map designates this site as LDR (Low Density Residential) with a PD (Planned Development) Overlay. This document establishes the development standards for the PD Overlay.



Exhibit 1-3 — Existing Conditions

2.0 SITE PLANNING

Rose Gate combines an array of site planning details and, importantly, emphasizes pedestrian connectivity. A large central park is within a walking distance of all homes. Pedestrian travel to Lower Sacramento Road shopping, schools and other public places are enhanced by the landscaped pedestrian travelway along Lodi Avenue. Smaller block sizes are provided where possible, recognizing practical limitations such as the WID canal. Other important site planning features include:

1. Minimal number of cul-de-sacs
2. Variety of lot sizes
3. Intimately scaled neighborhoods
4. Thoughtfully planned streetscapes
5. Park-like landscape design at Lodi Avenue/Lower Sacramento project edge
6. Gracious project entry experience



Exhibit 2-1 — Rose Gate Site Plan

2.1 LOT TYPES

Lot types presented in this section further define the City of Lodi’s land use requirements to allow for flexibility in design and a more diverse range of housing types to meet the needs of the local community. For the most part, the lot sizes are organized by Village as depicted on *Exhibit 2-1* to facilitate phasing. However, there is also a blending of the lot sizes throughout the overall community allowing for a more diverse streetscape mixture of house sizes and styles.

Lot types and sizes to be utilized within Rose Gate include:

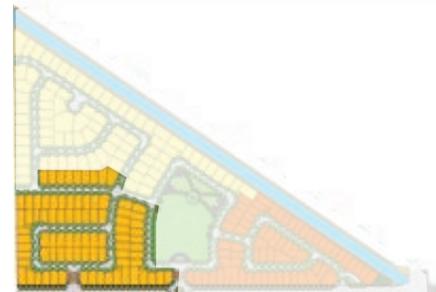
Village I (LDR-V1):

These homesites are located east of the central park and are generally 48’x90’ and 48’x95’ dimensions with a minimum area of 4,000 square feet. This lot configuration provides compact designs in a traditional neighborhood setting. The lots and homes will mesh seamlessly with the adjacent neighborhoods.



Village II (LDR-V2):

These homesites represent medium sized lots predominately at 5,500 square feet with a 55’x100’ dimension. There are also 5,000 square foot homesites in this Village with a 50’x100’ dimension. These homesites are generally located west of the central park closer to Lodi Avenue. This neighborhood design will accommodate a variety of single-story and two-story home designs.



Village III (LDR-V3):

The homesites in this Village include both 6,000 and 7,000 square foot homesites with standard 60'x100' and 70'x100' dimensions. These homesites are generally located west and north of the central park and closer to the WID canal. The Village III homesites are the largest lots and will provide for an increased variety of architectural design and variation of the street scene and greater opportunity for single-story homes. The Village III homesites may also provide an opportunity for custom homesites.



2.2 PHASING

Certain backbone infrastructure within the project boundary will be installed in the initial phase of the project as required by the City. These improvements will include rough grading, storm drain, water, sewer, and major street improvements. Development of the three Villages may be done in up to three phases depending on market conditions. Home construction will likewise be phased according to market conditions and will likely include multiple phases within each Village.

Project development is scheduled to begin in the Spring of 2014. The precise timing of the initial phase and any subsequent phases are not determinable at this time but are expected to continue uninterrupted once development begins until completion.

2.3 CENTRAL PARK / BASIN

The combined central park/basin facility totaling nearly five (5) acres is an important functional and aesthetic feature for the community. It provides a long-term storm water retention solution for Rose Gate as well as sufficient upland park to satisfy the park dedication requirements. The conceptual design includes a playground for children, picnic area, and overlook areas located at the three (3) intersections surrounding the park/basin. The final park/basin design will be subject to further review and approval by the City.

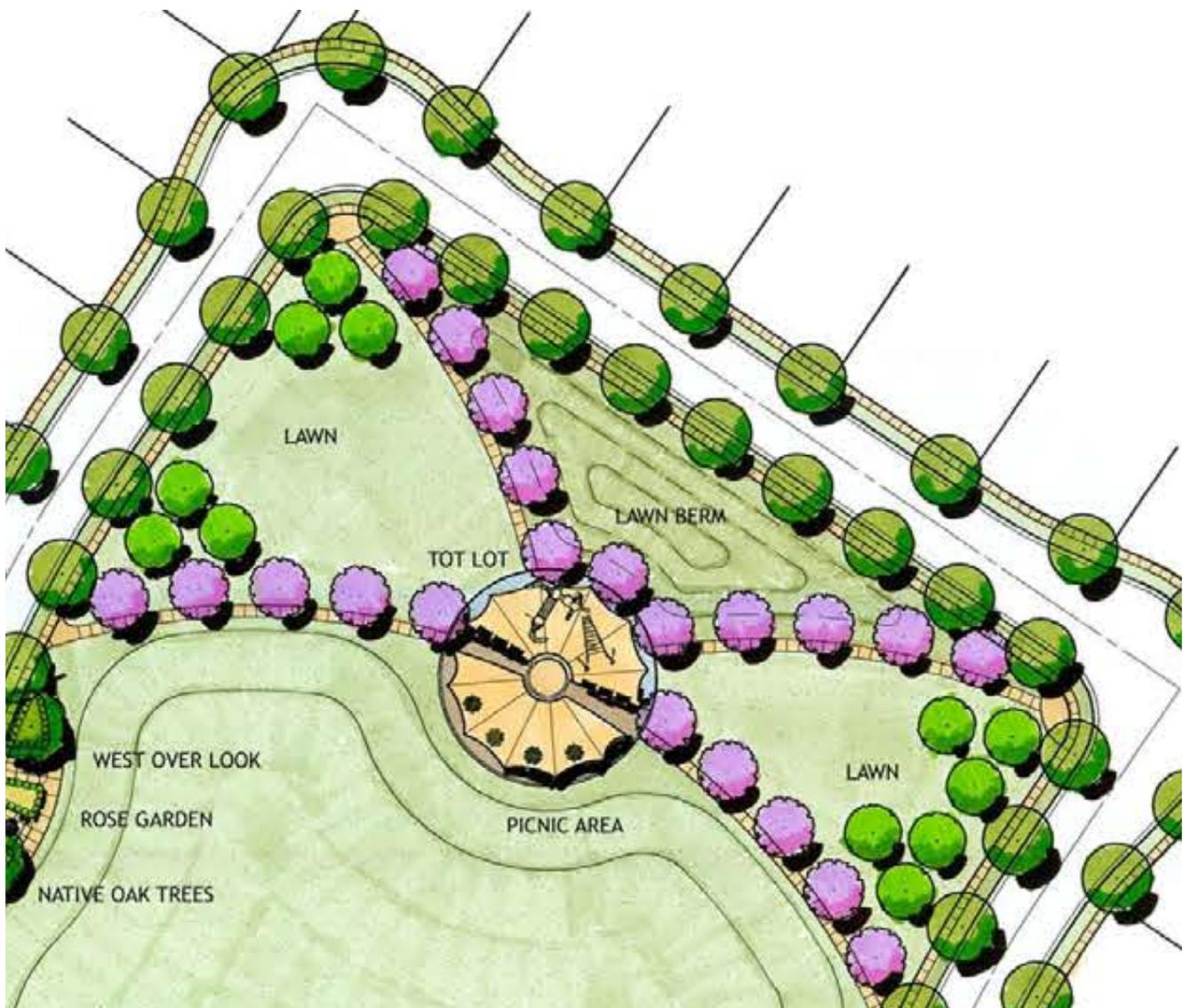
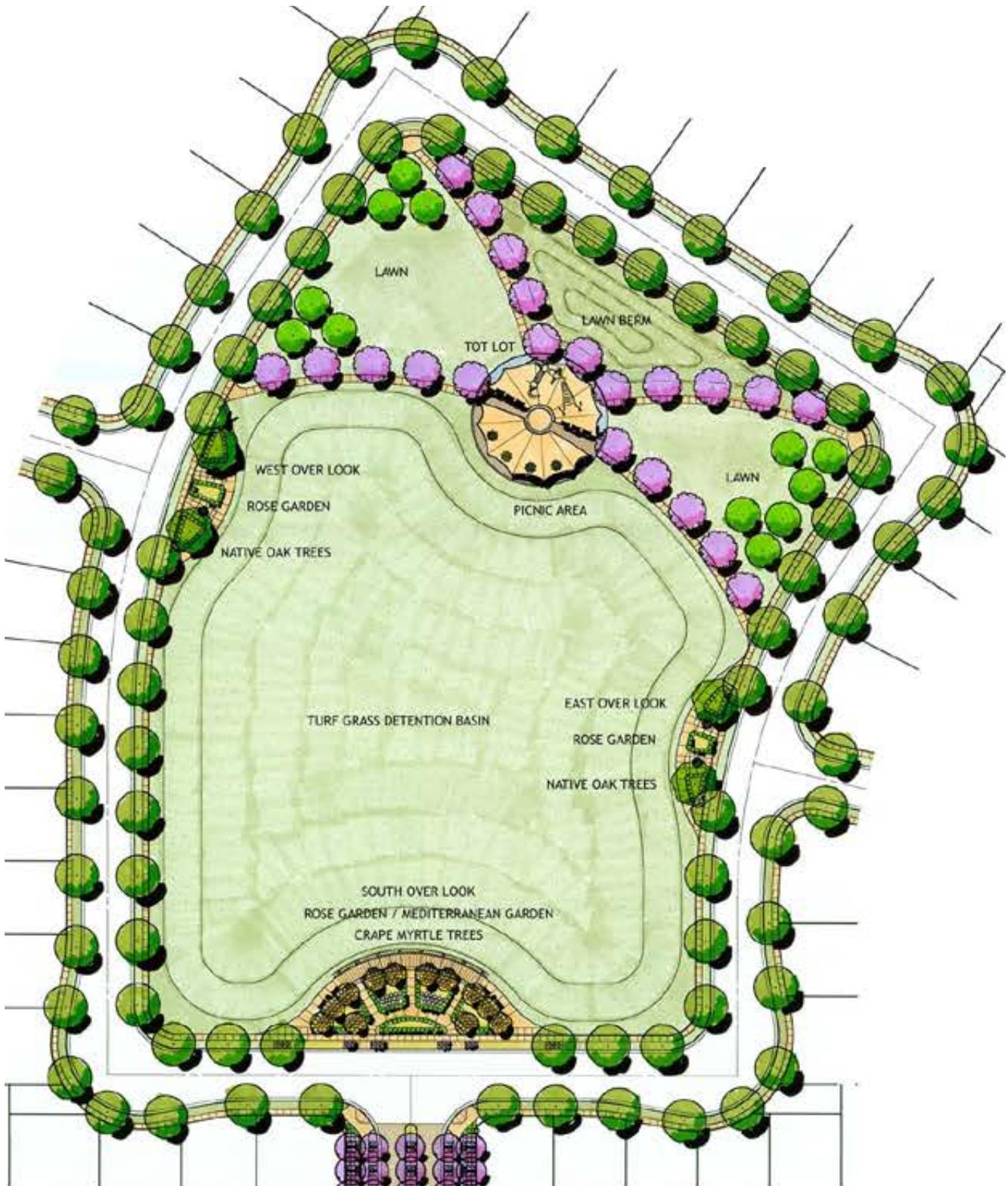


Exhibit 2-2 — Central Park Concept Detail

Illustrations are conceptual only. All plans are subject to review and approval by the City of Lodi.



