

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, MARCH 26, 2008 @ 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 – “March 12, 2008”
3. PUBLIC HEARINGS
 - a. The Request of Zion Reformed Church for approval of a Use Permit to allow operation of child care center and preschool at 101 South Ham Lane. (Applicant Zion Reformed Church; File No. 08-U-03). CEQA Status: Exempt Resolution #P.C. 08-05
 - b. The Request for Planning Commission approval of a Use Permit to allow a Type-41 on-sale beer and wine license at Taqueria Casa Mexicana located at 651 North Cherokee Lane Suite G. (Applicant: Job Sanchez File Number: 08-U-04). CEQA Status: Exempt Resolution # P.C. 08-06
- 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. Review and approve the City of Lodi Annual Housing Element Progress Report for 2007.
Note: This item is carried over from the meeting of 3/12/08.
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
 - a. Memo Attached
7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. UPDATE ON COMMUNITY SEPARATOR/GREENBELT TASK FORCE
10. ART IN PUBLIC PLACES
 - a. Choose a Commissioner to be a representative on the Art In Public Places Committee (Last Wednesday of every month @ 3pm unless otherwise posted).
11. COMMENTS BY THE PUBLIC
12. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF

13. ADJOURNMENT

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

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

Right of Appeal:

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

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 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, MARCH 12, 2008**

DRAFT

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of March 12, 2008, was called to order by Chair Mattheis at 7:00 p.m.

Present: Planning Commissioners – Cummins, Hennecke, Kiser, Olsen, White, and Chair Mattheis

Absent: Planning Commissioners – Kirsten

Also Present: Planning Manager Peter Pirnejad, Deputy City Attorney Janice Magdich, Senior Planner David Morimoto, and Administrative Secretary Kari Chadwick

2. MINUTES

“February 13, 2008” & “February 27, 2008”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kiser second, approved the Minutes of February 13, 2008 as written. (Commissioner Olson abstained from the vote because she was not in attendance at the subject meeting)

No action taken on the Cancelled Meeting minutes of February 27, 2008.

3. PUBLIC HEARINGS

None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

a. Review and approve the City of Lodi Annual Housing Element Progress Report for 2007.

- Planning Manager Pirnejad gave a brief report based on the staff report.

Chair Mattheis asked if there is a way to force developers to include low and very low income housing in their projects. Planning Manager Pirnejad stated that there are inclusionary zoning codes in other Cities, but there are pros and cons to this solution. There is another option which is partner with a company to create these specific types of developments like what our Community Improvement Manager is doing with the PAM Company over on Railroad Avenue.

Commissioner Olsen stated her concerns regarding the lack of information within the report. She is unable to assess if the right programs are being used to accomplish the goal of the report. She would like to know how much money came out of each program for the affordable housing units. Planning Manager Pirnejad stated that the figures can be gotten, but that is not what HCD (California Housing & Community Development) is asking for. HCD is asking for the qualitative information not which program is funding each project. Commissioner Olsen stated that she can not say whether or not a good job was done on this report if she doesn't see how the funds are being utilized.

Chair Mattheis stated that he would also like to see more information in the report.

Commissioner Olsen continued with her concerns. She stated that she has seen many well done inclusionary housing developments and would like to see that option looked into. She would also like to know if the infill developments are included in the report. Planning Manager Pirnejad stated that Staff does encourage infill developments. There are policies in place to help developers out with infill projects. Commissioner Olsen mentioned that there is an infill grant available. Planning Manager Pirnejad stated that the Community Improvement Manager, Joseph Wood, will be working on that for the next application period.

Vise Chair Kiser asked about the Kentucky House affordable housing project. Planning Manager Pirnejad stated that the appraisal has come back and that has been what both sides have been waiting on. The next step will be to sit down with the PAM Company and agree on a contract.

Commissioner Hennecke stated that the low and very low housing units are the only short falls in the report. He added that finding people that can afford and qualify for the low and very low units is a difficult job.

Item Open To The Public

Anne Cerney, Vine Street, came forward to offer comments. Ms. Cerney handed out a copy of the CCG (Citizens for Common Ground) Citizens Alternative General Plan for LU-3 Residential Development Goal (attached) which focuses on this issue.

Item Closed To The Public

Chair Mattheis asked if staff could go back and look at the alternatives that have been mentioned here tonight. Planning Manager Pirnejad stated that he would like to send this update off to the State to avoid missing the deadline and then work on the items brought up tonight to include in the next update and possibly put them in to the policies for the next Housing Element.

Commissioner Olsen asked if for this update the specifics for the CDBG monies could be added. Planning Manager Pirnejad stated yes it can and the document will be brought back at the March 26th meeting.

Commissioner Hennecke asked who makes the decision to fund one project over another. Planning Manager Pirnejad stated that all funding decisions are made by the City Council.

- b. League of California Cities Planning Commissioners Handbook
 - Planning Manager Pirnejad stated that the Handbook is meant to be used as a tool for all Planning Commissioners.
- c. Planning Articles
- d. Misc. Follow-up items
 - Update on the item that Commission Cummins asked about at the last meeting regarding the grocery store ratio to population and the exact area of commercial vacant lots within the City limits. Planning Manger Pirnejad stated that that information should be covered in the Revised EIR for the Lodi Shopping Center, and if after reading that document there are still questions Randy Hatch along with the Consultant will be here to answer those for the Commission.
 - Update on wall timer requested by Chair Mattheis. Planning Manager Pirnejad stated that this request was offered to the City Clerk’s office which indicated that the Council had already decided not to place said timer on the wall.
 - Update on the signage for the Fitness Center on Cherokee Lane. Planning Manager Pirnejad stated that this is an ongoing Code Enforcement case.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Planning Manager Pirnejad refer to memo attachment in the packet. He pointed out a few of the highlights from the RHNA Shirtsleeve Meeting on March 4th, the CDBG highlights and the General Plan Update progress from the March 5th meeting, and the Sustainable City Program from the March 11th

Continued

Shirtsleeve meeting (more information on these items is provided in the City Council Minutes and Packets corresponding with the meeting dates).

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Planning Manager Pirnejad reported above regarding the General Plan Update. He also added that the three alternatives will be brought to a half day workshop some time in April. Planning Manager Pirnejad stated that Staff will be bringing the Development Code Summary Report to the Commission starting some time in April.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Planning Manager Pirnejad stated that Reyes H. Jaramillo has been appointed as the new member of the committee and Roger Stafford has been reappointed to his position.

9. UPDATE ON COMMUNITY SEPARATOR/GREENBELT TASK FORCE

None

10. ART IN PUBLIC PLACES

Commissioner Olsen stated that she is going to have to step down as the Planning Commissioner Rep for this committee. Planning Manager Pirnejad stated that this will be placed on the next agenda.

11. COMMENTS BY THE PUBLIC

None

12. COMMENTS BY STAFF AND COMMISSIONERS

None

13. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:05 pm.

ATTEST:

Peter Pirnejad
Planning Manager

LU-3 Residential Development Goal

To promote a variety of housing types and densities throughout the City that address the housing needs of various age and socio-economic groups.

LU-3.1 Single Family/Multifamily/Mixed Use Balance

The City shall ~~strive to maintain~~ move beyond a strict definition of a ratio of 70 percent single family and 30 percent multifamily residential uses in the overall housing stock and integrate more mixed use residential development into the housing mix, according to the "form based" development codes.

LU-3.2 Residential Infill Densities

The City shall encourage higher residential densities at appropriate infill locations through the design flexibility made possible by the Planned Development provisions of the Development Code.

LU-3.5 Planned Development

The City shall encourage the use of planned development provisions in residential development to provide flexibility, to meet various socioeconomic needs, and to address environmental and site design constraints.

LU-3.6 Density Changes

The City shall review proposed rezonings that would increase density in existing residential areas considering such factors as: neighborhood character and identity; compatibility of land use; impact on services and facilities (including schools); and impact on streets and highways.

LU-3.X Affordable Inclusionary Housing [New Policy]

The City shall adopt an Affordable Inclusionary Housing program that requires new development of a certain size (over 25 units) to provide affordable housing units within the project, or to pay an "in lieu fee" that would be used by the City or non-profit developers to construct affordable units. For single-family projects, the affordable goals for new development shall be 10% of the units devoted to low income households and 10% of the units for moderate income households. For multiple-family projects, the affordable goals for new development shall be 10% of the units devoted to very low income households and 10% of the units for low income households.