Illustrations are conceptual only. All plans are subject to review and approval by the City of Lodi.

Exhibit 2-3 — Central Park Concept

2.4 NEIGHBORHOOD INTEGRATION

Since the Rose Gate community is located on a triangular shaped parcel at the edge of Lodi, just south of the WID canal, the ability to connect the community to existing neighborhoods is limited. However three vehicular connections shall be provided to Lodi Avenue and two vehicular connections shall be provided at the western boundary of the development for connection to future development.

2.5 EDGE CONDITIONS

2.5.1 Lodi Avenue Streetscape

The community wall along Lodi Avenue represents the southern edge of the project. A twenty-foot (20') landscaped zone between the wall and the street will include a five-foot (5') wide meandering sidewalk. Movement of the sidewalk will create landscape zones and allows for a variety of plant material including trees on both sides of the walks. Plantings will also include appropriate material to serve as an anti-graffiti shield along the wall on Lodi Avenue.

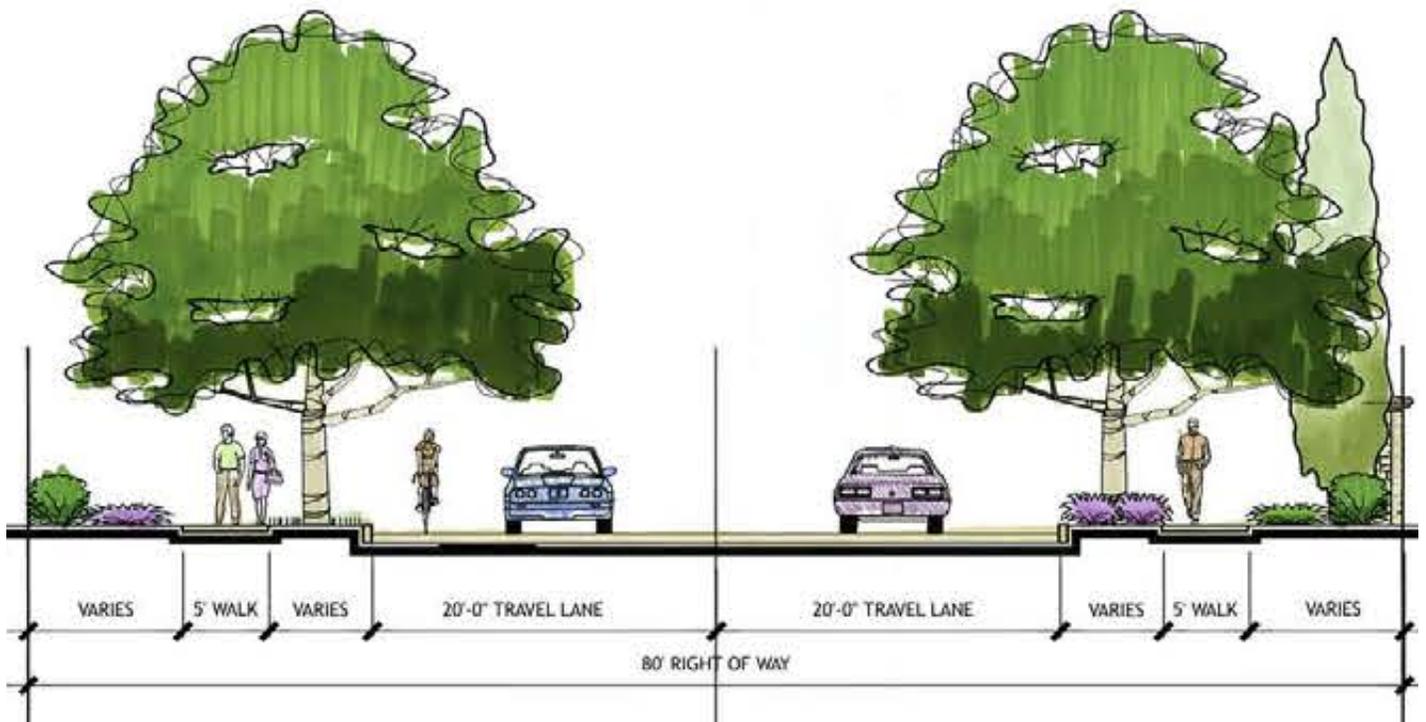


Exhibit 2-4 — Lodi Avenue Street Section

2.5.3 Minor Entry – Village I at Lodi Avenue

A “right-in/right-out” access to Rose Gate near the Lodi Avenue/Lower Sacramento Road intersection is planned to facilitate local neighborhood traffic, emergency vehicle access and pedestrian travel to Village I. A median in Lodi Avenue at this location will prevent both left turns into Village I from Lodi Avenue and left turns out from Village I onto Lodi Avenue east bound traffic.

There is no landscaped median planned at this minor entrance. Otherwise, the landscaping and monument signs on each side of the entry will be consistent with the secondary entry near the west edge of the community. The combination of the three vehicular access locations will make all Rose Gate neighborhoods easily accessible to Lodi Avenue. This design should encourage pedestrian travel and reduce vehicle traffic within the internal street network.

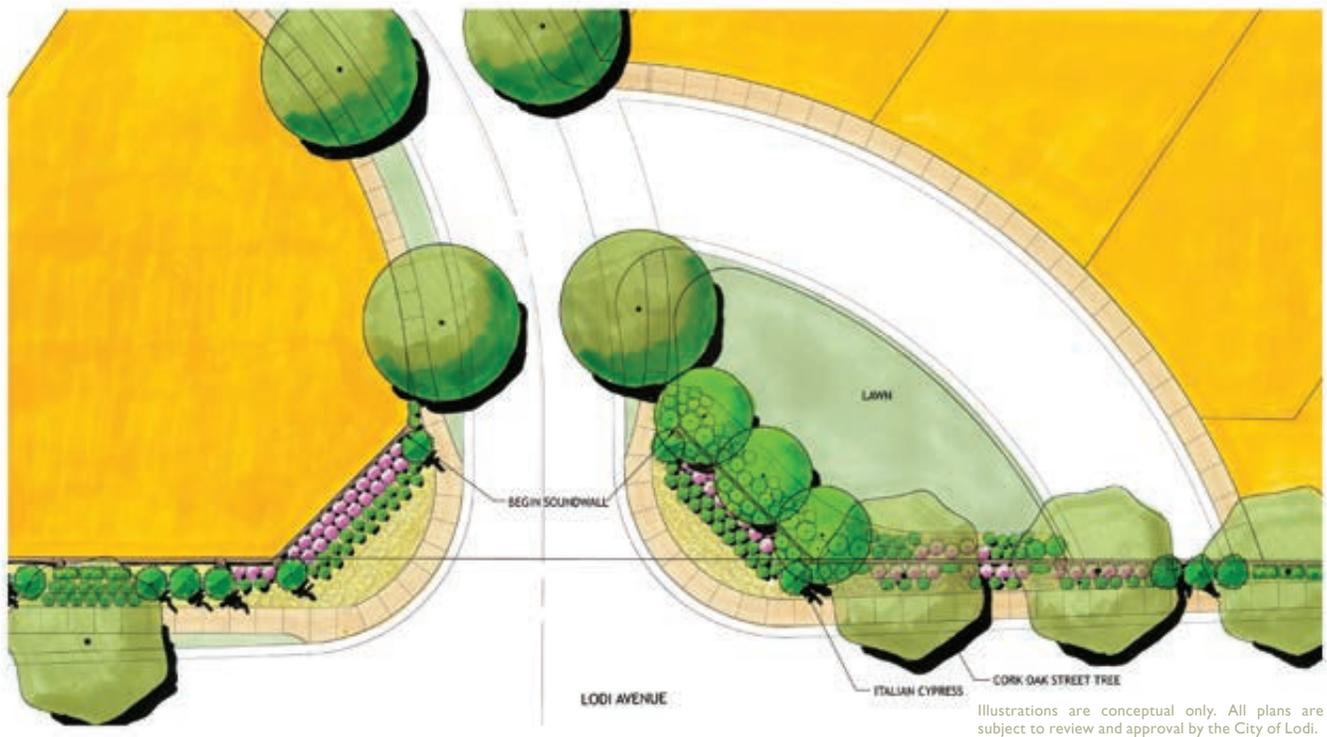


Exhibit 2-6 — Minor Rose Gate Entry at Lodi Avenue

2.6 VEHICULAR CIRCULATION

All streets within Rose Gate shall be designed to accommodate traffic speeds of 25 miles per hour or less and comply with City of Lodi street standards. Sidewalks shall be separated by parkway streets. At least one (1) canopy street tree shall be planted at every lot front. Additional trees may be planted on wider lots subject to the review and approval of the landscape plans by the City of Lodi. A canopy street tree will be planted along side streets. The parkways will be landscaped with low-water use groundcover and plant materials.

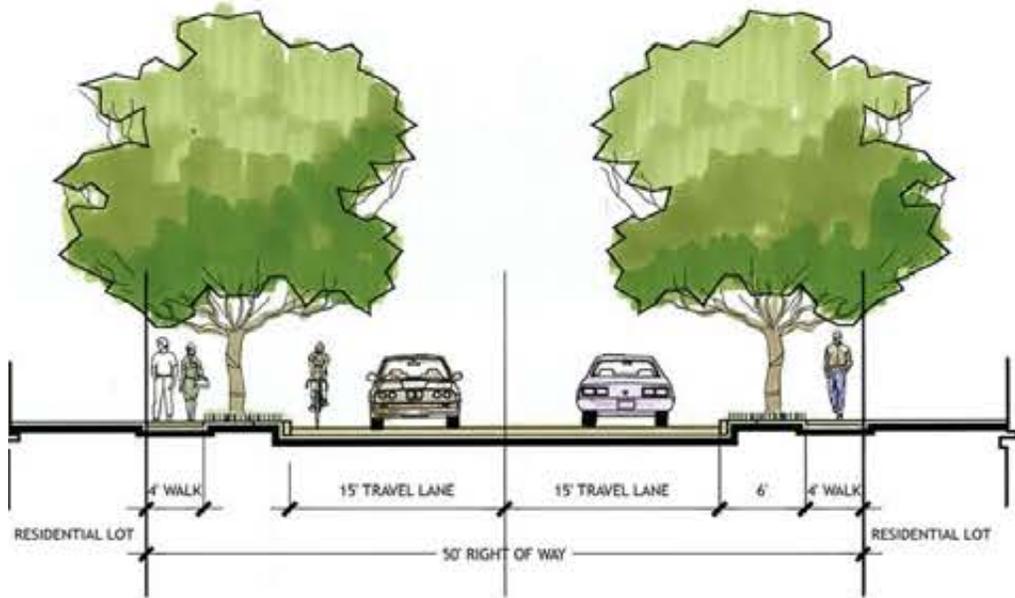


Exhibit 2-7 — Neighborhood Street Section (50-Foot Wide ROW)