LU-3.7 Incompatible Uses

The City shall protect existing residential neighborhoods from the encroachment of incompatible activities and land uses (i.e., traffic, noise) and environmental hazards (i.e., flood, soil instability).

LU-3.8 Residential Conversion

The City shall ~~approve~~ discourage proposals to convert residential properties along major streets to office or commercial uses, and approve such proposals only when there already is a substantial non-residential character to the area, the proposal is compatible with the surrounding land use, ~~and~~ adequate off-street parking can be provided, and the loss of housing units is mitigated.

Item 3a.

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: March 26, 2008

APPLICATION NO: Use Permit 08-U-03

REQUEST: The request of Zion Reformed Church for approval of a Use Permit to allow operation of child care center and preschool at 101 South Ham Lane. (Applicant Zion Reformed Church; File No. 08-U-03).

LOCATION: 101 South Ham Lane (APN: 035-110-11)

APPLICANT: Zion Reformed Church
101 South Ham Lane.
Lodi, CA 95242

PROPERTY OWNER: The same as above.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit request of Zion Reformed Church to allow the operation of a childcare center at 101 South Ham Lane., subject to the conditions in the attached resolution.

SUMMARY

Zion Reformed Church is proposing to provide a child care center which includes preschool, toddler and infant care services on a portion of their church property at 101 South Ham Lane. Zion Reformed Church has occupied the site since 1950. From 1996 to 2006, Zion Reformed Church operated a middle school at this location. The church classrooms and spaces previously used for middle school purposes are now proposed to be used for a childcare center. Before Zion Reformed Church can operate a childcare center and preschool, they will need to secure a Use Permit from the Lodi Planning Commission for the operation of a preschool and large childcare center. The school will operate Monday through Friday, from 6:00 am to 6:00 pm. The proposed childcare center will be licensed for 81 children.

PROJECT/AREA DESCRIPTION

General Plan Designation: R-LD, residential-low density.
Zoning Designation: R-1, Single Family Residence.
Property Size: 4.67-acres.

The adjacent zoning and land use designations are as follows:

- North:** R-1, Single Family Residential. There are residences north of the church property.
- South:** R-2, Single Family Residential and R-GA, residential Garden Apartments. There are residences immediately south of the church property and multiple family units further to the south.
- East:** R-1 and R-2, Single family residential. There are residences located across Ham Lane.

West: PUB, Public. Lodi High School is located to the west, across Pacific Ave.

BACKGROUND

Zion Reformed Church has been located at 101 South Ham Lane since 1950. From 1996 to 2006, the Zion Reformed Church operated a middle school program for 84 students providing instruction for 8th and 9th grade students. The middle school utilized the existing church classrooms and other facilities. The proposed preschool will utilize the same classrooms and other facilities such as the playground, administrative office, pick-up/drop-off area and other needed amenities. Some modification of facilities may be necessary to make them suitable for young children. There are 156 total parking spaces on the site, 5 of which are handicap accessible parking spaces with accessible paths of travel. Most of these spaces are not utilized on weekdays.

ANALYSIS

The Zion Reformed Church is located on a 4.67-acre parcel of land at 101 South Ham Lane. The property spans the entire depth of the block, fronting on Ham Lane to the east and rear to Pacific Ave. on the west. The church and related Sunday school classrooms are located in the center of the facility while the parking surrounds the building to the north and south. The north and west portion of the property contains an open lawn area for recreational activities. There is a freestanding building that was originally a residence but is now used for church meeting rooms, which is located on the northeastern corner of the property, adjacent to Ham Lane. The southern portion of the property is primarily a parking lot. There are landscaped areas at both the east and west end of the property buffering the church building from the adjacent streets. The proposed childcare center, which includes preschool, toddler and infant care services, will be located in the classroom buildings on the north and west sides of the church building complex.

The Church's site is fully developed and appears to be well maintained. The pre-school will be located within the existing church buildings and will not require the construction of new buildings or parking areas. The City's parking standards are based on one parking space required for every four seats in the church sanctuary. With a seating capacity of 480, the church would require 120 parking spaces. The majority of the parking lot is only used by the church on Sundays, during special events or services, and on certain weekday nights. Generally these would not conflict with the hours that the child care center is in operation. Public and private day care centers, nursery schools and elementary schools, are required to provide one space for each faculty member plus adequate bus loading and student pick-up and drop-off facilities. The proposed child care center will have 8-9 employees. The child care center will require 9 parking spaces plus a few additional spaces for drop-off and pick-up parking. The Zion Reformed Church parking lot contains 156 total parking spaces, which is more than adequate to provide for the proposed child care center as well as normal weekday church operations.

The Zion Reformed Church is proposing to do some remodeling of the existing classrooms to meet age specific State licensing requirements for preschool, toddler and infant-age children. After the remodeling of the classrooms, the proposed child care center will consist of 3 classrooms with new adjacent accessible restrooms, an isolation room with an adjacent accessible restroom, an administrative office, and 4 new ramps required for exiting from the childcare facility. Play yards are provided on the west and north sides of the facility, and are accessible from the childcare classrooms. Both play areas are located in an area of the church grounds that are currently fully fenced with a six-foot tall chain-link fence with slats. The fenced area has sliding gates at both ends to allow for cars to drive through when it is not being used by children.

According to their application, Zion Reformed Church child care center will have a maximum of 81 children who will attend from 6:00 a.m. to 6:00 p.m., Monday through Friday. Because the Church is located in an R-1, Single Family Residential zone, they are required to obtain a Conditional Use Permit to operate a commercial child care facility.

ENVIRONMENTAL ASSESSMENTS

The project was found to be Categorical Exempt according to the California Environmental Quality Act, Article 19 §15332, Class 32. The project is classified as an "In-fill Project", less than 5-acres in size; surrounded by urban development and served by City utilities; consistent with the zoning and where no significant environmental impacts are anticipated and no mitigation measures have been required.

PUBLIC HEARING NOTICE

Legal Notice for the Use Permit was published on March 15, 2008. Seventy-six public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Use Permit with Alternate Conditions
- Deny the Use Permit
- Continue the Request