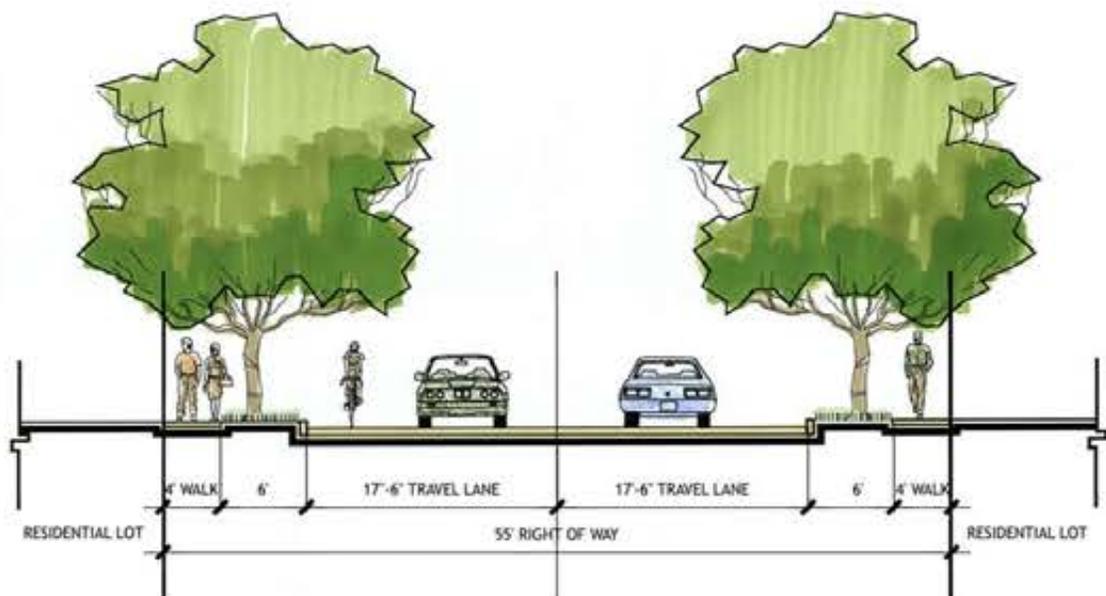


Exhibit 2-8 — Neighborhood Street Section (55-Foot Wide ROW)

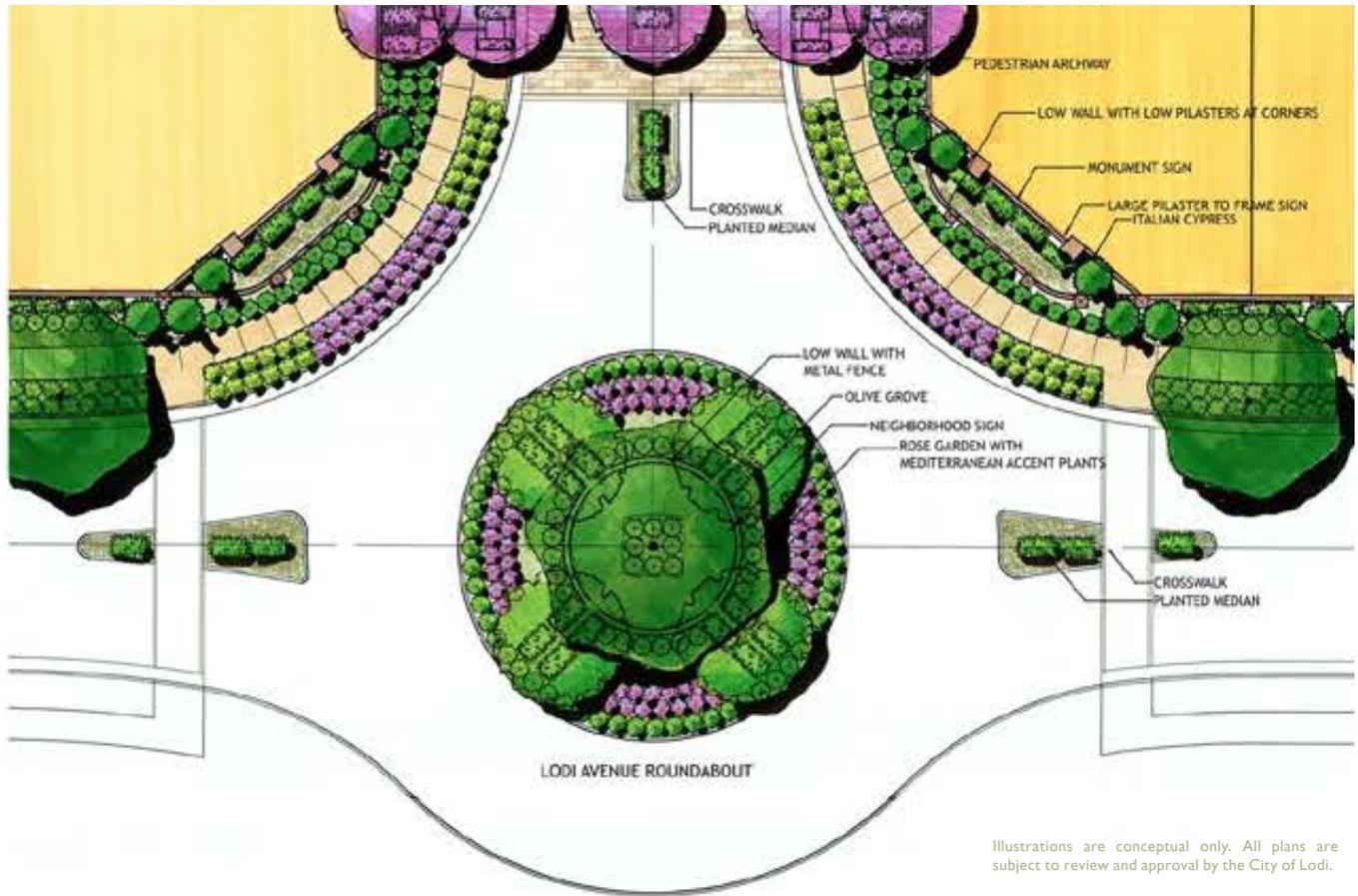
2.6.1 Roundabout

A roundabout is proposed for Lodi Avenue at the primary entrance to Rose Gate to improve traffic flow. The conceptual landscape design of the roundabout includes ground cover and shrubs around the perimeter bordered by a low wall with iron accents and project signage. At least five (5) trees are also included in the conceptual design. As with all landscaping shown in these PD Guidelines, final approval is subject to a more detailed plan submittal followed by a review and approval process.



Illustrations are conceptual only. All plans are subject to review and approval by the City of Lodi.

Exhibit 2-9 — Roundabout Elevation

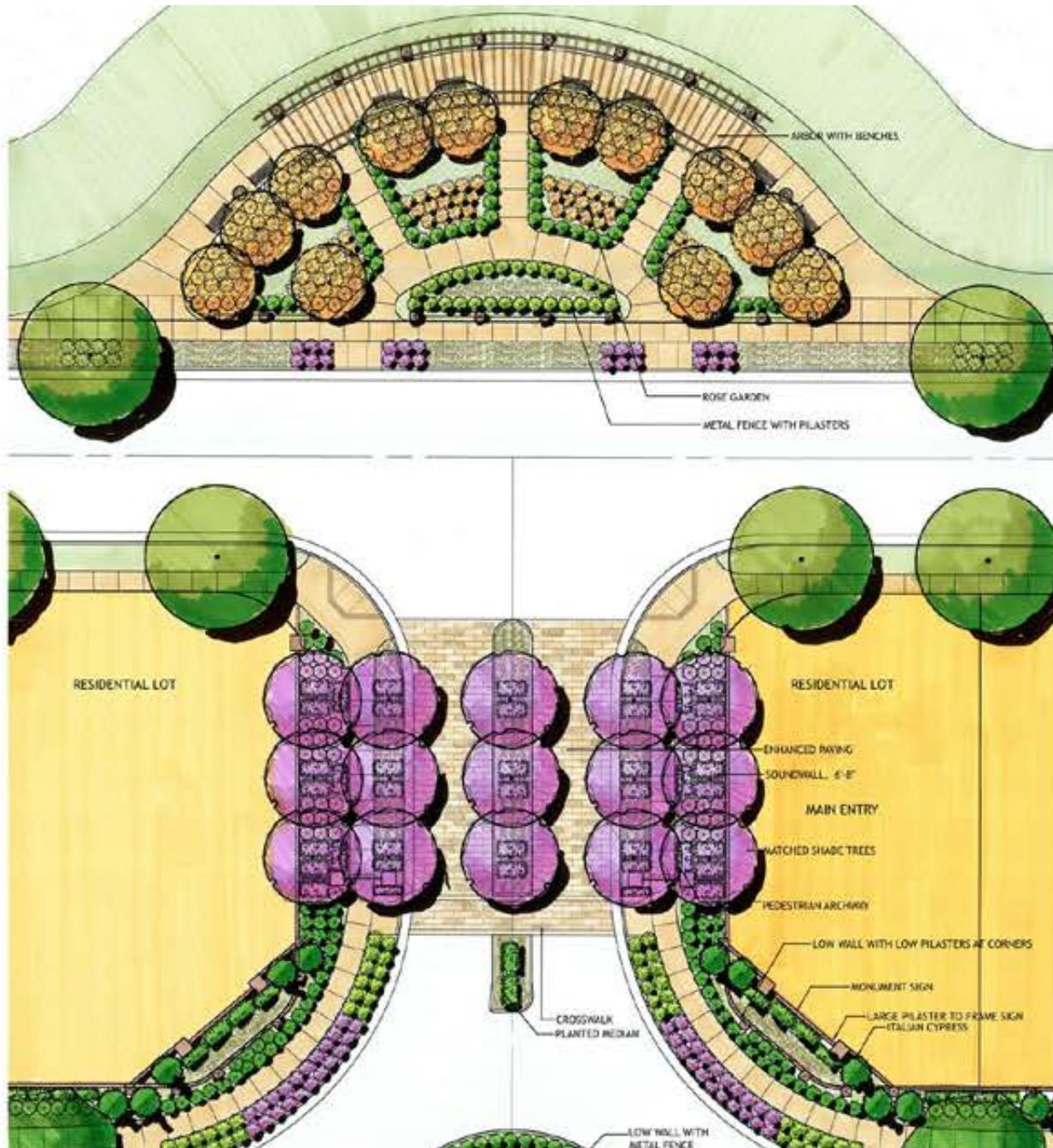


Illustrations are conceptual only. All plans are subject to review and approval by the City of Lodi.