Respectfully Submitted,

Concurred,

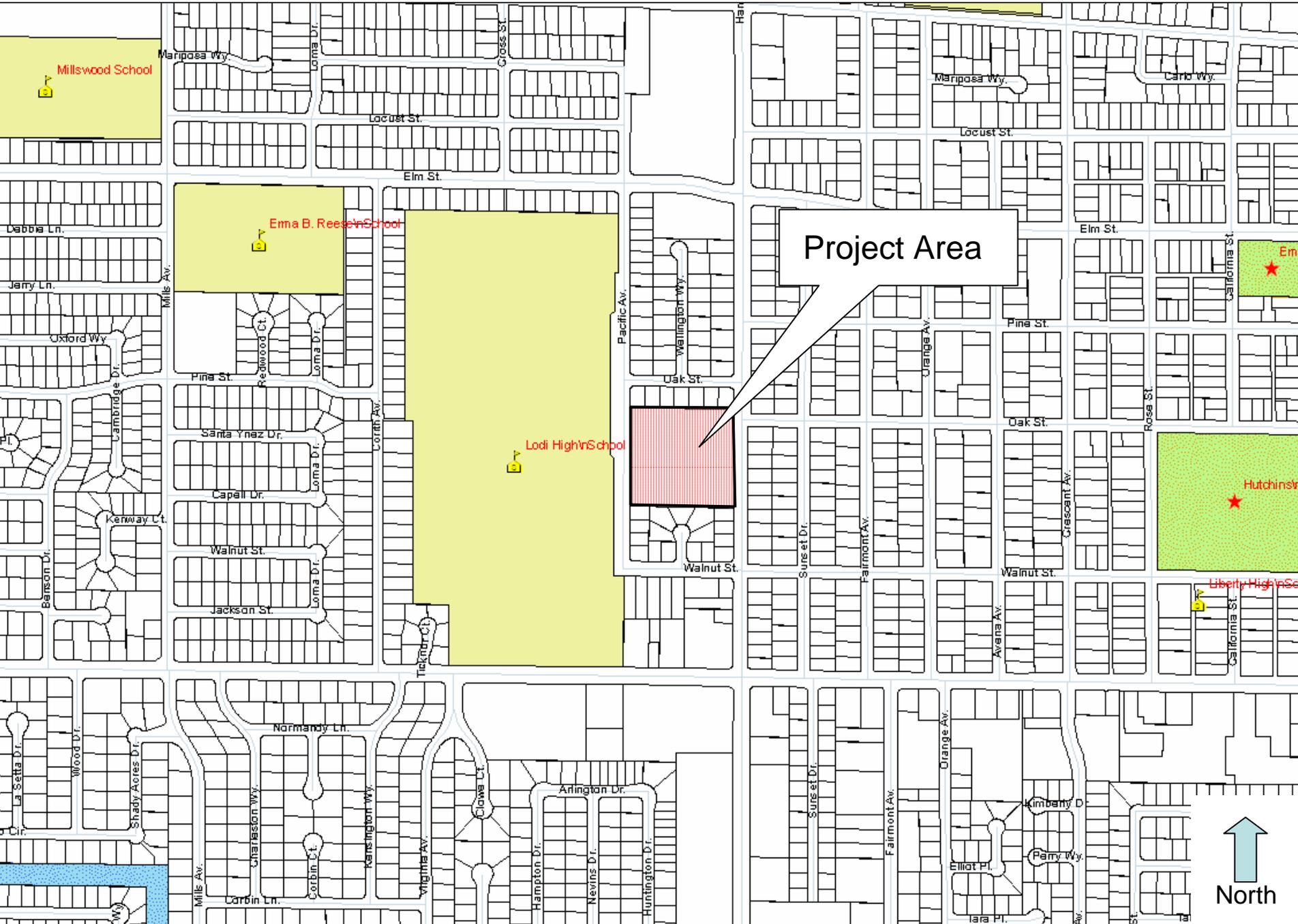
David Morimoto
Senior Planner

Peter Pirnejad
Planning Manager

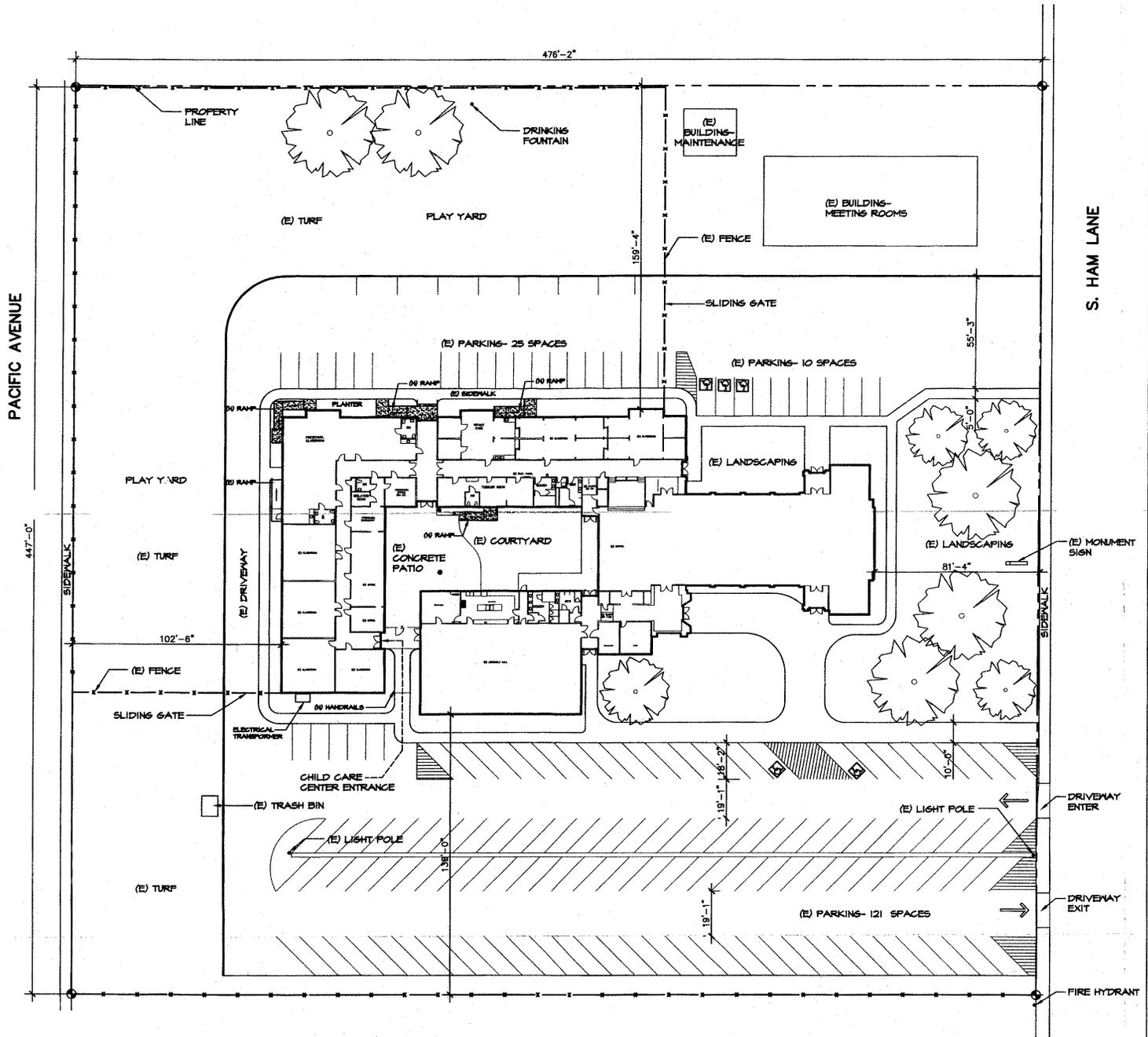
ATTACHMENTS: 1. Vicinity Map
 2. Aerial Photo
 2. Site Plans
 3. Floor Plan
 4. Draft Resolution

pp/dm/ib/kc

Vicinity Map



Site Plan



RESOLUTION NO. P.C. 08-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
APPROVING THE REQUEST OF WMB ARCHITECTS ON BEHALF OF THE ZION
REFORMED CHURCH FOR A USE PERMIT TO OPERATE A CHILD CARE CENTER AT
101 SOUTH HAM LANE**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit in accordance with the Government Code and Lodi Municipal Code Chapter 17.72, Adjustments and Use Permits; and

WHEREAS, the property is located at 101 South Ham Lane (APN: 035-110-11); and

WHEREAS, the project proponent is WMB Architects on behalf of Zion Reformed Church, 101 South Ham Lane, Lodi, CA 95242; and

WHEREAS, the property owner is Zion Reformed Church, 101 South Ham Lane, Lodi, CA 95242; and

WHEREAS, the property is zoned R-1, residential single-family; and

WHEREAS, the request is for a Use Permit to allow the applicant to operate a child care center utilizing the facilities of the Zion Reformed Church; and

WHEREAS, all legal prerequisites to the approval of this request have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. The project is found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15315, Class 15, "Minor land division." No significant impacts are anticipated and no mitigation measures have been required.
2. The proposed Use Permit is consistent with the City's General Plan and Zoning Ordinance and is conditioned to conform to the standards and improvements mandated by the City of Lodi's Public Works Department Standards and Specifications.
3. The size, shape and topography of the site are physically suitable for the proposed residential development in that the site is generally flat with no unusual or extraordinary topographic features.
4. The site is suitable for the proposed Use Permit.
5. The proposed Use Permit does not conflict with easements, acquired by the public at large, for access through or use of property within the proposed map.
6. The proposed use is expected to be compatible with the surrounding use and neighborhood.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 08-U-03 is hereby approved, subject to the following conditions:

Community Development Department - Planning Division:

1. The applicant will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense or the action or proceedings.
2. The applicant shall obtain the proper license to operate a child care center from the State Department of Social Services and from any other required permitting agencies; and the applicant shall comply with all requirements of the licenses or permits.

3. The facility shall require that parents/guardians park their vehicles in an onsite parking space when dropping-off or picking-up children. Vehicles shall not park on Ham Lane.
4. The child care center employees shall monitor the outdoor activities of the children in the play grounds and keep noise levels down to a reasonable level in order to reduce the impact on adjacent residences.
5. The center shall not increase the number of children at the center or extend hours of operation with out first notifying and obtaining the permission of the City of Lodi Community Development Department.
6. Nothing shall be done to the parking lot that will eliminate parking spaces unless it is done to comply with ADA requirements or is specifically approved by the City.

Community Development Department - Building Division

7. As per 2007 California Building Code Section 308.5.2, it appears that the occupancy of the child care facility maybe an I-4 and/or E occupancy and therefore necessary changes to the existing building may be required for these types of occupancies. Additionally requirements may be required subject to a more detailed review of plans to be submitted by the applicant to assure compliance with the Building, Plumbing, Electrical, and Mechanical Code.
8. A Building Permit will be required and the appropriate submittal documents prepared by a licensed engineer or licensed architect shall be submitted for complete review and approval.

Public Works Department

9. The project will be evaluated by the Public Works Department with respect to Development Impact Mitigation fees and Wastewater Capacity Impact fees in conjunction with the issuance of a building permit for the project. Additional fees may be required.
10. Additional Public Works Department comments and conditions will be provided when plans are submitted for review in conjunction with issuance of a building permit for the project.

Fire Department

11. The Fire Department will require that the fire alarm system be extended into the area used by the preschool, including restrooms, hallways and related areas. The extension of the fire alarm shall require a separate permit.
12. The project shall require a fire rated separation between the child care center and the church, based on the different occupancy types.
13. Because the second required exit from the toddler room empties into a fenced courtyard, the gate from the courtyard into a public way needs to be open-able from the inside without use of a key or any special knowledge or effort and be a single action mechanism.
14. When submitting plans for building and fire permits, the applicant shall specifically designate what areas will be used for the child care operation so that those areas can be evaluated for fire safety and fire protection requirements for the change of use. Additional requirements maybe required subject to a more complete review of plans to be submitted by the applicant to assure compliance with the California Fire Code.

Dated: March 26, 2008

I hereby certify that Resolution No. 08-05 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 26, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST:

Secretary, Planning Commission

Item 3b.

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: March 26, 2008

APPLICATION NO: Use Permit: 08-U-04

REQUEST: Request for Planning Commission approval of a Use Permit to allow a Type-41 on-sale beer and wine license at Taqueria Casa Mexicana located at 651 North Cherokee Lane Suite G. (Applicant: Job Sanchez. File Number: 08-U-04)

LOCATION: 651 North Cherokee Lane, Suite G
APN: 041-274-15

APPLICANT: Job Sanchez
651 North Cherokee Lane
Lodi, CA 95241

PROPERTY OWNER: Kay Tayler Investment II, LLC
5466 Ridgeview Circle
Stockton, CA 95219

RECOMMENDATION

Staff recommends that the Planning Commission approve the request of Job Sanchez for a Use Permit to allow a Type-41 on-sale beer and wine license at Taqueria Casa Mexicana located at 651 North Cherokee Lane Suite G, subject to the conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: GC, General Commercial
Zoning Designation: C-2, General Commercial
Property Size: 2.56 acres. (Restaurant is approximately 2,000 square feet.)

The adjacent zoning and land use are as follows:

North: C-2, General Commercial. Apartments and single family residences are located north of the project site.

South: C-2, General Commercial. A motel and various types of retail stores are located south of the project site.

East: C-2, General Commercial. A fitness center and State Route 99 is located east of the project site.

West: R-2, Single Family Residential. Single family residences are located west of the project site.

SUMMARY

Job Sanchez is requesting approval for a Use Permit to allow a Type-41 on-sale beer and wine license at Taqueria Casa Mexicana.

BACKGROUND

Taqueria Casa Mexicana is currently serving the City of Lodi with authentic Mexican favorites. The family has owned and operated the restaurant for approximately seven years. Mr. Sanchez is also the owner and operator of Casa Mexicana located at 1110 W. Kettleman Lane. The project is located in the major commercial area of Cherokee Lane. The area contains a variety of commercial businesses such as a grocery store, gas stations, restaurants, offices and various retail stores. To increase sales and attract customers, the applicant, Mr. Sanchez, is requesting approval from the City to serve beer and wine at the restaurant.

ANALYSIS

According to the applicant, the Taqueria Casa Mexicana offers a full breakfast, lunch and diner menu of authentic Mexican favorites such as: tacos, burritos, nachos, tostadas, quesadillas and various seafood favorites. The restaurant is open from the hours of 9:00 a.m. to 8:00 p.m. everyday. The restaurant is approximately 2,000 square feet in size and provides seating for approximately 49 guests based on the letter provided by the applicant. On site parking is provided in the plaza which satisfies the parking requirement. In accordance with ABC requirements, receipts from alcohol sale shall not be in excess of food sales receipts. ABC requires that restaurants with alcohol license must operate and maintain the premise as a bona fide eating establishment. Staff has contacted the Lodi Police Department for comment on the proposed on-sale beer and wine application and they do not anticipate alcohol related problems with the restaurant. The applicant owns and operates his other restaurant Casa Mexicana, located at 1110 W. Kettleman Lane, and has had no history of problem with the existing ABC license and Live Entertainment Use Permit.

Section 17.72.040 of the Lodi Municipal Code requires a Use Permit for new Off-Sale and On-Sale alcohol licenses as well as changes in license type. The City established the Use Permit requirement to gain local control over whether or not a license is appropriate for a particular location. The State Department of Alcoholic Beverage Control primarily controls issuance based on concentration of licenses within a particular Census Tract. Census Tract 45 covers the area south of the Mokelumne River, north of Lodi Avenue, east of the Union Pacific Rail Road (U.P.R.R), and west of Guild Avenue. According to ABC, Census Tract 45 contains 16 existing on-sale beer and wine licenses with 7 on-sale licenses allowed based on the ABC criteria. The commercial complex where Taqueria Casa Mexicana is located currently has 1 existing Type-41 ABC License. Pizza World currently has an existing on-sale beer and wine license since August of 2006. If approved, Taqueria Casa Mexicana will be the second restaurant establishment to sell alcohol in that commercial complex. Because this census tract is over-concentrated, the Planning Commission must make a finding of public necessity or convenience in order to approve an additional general on-sale license. In the past, the Planning Commission and the Planning staff have generally supported restaurants that wish to acquire an ABC on-sale license, because typically, restaurants that serve alcohol in conjunction with food sales do not create alcohol related problems.

Since Taqueria Casa Mexicana is a restaurant that would like to sell beer and wine with food, staff does not anticipate the alcohol sales portion of the business to create any problems. This operation would be similar to other restaurants within Lodi. The Planning Commission and the Planning staff have generally supported restaurants that wish to acquire an ABC on-sale beer and wine license because restaurants that serve beer and wine in conjunction with food sales have not created alcohol related problems. If problems or concerns related to the sale of alcoholic beverages occur in the future, staff and or the Planning Commission may initiate a public hearing where the Commission would have the ability to amend conditions or revoke the Use Permit.

ENVIRONMENTAL ASSESSMENTS:

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

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on March 15, 2008 and 55 public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