Exhibit 2-10 — Roundabout Plan

2.7 PRIMARY ENTRY

The one primary entry will feature a landscape median and enhanced landscape along the wall to complement the architectural character of the community. Rose Gate monument sign(s) will be located at the entry and the pedestrian experience will be enhanced with a pedestrian passageway articulated by two stone columns connected with decorative iron overhead. Emphasis on the street tree selection and pattern will highlight connectivity and access to Rose Gate.



Illustrations are conceptual only. All plans are subject to review and approval by the City of Lodi.

Exhibit 2-11 — Primary Entry Plan

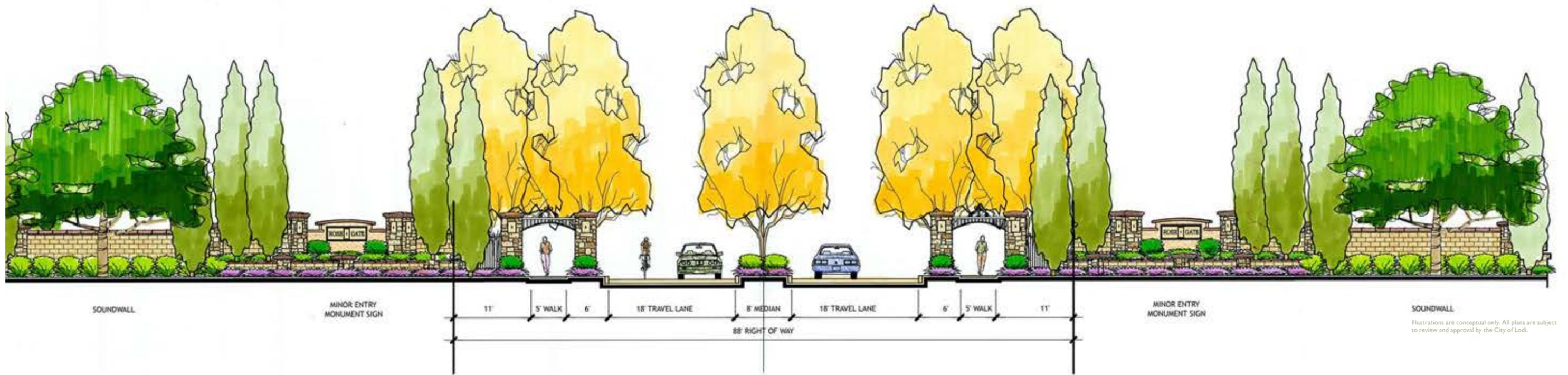
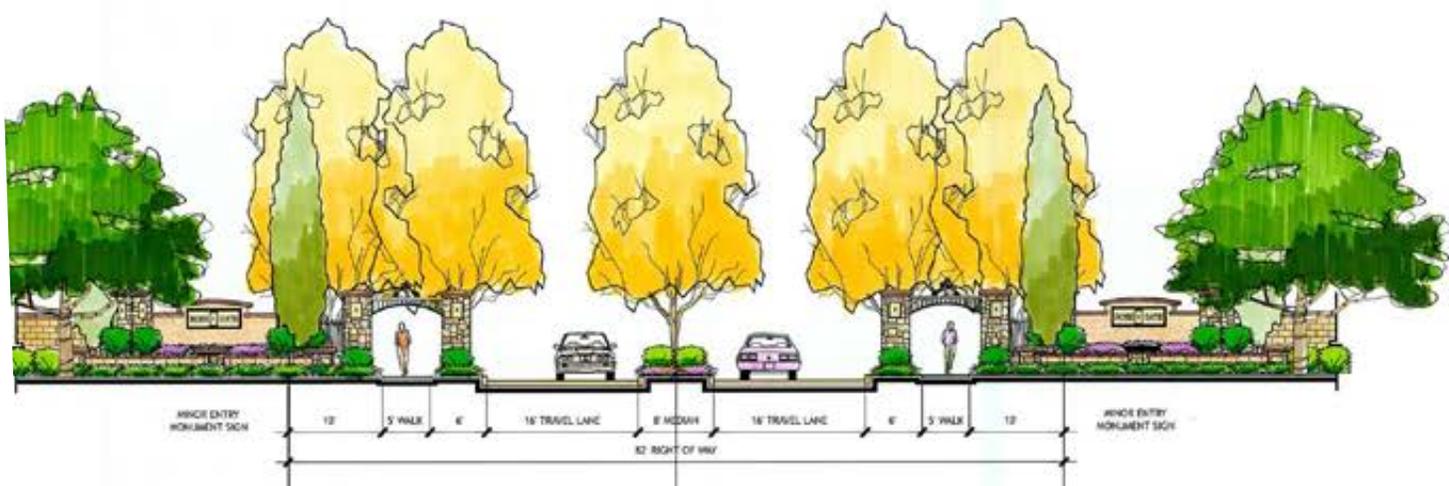
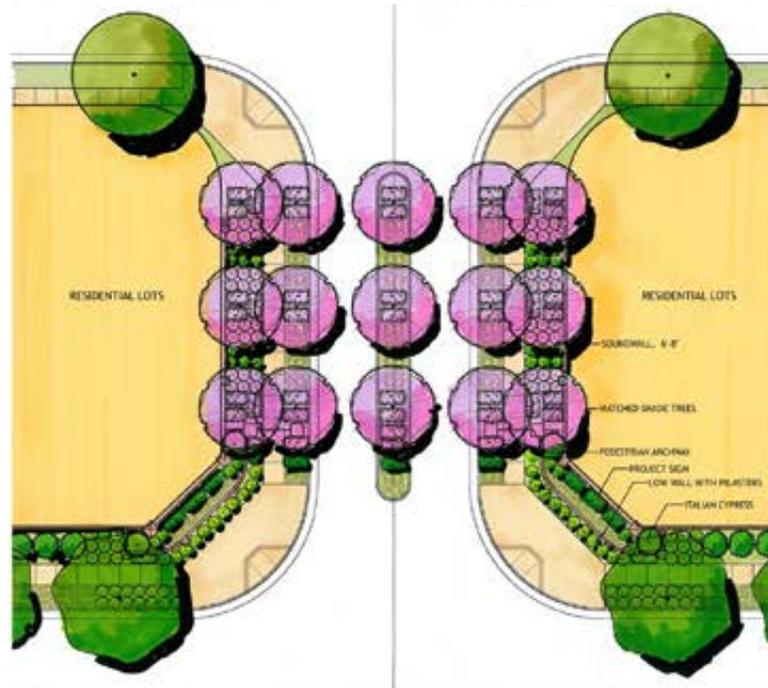


Exhibit 2-12 — Primary Entry Elevation

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2.8 SECONDARY ENTRIES

The secondary entries will also feature enhanced landscape to complement the architectural character of the community. Rose Gate monument sign(s) will be allowed on each side of the entry. As with the primary entry, emphasis on the street tree selection and pattern will highlight connectivity and access to Rose Gate.



Illustrations are conceptual only. All plans are subject to review and approval by the City of Lodi.

Exhibit 2-13 — Secondary Entry Plan and Elevations

3.0 DEVELOPMENT STANDARDS

3.1 OVERLAY DEVELOPMENT STANDARDS

The Overlay Development Standards for Rose Gate were crafted to ensure that all development within Rose Gate would result in an attractive, desirable and secure environment that is compatible with the adjoining neighborhoods.

The Master Developer shall create a Design Review Board for Rose Gate charged with reviewing all proposed development for consistency with these PD Guidelines. The Design Review Board shall include a licensed architect and structural engineer as well as a representative from the Master Developer. All project plans shall be reviewed and approved by the Design Review Board prior to any application submittal to the City of Lodi for approval or building permits.

3.1.1 Typical Plotting

The following diagram demonstrate sample setbacks for the lots types within Rose Gate. All setbacks are measured from property lines to foundation. Encroachments are permitted per LMC Section 17.14.060A.2 and LMC Table 2-2 - Allowed Projections into Residential Setbacks. Porches are not part of this 30% of building wall calculation since they are permitted to be 8 feet from the street side property line.

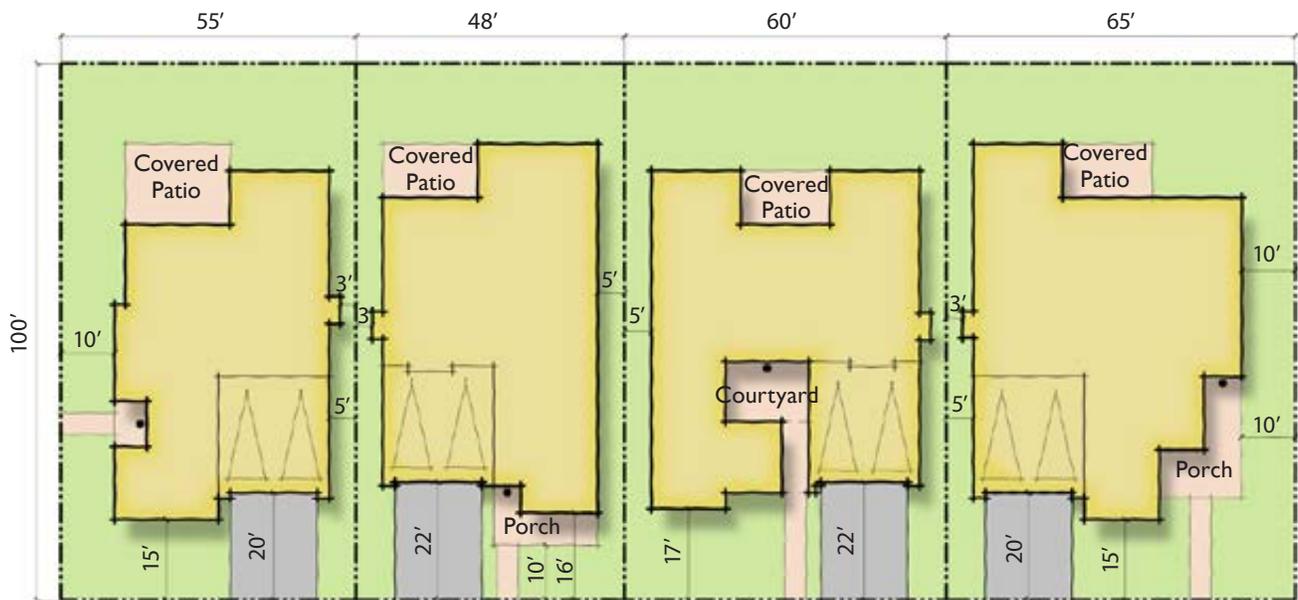


Exhibit 3-1 — Standard Lot Development Standards Diagram

Table 3-1: LOT TYPE DEVELOPMENT STANDARDS SUMMARY

Development Standard	Lot Type		
	Village I LDR-VI	Village II LDR-V2	Village III LDR-V3
Minimum Lot Area	4,000 sf	5,000 sf	6,000 sf
Typical Street Frontage Width	48'	50'/55'	70'
Setbacks (minimums in feet)⁽¹⁾			
Front			
Living Space	14'	15'	15'
Side-on Garage ^{(2) (6)}	N/A	12'	12'
Garage Door ⁽⁵⁾	20'		
Balcony/Porch ⁽⁹⁾	10'	10'	10'
Courtyard ⁽³⁾	8'	10'	10'
Interior Side			
Living Space/Garage/Courtyard ^{(3) (7)}	5'		
Street Side			
Living Space	10'		
Garage Door	20'		
Porches ⁽⁹⁾	8'		
Courtyard ⁽³⁾	6'		
Rear			
Living Space/Patio Cover/Porch	10'	15'	15'
Site Coverage⁽⁴⁾			
1-Story	60%	60%	60%
2-Story	55%	50%	50%
Height Limits			
Buildings ⁽⁸⁾	2 stories; not to exceed 35'		
Fences	6'		
Arbors/Trellis	12'		
Parking	2 enclosed stalls		
Accessory Structures	Permitted up to 6' in height within 3' of any side or rear property line, and in excess of 6' shall be located not less than 5' from any side or rear property line. No accessory structures permitted front yard setback or exceeding 12' in height.		