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

Respectfully Submitted,

Concur,

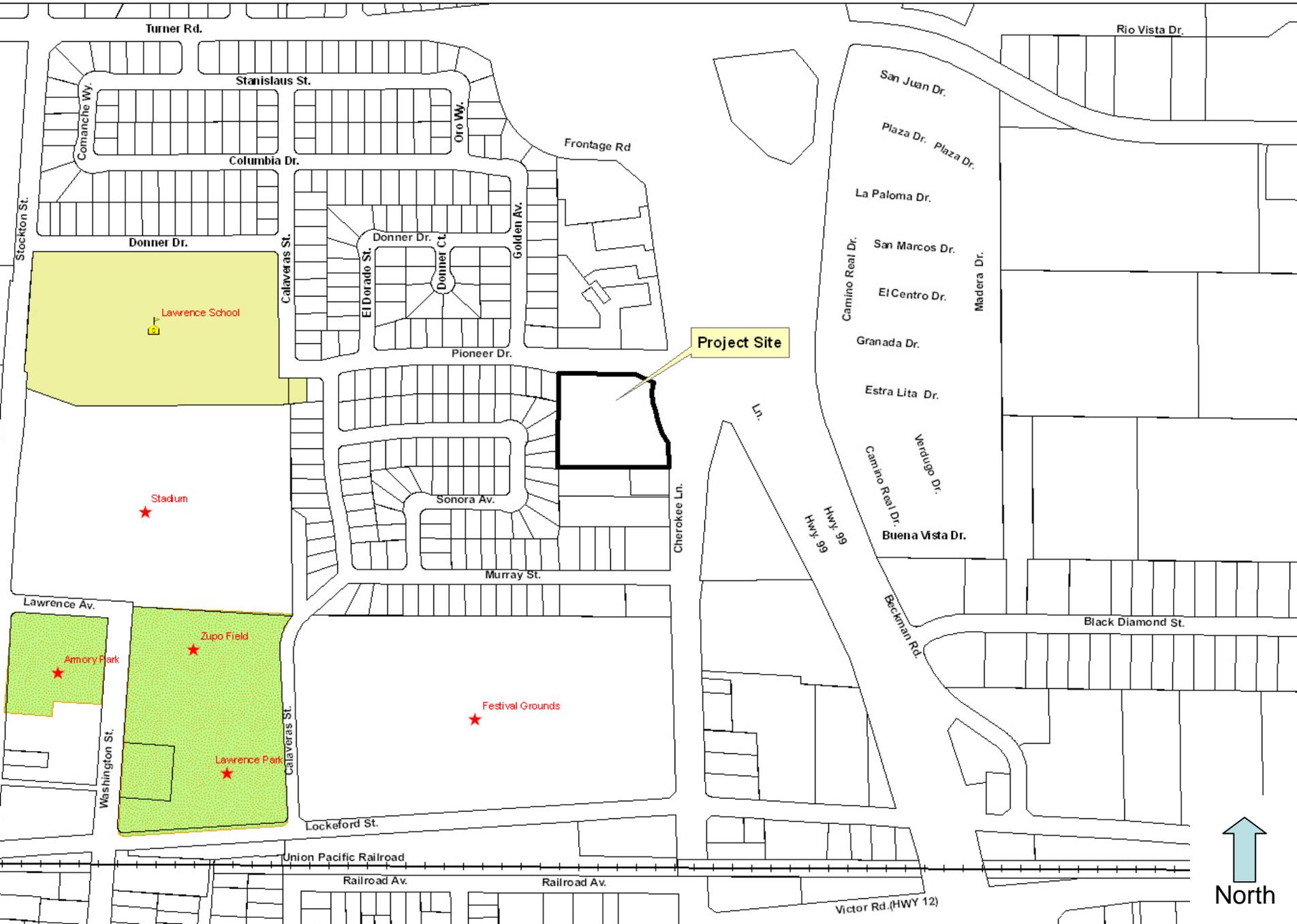
Rick Caguiat
Junior Planner

Peter Pirnejad
Planning Manager

ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. Floor Plan
4. Business description from applicant
5. Menu
6. Draft Resolution

Vicinity Map



Aerial Map



Donner Ct.

E Dorado St.

Golden Av.

Pioneer Dr.

College Ln.

Highway 99 Ramp

Highway 99

Beckman Rd.

Highway 99

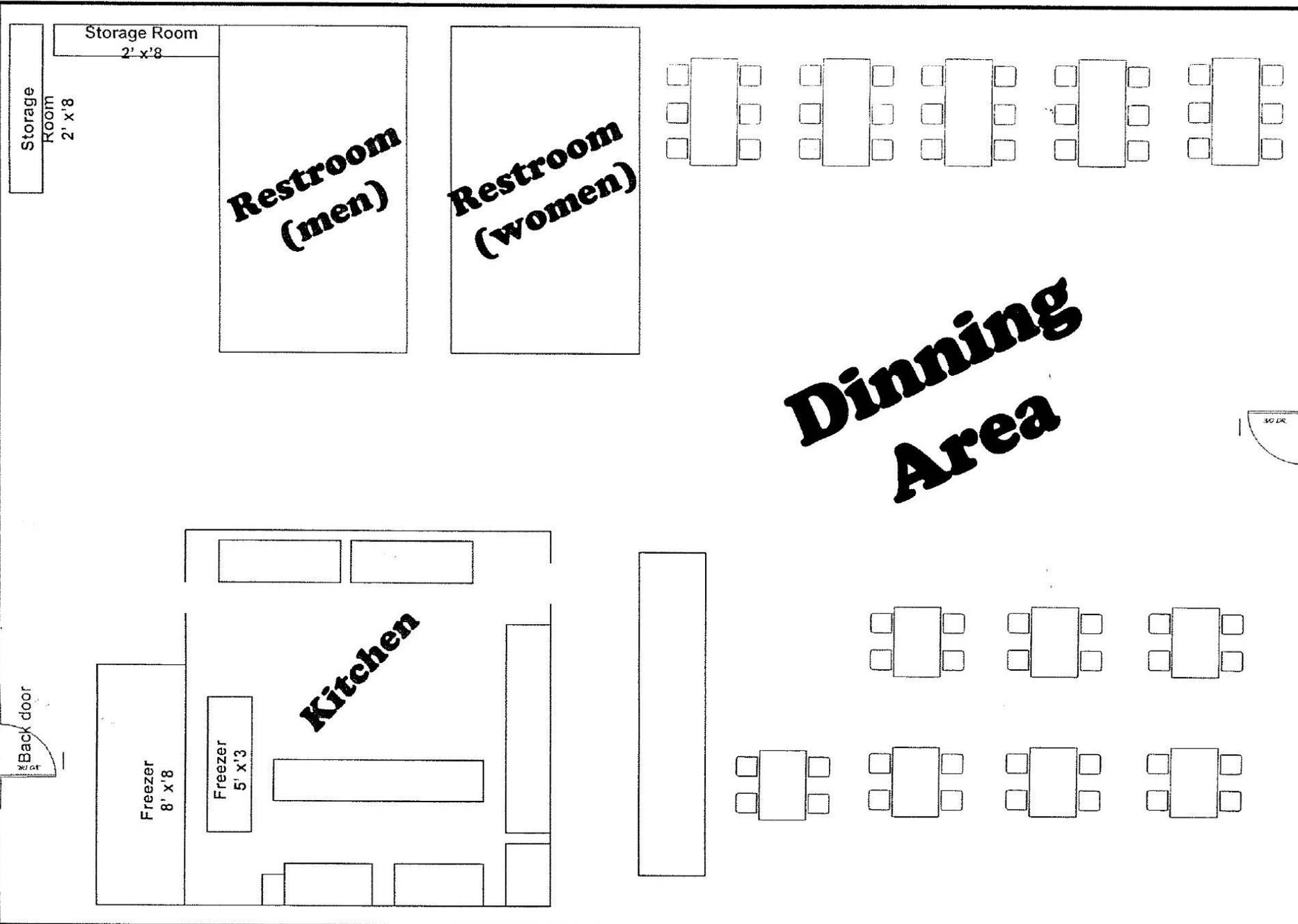
Highway 99

Sonora Av.

Murray St.



Floor Plan



To Whom It May Concern:

My name is Job Sanchez and I am the owner and operator of Taqueria Casa Mexicana - a restaurant located at 651 North Cherokee Lane. My wife and I own and operate Casa Mexicana located at 1110 West Kettelman Lane. We have extensive experience in the restaurant business industry. Taqueria Casa Mexicana seats 49 people and we serve Mexican style cuisine. Our business hours are 9:00 a.m. – 8:00 p.m. everyday.

I am requesting a Use Permit to allow my establishment to sell beer and wine in conjunction with a restaurant operation. I have applied with the Department of Alcoholic Beverage Control for Type 41 – On Sale Beer & Wine – Eating Place type license.

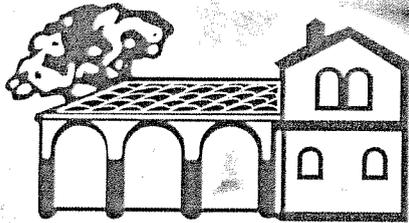
BUSINESS HOURS:

Everyday 9:00 a.m. – 8:00 p.m.