Notes

- (1) All setbacks are measured from property lines to foundation. Required setback applies to habitable space and porches, but excludes all architectural projections listed below.
- (2) Side-on garages only permitted on lots 55' and wider.
- (3) Courtyard wall may not exceed 36 inches measured from finished grade.
- (4) Lot coverage does not include eaves, roof overhangs, and covered porches and patios.
- (5) Twenty-foot (20') setback applies to garage door(s) facing the street frontage, measured from the P/L except at private streets without sidewalks, in this case the setback is measured from the back of curb.
- (6) In conditions where the garage door(s) are set perpendicular to the street (swing garages), the minimum front yard setback from the garage shall be twelve feet (12')
- (7) Permitted architectural projections include; roof overhangs, pop-outs and decorative trim, fireplaces, bay windows and entertainment niches extending up to 2'-0" into the setback area. Projections cannot exceed 30% of building wall.
- (8) Measured from the highest point where grade abuts the structure to the highest point of the roof.
- (9) Front porches shall be a minimum depth of 6 feet and corner wrap around porches shall be 5 feet on side yards.

3.1.2 Flag Lots

The front yard setback shall be measured from the nearest point of the wall of the structure where the access strip meets the bulk of the parcel. Where the driveway requires a 90 degree turn, at least 30 feet will be provided from the garage door.



Exhibit 3.2 — Flag Lot Front Setback Diagram

3.2 SIGNS

The Rose Gate development may have a signs identifying the name of the community at each primary entry. These signs may be either in the median or on the community wall on either side of the entry.

3.3.1 Temporary Real Estate Signage

The following temporary real estate signs are permitted within the Rose Gate PD Overlay provided they are not located within the public right-of-way.

- Future Development Signs: Signs indicating “future development” and/or “builder product identification,” to be used by a residential builder to market the sales of their homes. At least one Future Development Sign for each separate development project is permitted. A Future Development Sign shall not exceed 100 square feet in area nor a height of 8 feet including the base.
- Flags: Flags up to four feet (4’) by six feet (6’) are permitted at model sales complexes and along the perimeter wall.
- Directional A-Frame Signs: A-frame signs that direct home buyers within the community while active sales and marketing are underway. These signs shall not exceed three (3) feet in height. Typically these signs will be located near intersections to direct visitors to the sales offices and would be removed from public view at the end of each business day.
- Directional Signs: Small two feet (2’) by three feet (3’) signs that direct home buyers within the community while active sales and marketing are underway. These signs shall not exceed three feet (3’) in height. Typically these signs will be located near intersections to direct visitors to the sales offices on the weekends and holidays and would be removed by the end of the weekend.

3.3 CORNER LOTS

Corner lots have a high-level of visibility and impact on the community as a whole. These lots serve as an introduction to the architectural style and individualized character of a neighborhood as a secondary level entry statement.

- Corner lots shall be at least five feet (5') wider than interior lots to allow for greater setbacks and architectural detailing on the corner-side.
- Materials and details should wrap to the corner-side elevation.
- Fencing along the corner side shall not screen more than 60 percent of the corner-side elevation of the home.
- Corner lots set the tone for architectural crafting and should be designed for two-sided exposure.
- All windows on the corner-side elevation should be fully trimmed, consistent with the architectural style.
- Architectural enhancements are encouraged such as: wall offsets, single-story elements, visible porch or courtyard, balcony, Juliet balcony, roof plane breaks, roof pitch breaks, or a principle window treatment.



Architectural interest on corner lot examples



Example of side entry and articulation on a corner

3.4 FENCES, WALLS, AND HEDGES

The provisions included in this section shall not apply to a fence or wall required by a law or regulation of the City of Lodi or any agency thereof.

- Fences, walls, hedges, signs, artwork, or any other structure or landscape materials located at the road, street corner or driveway of any parcel shall not be sized or located in such a way as to obstruct the safe stopping sight distance along adjoining streets or driveways.
- The use of chain-link, welded wire mesh, barbed wire, razor wire or razor tape as part of a fence, wall or barrier shall be prohibited.
- Fences shall be constructed of approved materials and are permitted up to six feet (6') in height with no required setbacks, except fences on corner lots require a five foot (5') setback from the property line. Fences or walls located within the front yard setback shall not exceed thirty inches (30") in height. Fences from six to eight feet (6'-8') in height are subject to review and approval of design review board. Fences in excess of eight feet (8') in height are prohibited.

3.5 LANDSCAPING

To allow for walkways and other pedestrian friendly landscape features, no more than 55% of the front and street side required minimum setback on standard rectangular lots may be paved with hardscape materials such as concrete or asphalt. Permeable paving or pavers do not count toward the maximum hardscape criteria. Hardscape design flexibility will be allowed for narrow frontage lots (e.g. bulb shaped and cul-de-sacs) and flag lots in excess of the 55% limitation. These designs will be subject to review and approved by the Design Review Board. The remaining front yard shall be designed by the Master Developer /Builder to meet the requirements of LMC Section 17.30.070 Water Efficient Landscape Requirements. Rose Gate CC&Rs will help ensure that front and street side yard landscape continues to be well designed and maintained.

3.6 LIGHTING

All signage and outdoor lighting for illumination of landscaped areas, pathways, and other special features shall comply with; (1) the standards of the City of Lodi, or (2) the design criteria including these PD Guidelines. All such signage and lighting shall be subject to review and approval of the Design Review Board and the Community Development Director.

- Exterior lighting shall be shielded or recessed to minimize direct glare or reflections. Lighting that represents movement, flashes, blinks, or is unusually high in intensity or brightness shall be prohibited. Temporary holiday lighting within public right-of-ways is not excluded from this regulation.
- All lighting fixtures shall be appropriate scale and intensity for the use intended as determined and approved by the Design Review Board.
- All street lighting shall conform to the minimum standards and design criteria established by the City. However, all street lighting systems, layout, fixtures, and lighting patterns shall be subject to the review and approval of the Design Review Board and the Community Development Director, and any deviations from the City minimum standards shall be subject to the approval of the City Engineer.

4.0 ARCHITECTURAL GUIDELINES

4.1 ARCHITECTURE FORWARD

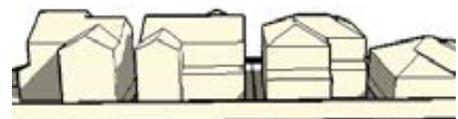
The design standards in this section seek to address the following objectives:

- Create a distinct unified identity with a consistent level of quality within Rose Gate.
- Create residential neighborhoods that provide interest and are visually pleasing.
- Incorporate single-story elements including the use of porches and courtyards to add variety to the streetscape.
- Present a variety of architectural elements to adjacent arterial, collector streets, and the central park.

4.2 NEIGHBORHOOD EDGE CONDITIONS

Exposed rear elevations along public edges should include a variety of rooflines, wall offsets, or details to avoid monotonous edge conditions.

- Vary front-to-back, side-to-side gables, hip roofs and/or integrate single-story elements where possible.
- Maximize rear yard setbacks, as feasible.
- Variety between plans or within plans may include:
 - Primary windows
 - Fully trimmed windows
 - Detail elements from front elevation
 - Single-story elements
 - Second-story balconies (Juliet or supported)
 - Roof plane breaks (ridge height and/or direction) between plans
 - Roof plane breaks (ridge height and direction) per plan
 - Offset wall planes
 - Varied first- and second-story massing between plans
 - Varied first- and second-story massing per plan



Varied rear edge condition massing

4.3 GARAGES

A variety of garage placements are encouraged to emphasize the pedestrian environment while accommodating the automobile. Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony.

Additional garage orientation may include:

- Side-on garage - the garage is accessed from a side driveway (only allowed on lots wider than 55 feet)
- Street-side entry garage - the garage is accessed from the corner side

All garages shall have roll-up doors that are setback from the exterior wall. The design of the garage doors should reflect the architectural style of the elevation selected. No three-car front facing garages on lots less than 70 feet wide from the setback line.

4.4 PRIMARY ENTRANCES

The primary entrance to the homes will be from the street with either the front doors facing the street or with entry porticos facing the street and the front doors accessed from the side.

4.5 WINDOWS

At least one (1) feature window treatment should be present on all front and corner-side elevations. Feature windows are trimmed or detailed in a manner that creates visual interest to the front elevation and represents the architectural style in an aesthetic way. Feature window treatments may include:

- A window of unique size or shape
- Picture window
- Bay window
- A substantial surround or recess
- Decorative iron window grilles
- A completely trimmed window in conjunction with a porch
- Decorative head or sill treatments



Side-on garages only allowed on lots wider than 55 feet



Entry portico faces the street



Feature window treatment

- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim
- A Juliet balcony with style-appropriate materials

All windows on side and rear elevations exposed to edge conditions shall be fully trimmed.

4.6 MATERIALS

Building materials and colors play an important role in enhancing neighborhoods. To further the goal of diversity, the following criteria should be met:

- Use durable and low maintenance finish materials.
- Employ materials and finishes authentic to the architectural style.
- Avoid awkward transitions at intersection of different materials.
- Consider different roof colors for each selected style.
- Provide visual interest with detailed elements such as shutters, exposed rafter ends, decorative grill work, decorative stucco, clay pipe vents, decorative ceramic tile, and/or other features appropriate to the selected style.
- Encourage embellishments such as stone veneer, brick and tile to reflect the architectural style of each home.
- When using more than one material on any elevation:
 - Change materials at inside corners or return siding or masonry veneers to building breaks or fence lines.
 - Wrap columns, tower elements and pilasters in their entirety.



Material change at inside corners

4.7 FUNCTIONAL ELEMENTS

All street signs, cluster mail boxes, traffic signs and street lights will be finished in a dark green color as to provide a thoughtful integration into the community landscape. All street signs, traffic signs and street lights will be per the City standards. Mail boxes will be per USPS standard.

4.7.1 Address Numbers

All residential addresses shall be clearly marked, located in an area visible from the street and sufficiently lit for ease of recognition by postal and public safety agencies.

4.7.2 Mailboxes

U.S. Postal Service approved mailboxes shall be provided in a ganged configuration with enhancements per U.S. Postal Service standards. Details and colors should complement the architectural character of the neighborhood. Style and color will be selected by the Master Developer.

4.7.3 Mechanical Equipment

Mechanical equipment should be screened from public view.

4.7.4 Gutters and Downspouts

Drainage solutions should be unobtrusive, complementing the overall building design and color.

4.7.5 Street Lights, Traffic Signs, & Street Signs

All street signs, cluster mail boxes, traffic signs and street lights will be finished in a dark green color as to provide a thoughtful integration into the community landscape.



4.8 ARCHITECTURAL STYLES

Rose Gate is envisioned as a diverse community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

Three broad families of styles have been selected for Rose Gate:

- European
- California Colonial
- American Traditional

Rose Gate will display a variety of architecture; however, individual neighborhoods may reflect a combination of all three styles families - or may include individual styles from within a particular style family.



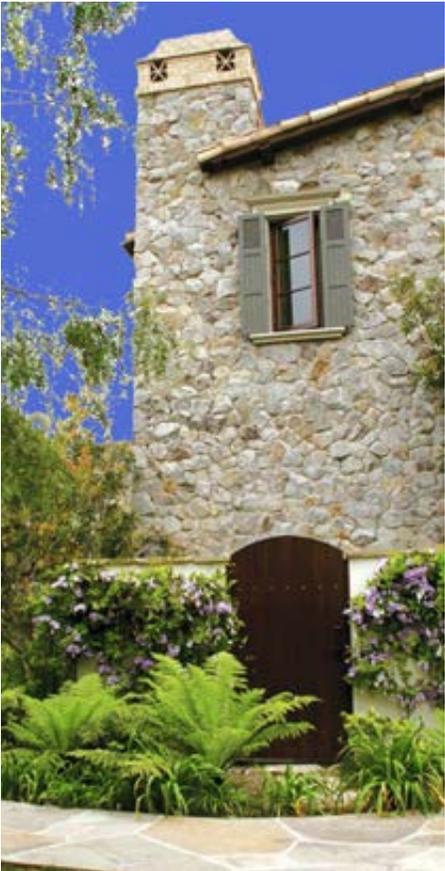
4.8.1 European

The European style is a good example of transplanted styles developed in a climate zones similar to the climate found in California. Specific European styles include Tuscan, Mediterranean, French, and English. The European Style Family is not strictly European, but rather American stylization of European landmarks and residences that were popular in the late nineteenth century. Primarily stemming from Italian and French influences, these styles are principally based on simpler and informal residential living styles of country settlements or old world villages. Their appeal is in their informal, rustic character expressed in warm colors, textures, and materials. Although residential adaptations were less formal, sometimes traditional classical elements are included.

Typical European Elements

- Plan form is typically a series of simple or inter-connected boxes.
- Exposed rafter tails with decorative end cuts or brackets may be used.
- Front entries are typically detailed with a historic-look trim surround and/or wood head trim.
- Wall materials typically consist of stucco with stone and classical accents.
- An arched element is often used in conjunction with windows or doors.
- Windows are sometimes detailed with projecting head trim of brick, stone, or wood, and plank shutters.
- A horizontal banding element is sometimes used.
- Details sometimes include wrought iron elements, classical trim elements, a Juliette balcony, arched windows or quoins.





4.8.2 Californian Colonial

This style family reflects the traditional heritage of the California homes that were influenced by the Spanish Mission and Mexican Rancho eras. Examples of specific styles within this family include Spanish Eclectic, Monterey, Hacienda, and Santa Barbara.

Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in this Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed woodwork, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurred between styles such as adapting Spanish detailing to colonial style form, or colonial materials and details to the Hacienda form.

The mixing of style attributes allows creative interpretation of the traditional styles utilizing details to express an abstracted architectural expression of a recognizable style that incorporates new, modern, or alternative forms, details, and materials in the modern context of architecture.

Typical Californian Colonial Elements

- Plan form is typically a courtyard or a two-story box with a strong first story element.
- Roofs are typically shallow to moderately pitched.
- Roof materials can include shingles, flat concrete tile, “S” tile or barrel tile.
- Roof forms are typically simple gable roofs with moderate overhangs.
- Wall materials typically consist of stucco, brick, or siding.
- Shaped corbels, beams, and rafters are typical.
- Balconies are typically detailed by simple columns without cap or base trim.
- Porch details include arches or simple columns without cap or base trim.
- The front entry is typically traditionally pedimented by a surround, porch or portico.
- Windows may include a window head or sill trim and shutters.
- Corbels and posts sometimes incorporate more “rustic” details.
- Arcades are sometimes used.
- Decorative wrought-iron accents, grille work, and post or balcony railing may be used.



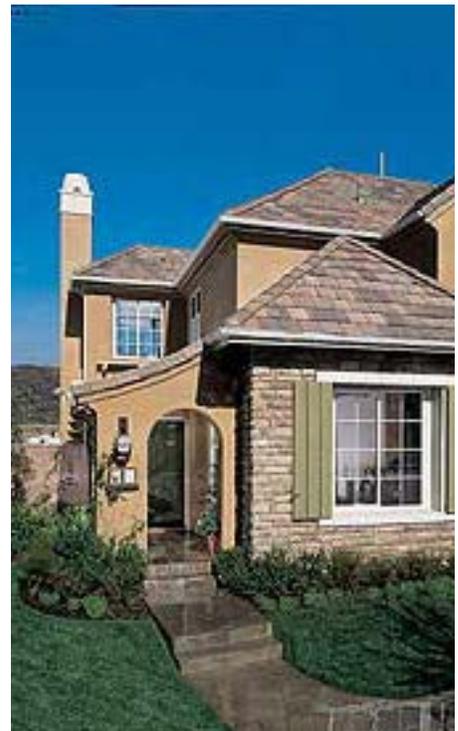


4.8.3 American Traditional

This broad family of styles is sometimes characterized as “traditional” architecture. Examples include Cottage, Farmhouse, Craftsman, Bungalow. Ranch is also considered a California Traditional style. This collection represents traditional American styles found throughout the country and in Central California. The architectural form and elements of these styles descend from the first homes built in the New England colonies in the 17th century. These traditional-influenced styles became part of the early California vernacular as the new state experienced an influx of money and population from the East Coast during the gold rush era of the mid-19th century. This influx brought East Coast culture, materials, and technological advancements to the West. Second stories with overhangs, dormers, and gabled roof forms are classic elements of these traditional American styles. Wood shutters can also be used as finishing details for an otherwise simple and functional form.

Typical American Traditional Elements

- Plan form typically simple box or “L”-shaped or a combination of the two.
- Roofs are typically of moderate to steeper pitch with exaggerated eaves.
- Roof materials can include asphalt shingles or flat concrete tiles.
- Windows often are fully trimmed and may include shutters.
- Decorative or pedimented head and sill trim is typical.
- Porches can be prominent.
- Windows are usually vertically proportioned with divided-lites.
- Wall materials may include stucco, horizontal or shingle siding, and stone accents.





5.0 ROSE GATE PD PROCESS AND FINDINGS

The standards and guidelines of this document provide the blueprint for development Rose Gate. Upon approval of the Rose Gate PD Overlay, the standards, guidelines and procedures shall become the applicable zoning standards for all land uses and development within Rose Gate. In the case of differences between this document and the City of Lodi's Zoning and Development Ordinances, this Rose Gate PD Overlay shall prevail.

The Master Developer and homebuilders will be responsible for complying with the Rose Gate PD Overlay. Plans shall not be submitted to the City without review and approval by the Design Review Board.

5.1 DESIGN REVIEW PROCESS

A quality community is more than the completion of the rules and regulations. The streets need to do more than convey automobile traffic, they need to foster a daily experience that creates the context for living, working and playing. Homes need to be more than an individual residence; they need to express the character and context of the community to generate a streetscene that has an identity and texture. Parks need to be more than the planting of left over space; they need to add texture and interest to infuse physical and social activity into the community fabric. Rose Gate needs to be more than a place to reside, it needs to be a place to live and thrive. The standards and guidelines of this document have been set forth to establish a vision and level of quality for the Rose Gate development.

The Master Developer will utilize an internal design review process to achieve the vision and quality of community outlined by this document. This Master Developer design review process includes concept review through plan development, and any modification to ensure individual homebuilder packages foster a cohesive community design that meets the vision of the Rose Gate development. Design review includes the following elements:

- Site Planning
- Residential architecture
- Landscape
- Civil engineering
- CC&Rs

It is the Master Developer's intent that internal design review be of a caliber that City-submitted plans will be in compliance with the PD Overlay and processed in an efficient and timely manner.

Approval of this PD Overlay will allow for any development within the Project that complies with this document. As part of the building permit process, the Community Development Department shall review for compliance with the development standards. However the City of Lodi will not be responsible for compliance with the architectural guidelines in the PD overlay. The architectural review will be conducted by the Design Review Board. The Architect and homebuilders are encouraged to meet informally with City staff to review preliminary building plans prior to plan check to clarify any questions or issues regarding the compliance with City Codes and Regulations. Any preliminary advice or consultation from staff shall not be considered as an approval. In the event the Community Development department identifies issues of noncompliance, the applicant will be given a specific and detailed list of corrections necessary to be in compliance.

5.2 OVERLAY FINDINGS

The Rose Gate PD Overlay encourages innovations in residential development and provides a greater variety in housing type and design through development standards, design guidelines, and housing prototypes that allow flexibility in design and configuration of homes. The Rose Gate PD Overlay will include a mix of lot types that appeal to a wider range of economic levels and lifestyles.

1. The Rose Gate PD Overlay is:

- Consistent with the base zoning district of LDR. Alternative development standards and guidelines will generate creative and efficient development design. The maximum density permitted by the Low Density Residential General Plan designation is not exceeded.
- The Project is in compliance with the applicable provisions of the City of Lodi Zoning Ordinance and accommodates flexibility in site planning and property development. The standards and guidelines set forth in this document respond to the City's desire for more creative and neighborhood-oriented development by allowing for residential development that is pedestrian friendly and includes quality housing.

2. The Rose Gate PD Overlay will produce a comprehensive development of superior quality with higher quality architectural design than would otherwise occur from more traditional development applications and will provide a clear benefit to the City.
3. The Rose Gate PD Overlay ensures the development will not endanger, jeopardize, or otherwise constitute a hazard to the public health safety, or general welfare, or injure other property improvements in the vicinity or base zoning district.
4. The Rose Gate PD Overlay is:
 - Physically suitable for the type and density of proposed development and it complements the surrounding development.
 - Adequate in shape and size to accommodate the residential development and the walls, landscape, open space parking, yards and other features generally required by the LMC and necessary to support the development.
 - Served by adequate streets to carry the quantity and type of expected traffic. Vehicle, private and emergency, will have ample access and maneuvering space as street sections will comply with City standards.
5. The Project has been reviewed and is in compliance with, the California Environmental Quality Act (CEQA). See Lodi Annexation Environmental Impact Report (April 2006).