RESTAURANT LOCATION

Taqueria Casa Mexicana
651 North Cherokee Lane.
Lodi, CA 95241

TAQUERIA



Casa Mexicana

*651 N. Cherokee Lane, Suite #G
Lodi, CA 95240*

Phone: (209) 334-1884

Fax: (209) 334-3498

#10 TAMALES DINNER
Two pork tamales topped w/gravy sauce.
\$7.9

#11 CHILE RELLENOS
Two long green chiles stuffed w/cheese.
\$8.99

#12 BIRRIA
Shredded beef or goat.
\$9.99

#13 T. BONE STEAK
Grilled Steak and french fries.
\$13.95

#14 STEAK RANCHERO
Steak strips in a fresh tomatoes and jalapeños sauce.
\$10.99

#15 STEAK CHICANA
Steak strips or chicken w/onions, tomatoes and bell peppers.
\$10.99

#16 MILANESA
breaded steak or chicken and french fries.
\$10.99

#17 CARNE ASADA
grilled steak w/a side of guacamole and french fries.
\$10.99

#18 CHILE COLORADO
Chunks of beef in a red sauce.
\$8.99

#19 CHILE VERDE
Chunks of pork in a green sauce.
\$8.99

#20 CARNITAS
Chunks of deep fried pork w/a side of guacamole and ranchera sauce.
\$10.99

#21 TWO GORDITAS
Chicharron, rajas, chile rojo, or papas.
\$9.99

#22 CHICKEN BREAST
Grilled chicken breast.
\$10.99

#23 TAMPIQUEÑA
Carne asada, enchilada, salad and guacamole.
\$10.99

#24 CHICKEN MOLE.
\$7.99

#25 FAJITA DINNER
Two Chicken, beef or shrimp fajitas w/bell peppers, onion, squash and carrots.
\$10.99

#26 CARNE EN SU JUGO
Steak strips, bacon onions, cilantro w/whole beans on the side.
\$10.99

#27 CARNE CON CHILE
Steak strips in a hot tomatillo sauce.
\$10.99

Side Orders

- | | |
|-----------------------------|---------------------------|
| • SOUR CREAM
\$.50 ¢ | • CHIPS & SALSA
\$1.50 |
| • GUACAMOLE SIDE
\$2.00 | • RICE OR BEANS
\$2.00 |
| • GUACAMOLE DIP
\$5.00 | • FRENCH FRIES
\$2.00 |
| • EXTRA TORTILLAS
\$1.00 | |

A La Carte Items

- | | |
|-----------------|---------------|
| • FAJITA | • CHIMICHANGA |
| • QUESADILLA | • SOFT TACO |
| | \$5.00 |
| • FLAUTAS | • TAMALES |
| • CHILE RELLENO | • TOSTADA |
| | \$3.50 |
| • TACO | • ENCHILADA |
| • BURRITO | • SOPE |
| | \$3.00 |

Combinations

All served with rice, beans, chips, salsa and 2 home made tortillas.

- #28 ENCHILADA, CHILE RELLENO, TAMALES
#29 CHIMICHANGA, TOSTADA, TACO
#30 BURRITO, FAJITA, QUESADILLA
#31 CHILE RELLENO, ENCHILADA, TACO
#32 CHILE VERDE, CHILE COLORADO, ENCHILADA
\$10.99

Mariscos / Seafood

#33 COCTEL DE CAMARONES
Shrimp Cocktail.
\$8.99

#34 CAMPECHANA
Shrimp 'n' Octopus Cocktail.
9.99

#35 CAMARONES EMPANIZADOS
Breaded Shrimp.
\$10.99

#36 CAMARONES RANCHEROS
Ranch Style Shrimp.
\$10.99

#37 CAMARONES A LA DIABLA
Shrimp in a Hot Chile Sauce.
\$10.99

#38 CAMARONES AL MOJO DE AJO
Shrimp in a Garlic Sauce.
\$10.99

#39 CALDO DE CAMARON
Shrimp Soup.
\$11.99

#40 FILETE DE PESCADO
Fish Fillet.
\$10.99

#41 7 MARES
7 Seafood Soup.
\$13.99

#42 PESCADO FRITO
Whole Deep Fried Fish.
\$10.99

Botana | Appetizers

NACHOS

A layer of tortillas chips topped with beans, meat lettuce, tomatoes, guacamole and sour cream.

\$7.95

COMBINATION PLATE

Flautas, Chimichangas, Quesadillas, guacamole, sour cream and beans.

\$9.95

SHRIMP TOSTADAS

Shrimp, onions, tomatoes and cilantro.

\$4.00

GUACAMOLE DIP

\$5.00

BEAN AND CHEESE DIP

\$2.00

Desayuno | Breakfast

SPECIAL EGGS

Two eggs topped with steak, chicana, carne asada or chile verde.

\$10.95

MEXICAN OMELETTE

eggs, tomatoes, onions an bell peppers.

\$5.95

HUEVOS RANCHEROS

Two eggs over, served with salsa and cheese on top.

\$5.95

HUEVOS REVUELTOS

scrambled eggs.

\$5.95

HUEVOS A LA MEXICANA

Scrambled eggs, with tomatoes, onions and peppers.

\$5.95

HUEVOS CON JAMÓN

Ham and eggs.

\$6.95

HUEVOS CON TOCINO

Bacon and eggs.

6.95

CHORIZO CON HUEVOS

Mexican sausage scrambled with eggs.

\$6.95

NOPALES CON HUEVO

Tender cactus, scrambled with eggs, onions and tomatoes.

\$6.95

MACHACA

Shedded beef with eggs.

\$7.95

CHILAQUILES

Corn tortillas, eggs, salsa and monterrey jack cheese.

\$6.95

Lunch Special

• ENCHILADA

• BURRITO

• SOPE

• TACO

• FLAUTAS

• TOSTADAS

\$5.95

• TORTAS

• CHILE RELLENO

• TACO SALAD

• TAMALES

• CK MOLE

\$6.95

• BURRITO, SUPREME

• CHILE COLORADO

• CHILE VERDE

• QUESADILLA

• CHIMICHANGA

• FAJITA

• SOFT TACO

\$7.95

Family Pack

• Rice

• Beans

• Tortillas

• 4 Enchiladas

• 4 Tacos

• 4 Burritos

• Chips

• Salsa

SUBSTITUTIONS

Quesadilla, Flautas, Chimichangas, Sopas, Tamales, or Chile Relleno.

• Monday thru Thursday

\$24.95

• Weekends

\$29.95

Dinner

#1 TACO DINNER

Two deep fried Tacos, chicken or beef w/lettuce and tomatoes.

\$7.99

#2 SOFT TACOS

Two tacos, chicken, beef, fish, or guacamole w/lettuce tomatoes and sour cream.

\$10.99

#3 BURRITO DINNER

Two burritos chicken, beef, or Pork.

\$7.99

#4 CHIMICHANGA DINNER

Two deep fried burritos, chicken, beef, pork or vegetables w/a side of guacamole and sour cream.

\$8.99

#5 FLAUTAS DINNER

four flautas chicken or beef w/a side of guacamole and sour cream.

\$8.99

#6 ENCHILADA DINNER

Two enchilada chicken, beef, pork or cheese w/gravy sauce or green sauce.

\$7.99

#7 SOPE DINNER

Two thick corn tortillas, chicken, beef or pork with lettuce and tomatoes.

\$7.99

#8 QUESADILLA DINNER

Two flour tortillas w/melted cheese and chicken, beef, or pork.

\$10.99

#9 TOSTADA DINNER

Two tostada chicken, beef, or guacamole w/lettuce and tomatoes.

\$8.99

#43 PESCADO A LA DIABLA
Whole Fish in a Hot Chile Sauce.

\$10.95

#44 PESCADO AL MOJO DE AJO

Whole Fish in a Garlic Sauce.

\$10.99

#45 CALDO DE PESCADO

Fish Soup.

\$10.99

#46 BROCHETA DE CAMARON

Shrimp, Bell Pepper, Onions and Bacon.

\$10.99

#47 PESCADOS A LA PLANCHA

Jalapeño, Onions, Tomato, and Cilantro.

\$10.99

#48 CAMARONES SARANDEADOS

Spicy Shrimp.

\$10.99

#49 CAMARONES A LA PLANCHA

Grilled Shrimp.

\$10.99

#50 PULPO ENAMORADO

2 Tostadas, Mayonnaise, Onions, Tomatoes, &
Shrimp or Octopus.

\$10.99

Soup

•POZOLE

•CHICKEN

•COCIDO

•ALBONDIGAS

\$8.95

•MENUDO

\$6.95

Salad

•CHICKEN

•SHRIMP

•BEEF

•FISH

•GREEN

\$7.95

Child's Menu

•CHEESEBURGER

•BURRITO

•GRILLED SANDWICH

•QUESADILLA

•ENCHILADA

•TACO

\$4.50

Corditas

•CHICHARRON

•CHILE ROJO

•RAJAS

•PAPAS

\$3.00

Postres/Desserts

•FRIED ICE CREAM

•CHEESE CAKE

\$3.95

\$2.95

•FLAN

•SOPAPILLAS

\$2.50

\$3.95

Soft Drinks

•MILK

•MR. PIBB

•CHOCOLATE MILK

•ROOT BEER

•HOT CHOCOLATE

•ORANGE SODA

•HOT TEA

•JARRITOS

•COFFEE

•SANGRIA

•HORCHATA

•ORANGE JUICE

•JAMAICA

•APPLE JUICE

•TAMARINDO

•CRANBERRY JUICE

•COKE

•LIMONADA

•DIET COKE

•ICED TEA

•SPRITE

\$1.99

Wines

•WHITE ZINFANDEL

•CHABLIS

•BURGANDY

\$3.00

Wine Margaritas

\$6.00

Beer

Imported Beer

•CORONA

•XX LIGHT

•TECATE

•XX DARK

•MODELO

•BOHEMIA

•PACIFICO

•NEGRA MODELO

•SOL

•TEQUIZA

•HEINEKEN

•CARTA BLANCA

\$3.00

American Beer

•BUDWIESER

•MILLER LIGHT

•BUD LIGHT

•MGD

•COORS

•O'DOULS

•COORS LIGHT

•MICHELOB

\$2.50

RESOLUTION NO. P.C. 08-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF JOB SANCHEZ FOR A USE PERMIT TO ALLOW ON-SALE BEER AND WINE AT TAQUERIA CASA MEXICANA LOCATED AT 651 NORTH CHEROKEE LANE. SUITE G. (FILE # 08-U-04)

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

WHEREAS, the project proponent is Job Sanchez; and

WHEREAS, the property owner is Kay Taylor Investments II LLC, 5466 Ridgeview Circle, Stockton, CA 95219; and

WHEREAS, the property is located at 651 North Cherokee Lane Suite G, Lodi, CA (APN 041-274-15); and

WHEREAS, the property has a General Plan designation of GC, General Commercial and is Zoned C-2, General Commercial; and

WHEREAS, the use permit to allow the sale of beer and wine for on-site consumption within the restaurant is an enforcement action in accordance with the City of Lodi Zoning Ordinance; and

WHEREAS, Census Tract 45 in which the restaurant is located currently has an over concentration of licenses allowing on premise consumption of alcoholic beverages; and

WHEREAS, because Census Tract 45 has an over concentration of on-sale general alcohol licenses, the planning Commission must make a finding of necessity or public convenience in order to permit the issuance of an additional Alcohol Beverage Control license in this tract; and

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

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

1. The project is categorically exempt according to the California Environmental Quality Act, §15321, Class 21 (a) (2) (Enforcement Action by Regulatory Agency). The permit is being granted under adoption of an administrative decision or order enforcing the ABC license and enforcing Section 17.72.070 of the Zoning Ordinance and no significant impacts are anticipated and no mitigation measures have been required.
2. In order to comply with the State Department of Alcoholic Beverage Control, a Type-41 on-sale beer and wine license requires the sale of alcoholic beverages be secondary to food sales, which is the major activity.
3. The sale of alcoholic beverages as part of a restaurant is a convenience that does not typically create alcohol related problems.
4. The proposed use is expected to be compatible with the surrounding use and neighborhood.
5. The granting of the Use Permit is consistent with the City's General Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 08-U-04 is hereby approved, subject to the following conditions:

1. The applicant will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant shall operate and abide by the requirements and conditions of the State of California Department of Alcoholic Beverage Control License Type-41.
3. The Type-41 License shall be limited to on-site sale and consumption of beer and wine during the hours that the restaurant is open for dining, from 9:00 a.m. to 8:00 p.m. daily.
4. There shall be no off-sale of alcoholic beverages and the sale of food shall compose more than 50 percent of gross sales receipts.
5. Prior to the issuance of a Type-41 license, the applicant shall complete Licensee Education on Alcohol and Drugs as provided by the State Department of Alcoholic Beverage Control.
6. The applicant shall insure that the serving of alcohol does not cause any condition that will cause or result in repeated activities that are harmful to the health, peace, welfare or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passerby, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations or traffic safety based upon last drink statistics, curfew violations, lewd conduct, or police detention and arrests.
7. The conditions of the Use Permit are subject to review by staff and the Planning Commission for compliance.
8. No variance from any City of Lodi adopted code, policy or specification is granted or implied by the approval of this resolution.

Dated: March 26, 2008

I hereby certify that Resolution No. 08-06 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 26, 2008 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST: _____
Secretary, Planning Commission

Item 4a.

**LODI
PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: March 26, 2008

REQUEST: Request that the Planning Commission review and approve the City of Lodi 2007 Annual Housing Element Progress Report

LOCATION: City of Lodi, County of San Joaquin

APPLICANT: City of Lodi Community Development Department

RECOMMENDATION:

That the Planning Commission reviews the Annual Housing Element Progress Report and recommends that the report be forwarded to the California Department of Housing and Community Development.

SUMMARY

Each year, the City is required to summarize what progress has been made in meeting the goals of the City's Housing Element. The report must be forwarded to the California Department of Housing and Community Development. The attached document is the City's progress report for 2007.

The Annual Housing Element Progress Report contains the following components:

- 1) Table A (pages 1&2): Summary of the number of very-low, low and moderate housing units constructed in 2007.
- 2) Table A-2: Summary of above-moderate income units constructed in 2007.
- 3) Table B: Listing of number of units constructed in each income category based on the Regional Housing Needs Allocation (RHNA) process for the 2001–2009 time frame of the program.
- 4) Table C: Summary of the City's progress in implementing the goals and policies of the Housing Element.
- 5) Table C-2: Summary of progress in overcoming affordable housing constraints identified in the Housing Element.

BACKGROUND

On an annual basis, cities and counties in California are required to report to the State of California what progress they are making in attempting to reach the stated goals of their Housing Element. The Housing Element is a component of the General Plan and deals specifically with housing issues. The City of Lodi has an adopted Housing Element that covers a time period from 2003 to 2009. At the end of that period we will be required to produce a new Housing Element. As part of the Housing Element, the City has outlined a number of Goals that the City hopes to achieve within the time period of the document. Many of the goals deal with ways that the City can provide affordable housing or assist low and moderate income residents find suitable affordable housing. The attached document is a summary of the City's goals and what we have done to try and achieve these goals.

ANALYSIS

Although it is clear that jurisdictions are not obligated to build affordable housing, the City of Lodi has made some progress in attempting to meet the goals of our Housing Element through policy measures. Like most cities in California, providing affordable housing is a daunting task. High land and construction cost is a significant obstacle to being able to provide affordable housing. This is particularly true in Lodi where the combination of relatively high land costs, limited availability of vacant parcels, and the lack of permanent funding sources to subsidize affordable housing is a problem. Most cities in California utilize redevelopment funds to help build affordable housing units. Redevelopment law requires that at 20% of the incremental property tax increases generated by a redevelopment district be set aside specifically for affordable housing. Because Lodi has not yet implemented a redevelopment district, Lodi does not currently have this source of funding or any other significant source of funding to pay for either constructing or subsidizing the construction of affordable units.

In conjunction with the Housing Element, the State also has a required program that establishes the number of housing units each jurisdiction is targeted to produce within the time frame of the Housing Element. The program, called the Regional Housing Needs Allocation (RHNA) program, determines how many of the regions housing units each jurisdiction should construct in each income category. The region for Lodi is San Joaquin County. The income categories are very-low, low, moderate and above-moderate income households. The total number of residential units allocated for Lodi for the time period of 2001 to 2009 is 4,014 units. Over this time period, Lodi will only construct about one-half of that total number of residential units. At present the numbers are only a goal, and jurisdictions are only required to make a reasonable attempt to meet the allocated numbers. Table B gives a break-down of the RHNA numbers.

The City is attempting to utilize other methods to help assist low and moderate income residents. The City pursues code enforcement activities to try to upgrade and maintain the stock of existing affordable housing in a safe and habitable condition. The Community Improvement Division administers CDGB and HOME Program funds and other available funds to assist residents to rehabilitate and remodel existing housing units, assist first time home buyers with down payments and provide information on fair housing and rental assistance programs. The division also works with other agencies like the Salvation Army and the LOEL Center to provide both temporary and permanent housing for the homeless and for senior residents.

The City Community Improvement Manager is currently working on a Senior Affordable Housing project. The City is negotiating to purchase several parcels of land that have recently become available. The City will use \$1.2 million of CDBG and HOME funds to acquire the land. The City has selected the PAM Co. as a partner to construct and manage the housing project. The project will have 71 rental units that will be geared to senior residents. PAM Co. will use tax credits to maintain the units as affordable units for very low, low and moderate income seniors for a period of at least 45 years. PAM is also partnering with the Housing Authority and the LOEL Center on this housing project.

The Planning division is working to update both our General Plan and the Development Code. Staff anticipates both documents will be rewritten to make the construction of affordable housing easier. Incentives may be included to provide for density bonuses for projects containing affordable housing. Development standards may be made more flexible to allow developers to be more creative in how they construct housing units. There will be more emphasis on Smart Growth concepts including more mixed use projects, some higher residential densities and more pedestrian and transit friendly developments.