6.0 ROSE GATE II

6.1 INTRODUCTION

Nearly thirty years ago in the late 1980s the City designated the Westside for residential development as part of the General Plan process. Almost twenty years later, in 2007, the 151-acre Westside area was annexed to the City of Lodi. The first third of the Westside, Rose Gate, received tentative map approval in 2013 and the original Planned Development (PD) standards and guidelines were adopted.

The purpose of the PD was to create a “living document that established comprehensive land use and development regulations to promote and encourage quality neighborhood design.” It was contemplated, at the time of adoption, that the PD Guidelines would be amended from time to time, to accommodate changing development conditions and future development in the Westside area.

As the end of 2016 approaches the time has arrived for the first amendment to the PD Guidelines. Rose Gate is fully developed and over sixty percent of the homes have been completed or are currently under construction. Adding the second part of the Westside area, Rose Gate II, to this document insures continuity and consistency of the high standards established by Rose Gate for the entire area.

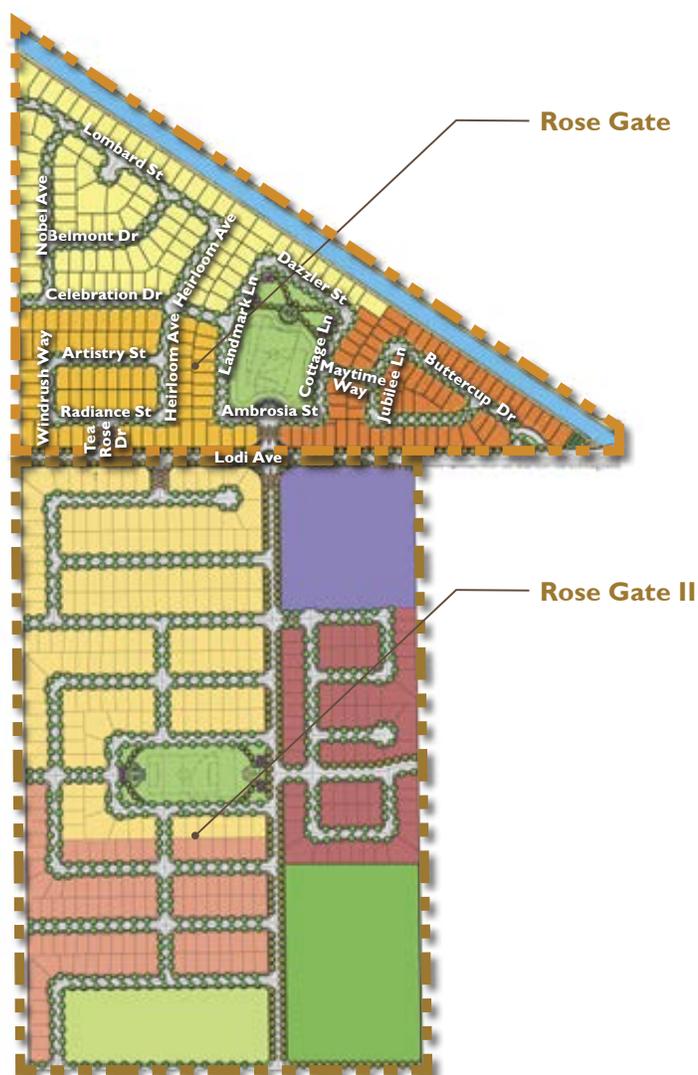


Exhibit 6-1 — Rose Gate and Rose Gate II Site Plan

6.2 SITE PLANNING

The Rose Gate II plan applies site planning details consistent with the original Rose Gate PD. Once again, the neighborhood park is within walking distance of all homes and represents an important central feature. Pedestrian connectivity continues to be emphasized with enhanced landscaping on pedestrian travelways to shopping, schools, and other public places. Streets are arranged in a grid-like pattern minimizing the use of cul-de-sacs.

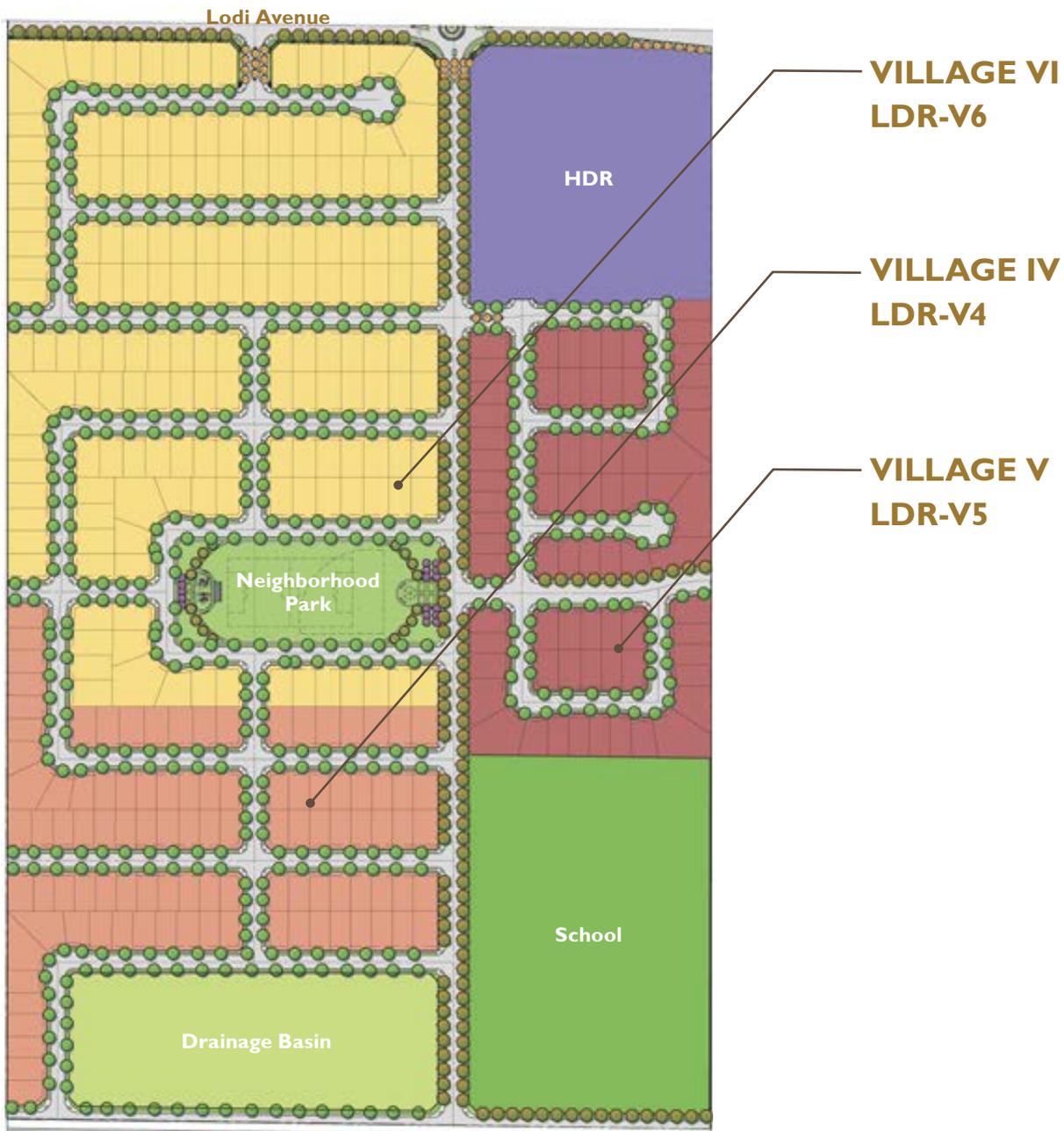


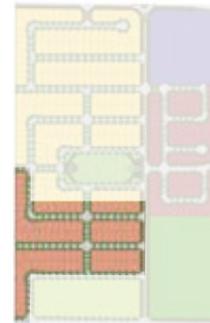
Exhibit 6-2 — Rose Gate II Site Plan

6.3 LOT TYPES

Lot types are generally consistent with Rose Gate’s original PD and are designed to allow for a diverse range of housing types. The only differences relate to lot widths. The lot width for the small lot neighborhood in Rose Gate (LDR-V1) was forty-eight (48) feet in and is fifty (50) feet wide in Rose Gate II (LDR-V4). Also, for LDR-V6 in Rose Gate II there are no seventy (70) feet wide lots contemplated. However, seventy (70) feet lots are still permitted in this zone.

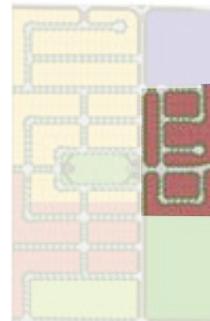
Village IV (LDR-V4):

These homesites are located south of the central park and are a minimum dimension of fifty (50) feet by ninety-five (95) feet with a minimum area of 4,750 square feet. This lot configuration provides compact designs in a traditional neighborhood setting. The lots and homes will mesh seamlessly with the adjacent neighborhoods.



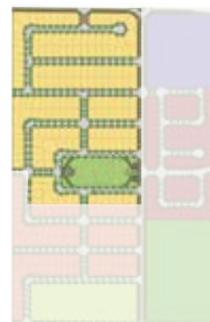
Village V (LDR-V5):

These homesites represent medium sized lots with a minimum of 5,000 square feet on a fifty (50) feet by one-hundred (100) feet dimension. These homesites are generally located east of Westgate Drive. This neighborhood design will accommodate a variety of single-story and two-story home designs.



Village VI (LDR-V6):

The homesites in this Village include both fifty-five (55) feet and sixty (60) feet wide homesites ranging from 5,500 to 13,000 square feet with an average lot size of approximately 6,000 square feet. These homesites are generally located around the central park and north up to Lodi Avenue. The Village VI homesites are the largest lots and will provide for an increased variety of architectural design, variation of the street scene and greater opportunity for single-story homes. The Village VI homesites may also provide an opportunity for custom homesites.



6.4 PHASING

Certain backbone infrastructure within the project boundary will be installed in the initial phase of the development as required by the City. These improvements will include rough grading, storm drain, water, sewer and major street improvements. Development of the three Villages may be done in up to four phases depending on market conditions. Home construction will likewise be phased according to market conditions and may include multiple phases within each Village.

Project development is scheduled to begin in the spring of 2017. The precise timing of the initial phase and any subsequent phases are not determinable at this time but are expected to continue uninterrupted once development begins until completion.

6.5 NEIGHBORHOOD PARK / DRAINAGE BASIN

The neighborhood park totaling three-and-a-half (3.5) acres is an important play area, open space and aesthetic feature for the community. The conceptual design includes a playground for children, picnic area and pedestrian trail. The final park design will be subject to further review and approval by the City.

The storm water retention basin along Vine Street is both functionally vital and an important open space area. The final design for this open space area will be determined by the City.

It should be noted that the future school site will also provide open space and play areas. The design of the school site has not been determined at this time.



Exhibit 6-3 — Neighborhood Park Concept Detail

6.6 VEHICULAR CIRCULATION

All streets within Rose Gate II shall be designed to a minimum right-of-way of fifty-four (54) feet and will include thirty-four (34) feet of pavement “curb to curb.” This design exceeds the current City standard by four (4) feet. Sidewalks shall be separated by landscaped parkways. At least one (1) canopy street tree shall be planted at every lot front. Additional trees may be planted on wider lots subject to the review and approval of the landscape plans by the City of Lodi. A canopy street tree will be planted along side streets.

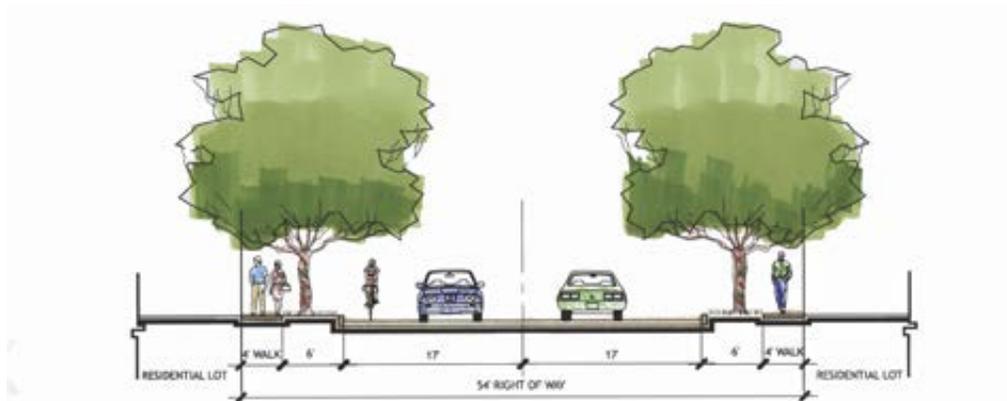


Exhibit 6-4 — Neighborhood Street Section (54-Foot Wide ROW)

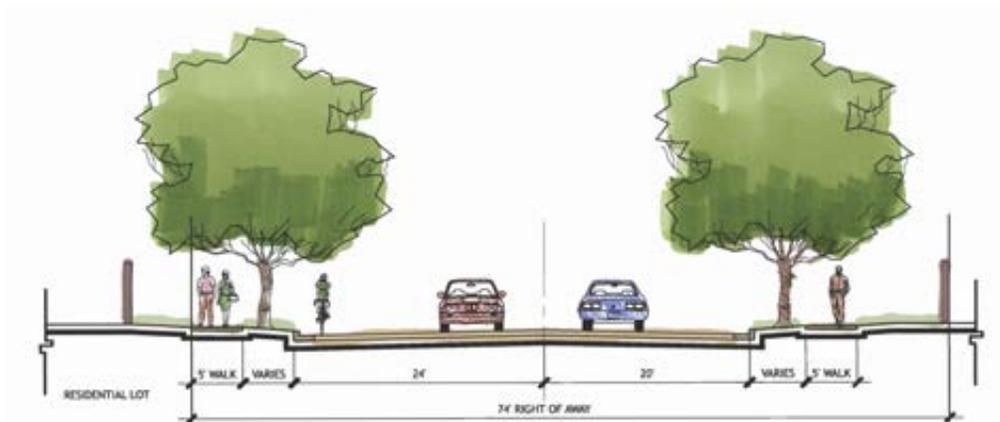


Exhibit 6-5 — Westgate Drive (Lodi Avenue to Tokay Street) Section (74-Foot Wide ROW)

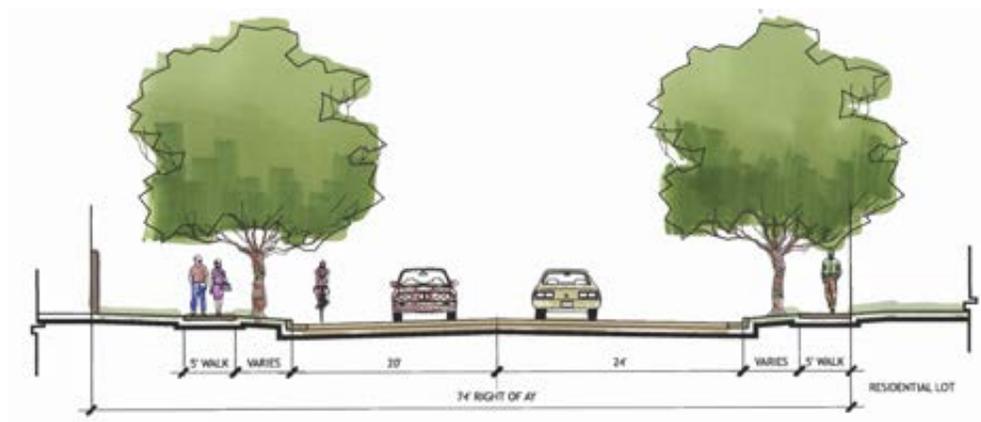


Exhibit 6-6 — Tokay Street Section (74-Foot Wide ROW)

6.6.1 Roundabout

The roundabout on Lodi Avenue will be completed as shown in the following exhibit.



Exhibit 6-7 — Roundabout Plan

6.7 DEVELOPMENT STANDARDS

All the Development Standards, Architectural Guidelines and Rose Gate PD Process and Findings apply to Rose Gate II except as provide in this Section.

6.7.1 Rose Gate II Development Standards

The development standards for Rose Gate II were crafted to ensure that all development within Rose Gate II would result in an attractive, desirable and secure environment that is compatible with the adjoining neighborhoods.

6.7.2 Typical Plotting

The following diagram demonstrate sample setbacks for the lots types within Rose Gate II. All setbacks are measured from property lines to foundation. Encroachments are permitted per LMC Section 17.14.060A.2 and LMC Table 2-2 - Allowed Projections into Residential Setbacks. Porches are not part of this 30% of building wall calculation since they are permitted to be 8 feet from the street side property line.

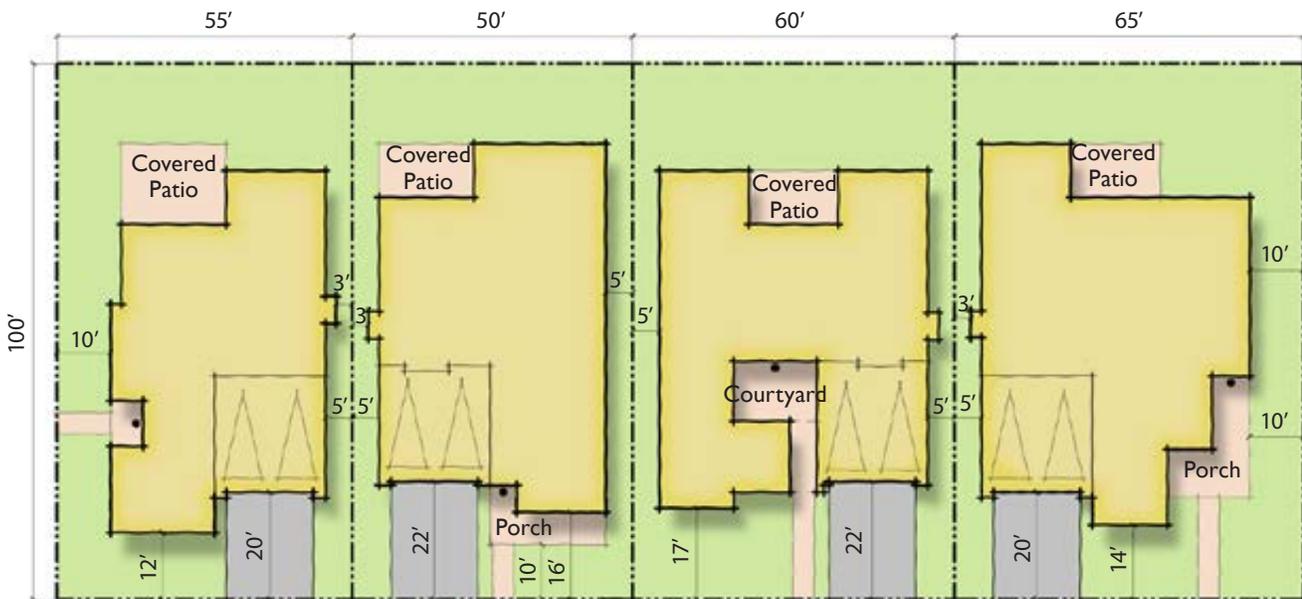


Exhibit 6-8 — Standard Lot Development Standards Diagram

Table 6-1: LOT TYPE DEVELOPMENT STANDARDS SUMMARY

Development Standard	Lot Type		
	Village IV LDR-V4	Village V LDR-V5	Village VI LDR-V6
Minimum Lot Area	4,000 sf	5,000 sf	6,000 sf
Typical Street Frontage Width	50'	50'/55'	55'/60'
Setbacks (minimums in feet)⁽¹⁾			
Front			
Living Space	12'	12'	12'
Side-on Garage ^{(2) (6)}	N/A	10'	10'
Garage Door ⁽⁵⁾	20'		
Balcony/Porch ⁽⁹⁾	10'	10'	10'
Courtyard ⁽³⁾	8'	10'	10'
Interior Side			
Living Space/Garage/Courtyard ^{(3) (7)}	5'		
Street Side			
Living Space	10'		
Garage Door	20'		
Porches ⁽⁹⁾	8'		
Courtyard ⁽³⁾	6'		
Rear			
Living Space/Patio Cover/Porch	10'	15'	15'
Site Coverage⁽⁴⁾			
1-Story	60%	60%	60%
2-Story	55%	50%	50%
Height Limits			
Buildings ⁽⁸⁾	2 stories; not to exceed 35'		
Fences	6'		
Arbors/Trellis	12'		
Parking	2 enclosed stalls		
Accessory Structures	Permitted up to 6' in height within 3' of any side or rear property line, and in excess of 6' shall be located not less than 5' from any side or rear property line. No accessory structures permitted front yard setback or exceeding 12' in height.		

Notes

- (1) All setbacks are measured from property lines to foundation. Required setback applies to habitable space and porches, but excludes all architectural projections listed below.
- (2) Side-on garages only permitted on lots 55' and wider.
- (3) Courtyard wall may not exceed 36 inches measured from finished grade.
- (4) Lot coverage does not include eaves, roof overhangs, and covered porches and patios.
- (5) Twenty-foot (20') setback applies to garage door(s) facing the street frontage, measured from the P/L except at private streets without sidewalks, in this case the setback is measured from the back of curb.
- (6) In conditions where the garage door(s) are set perpendicular to the street (swing garages), the minimum front yard setback from the garage shall be twelve feet (12')
- (7) Permitted architectural projections include; roof overhangs, pop-outs and decorative trim, fireplaces, bay windows and entertainment niches extending up to 2'-0" into the setback area. Projections cannot exceed 30% of building wall.
- (8) Measured from the highest point where grade abuts the structure to the highest point of the roof.
- (9) Front porches shall be a minimum depth of 6 feet and corner wrap around porches shall be 5 feet on side yards.