Three recent annexations to Lodi will provide increased opportunities for the City. The new developments will provide new opportunities for developers to propose affordable housing projects. These developments include a mix of housing types and densities. Hopefully the new developments will provide the opportunity for some affordable units in addition to market rate housing. Moving forward, the City envisions greater opportunities for the provision of affordable housing units based on the programs outlined in the Housing Element.

ENVIRONMENTAL ASSESSMENTS:

The Housing Element progress report has been determined to be an informational document and is considered to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Categorical Exemptions, Class 6, of the CEQA Guidelines. A notice of exemption pursuant to CEQA will be prepared by the City of Lodi.

Respectfully Submitted,

Concur,

David Morimoto
Senior Planner

Peter Pirnejad
Planning Manager

ATTACHMENT:

1. Draft Resolution
2. 2007 Housing Element Progress report
3. Summary of CDBG Allocations Approved by the City Council from 2002-2008
4. Down payment Assistance Program History from 2000-2007.

RESOLUTION NO. P.C. 08-04**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI ACCEPTING THE 2007 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

- WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public meeting as required by Lodi Municipal Code Chapter; and
- WHEREAS**, the Housing Element includes the geographic area covered by the Lodi General Plan; and
- WHEREAS**, the project proponent is the City of Lodi; and
- WHEREAS**, the City of Lodi Housing Element includes various goals to promote the construction of affordable housing and establishes policies to assist residents in finding and maintaining suitable affordable housing; and
- WHEREAS**, the City of Lodi will continue to use available staff and resources to promote affordable housing; and
- WHEREAS**, all legal prerequisites to the approval of this progress report have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. The project has been determined to be Categorical Exempt from CEQA requirements. The project is classified as Information Collection, Section 15300, Class 6, basic data collection, research and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource. No further environmental review is required.
2. The City of Lodi is making every effort to promote and encourage the construction of affordable housing.
3. The City of Lodi is proceeding in their effort to update the City's General Plan.
4. The General Plan will include policies to promote affordable housing and will encourage a greater mix and density of residential projects in future developments, thereby increasing opportunities for affordable units.
5. The City of Lodi is proceeding with their effort to update the City Development Code.
6. The new Development Code will include a system of Density Bonuses for residential projects that include affordable housing. The Development Code will also be written to allow greater flexibility in the way residential projects can be designed thereby making it easier to construct affordable housing units.
7. The City of Lodi will continue to use staff resources to seek out available local, State and Federal grants and funding sources that can assist in the promotion and construction of affordable housing.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED that the Planning Commission of the City of Lodi accepts the City's 2007 Annual Housing Element Progress Report and recommends forwarding the report to the California Department of Housing and Community Development.

I hereby certify that Resolution No. 08-04 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 26, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST: _____
Secretary, Planning Commission

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lodi

Reporting Period 01/01/2007 - 31-Dec-07

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions		
537 Hilborn	SF	O			x		1				
331 E. Lodi Ave.	SF	R	x				1			small size/low value	
543 E. Maple	SF	O			x		1				
7391/2 Washington	SF	R	x				1			small size/low value	
330 N. Pleasant	SF	O			x		1				
927 Wellswood	SU	R	x				1			small 2nd unit	
(9) Total of Above Moderate from Table A2			▶	▶	▶	▶	▶	▶	0	0	
(10) Total by income units (Field 5) Table A			▶	▶	▶		3	0	3	0	6

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lodi

Reporting Period 01/01/2007 - 31-Dec-07

Table A

Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income		See Instructions	See Instructions	
1456 Rumi	SF	O			x		1			
1436 Rumi	SF	O			x		1			
1459 Rumi	SF	O			x		1			
1439 Rumi	SF	O			x		1			
(9) Total of Above Moderate from Table A2			▶	▶	▶	▶	▶	▶		
						13	13			
(10) Total by income units (Field 5) Table A			▶	▶	▶					
			0	0	4	0	23			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lodi
Reporting Period 01/01/2007 - 31-Dec-07

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	13	0	0	0	0	13

Table C

City of Lodi Housing Element – Annual Progress Report - 2007

Assessment of Implementation Programs

1. Program Goal

The City shall revise the Zoning Ordinance to provide for a density bonus of at least 25 percent and at least one other concession or incentive, or provide other incentives of financial value for all residential projects that reserve at least 25 percent of its units for low- or moderate-income households, or at least 10 percent of its units for lower income households, or at least 50 percent for qualifying senior citizens. The City shall work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. The City will establish a program to publicize the availability of the density bonus program and shall encourage prospective housing developers to use the program.

Progress (2007)

The City is progressing in our effort to adopt a new and updated Development Code. It is anticipated that a new Development Code will be adopted sometime in 2009. The new development code will incorporate changes that will make it easier to implement the goals outlined by the Housing Element, including greater flexibility in the way properties can be developed with residential units. This should result in greater opportunities for developers to construct affordable housing projects.

As part of the new Development Code, the City is including language that will provide for a density bonus incentive system for affordable housing units. The system will be designed to comply with State requirements for density bonuses. The Community Improvement Manager and the Planning Manager will also work with the County Housing Authority to establish a system for determining income eligibility and for reserving the units as affordable units for at least 30 years. This work is ongoing and will be adopted in 2008.

In addition, the City has an affordable housing density bonus criteria incorporated into the City's Growth Management Allocation process. Applicants are awarded additional points if they meet certain affordable housing criteria. The bonus points can help these projects score higher in the competitive process and make it more likely that they will be awarded building permit allocations. As of this date, no applicants have requested a density bonus for any residential project. The City may also explore the possibility of exempting affordable housing projects from having to go through the Growth Management process.

2. Program Goal

The City shall prepare and maintain a current inventory of vacant, residentially zoned parcels and a list of approved residential projects, and shall make this information available to the public and developers. The City shall update the inventory and list at least annually.

Progress (2007)

The vacant lot inventory is complete and is maintained and updated on an on-going basis. The City attempts to identify parcels that have the potential to be developed with affordable housing

units. The City has identified a group of three parcels and is actively working to develop an affordable senior housing project on this site. The City is working to purchase the property from the railroad company and has selected a private developer to partner with to develop the project. The City is partnering with PAM, a local housing development and management company who will develop a 71-unit senior affordable housing project that once built, will be maintained as affordable housing for 45-years. The City has dedicated \$1.2 million towards this project.

3. Program Goal

The City shall pursue all available and appropriate state federal funding sources to support efforts to meet new construction and rehabilitation needs of low-and income households and to assist persons with rent payments required for existing units.

Progress (2007)

This is an on-going work effort by the Planning Manager and the Community Improvement Manager. The City continues to pursue and utilize State and Federal grants and funds to implement a variety of Housing Element goals including, but not limited to the following: infrastructure and neighborhood improvements; housing rehabilitation and remodeling grants; first time home buyers down-payment assistance; disabled access and mobility improvements; renter's assistance; increased code enforcement; public out-reach and informational programs and assistance in developing private affordable housing projects. These and other programs are specifically directed to assist low and moderate income households and to maintain and improve the supply of affordable housing. A significant portion of the City's Community Development Block Grant funds and HOME funds are directed to these programs that benefit areas of the City that have a significant proportion of low and moderate income households.

1. Down-Payment Assistance - \$900,000 expended through a combination of HOME and CDBG funds. 13 home buyers were funded in 2007.
2. LOEL Foundation Housing Acquisition – Assisted the LOEL Foundation to purchase a 5-unit apartment building near the senior center that will be used for senior housing in 2007. Five senior households will be assisted.
3. Provided \$8,600 towards Lodi's 2007 share of San Joaquin Fair Housing Program to assist renters with fair housing issues. Estimated to assist 110 households.
4. Salvation Army Accessibility Improvements - \$38,654 was allocated to construct an ADA accessible entrance ramp to the Salvation Army Homeless Shelter in 2007. It is estimated that 4,383 clients of the facility will benefit from the ramps.

Additionally the Community Improvement and Code Enforcement Division distribute educational and informational material through their daily public contacts both in the office and in the field during their code enforcement activities. The division also has informational booths at various community events to publicize their various programs and activities. This is an ongoing activity.

4. Program Goal

Pursue or promote the following programs for financing of housing projects: Section 202 - Housing for the Elderly or Handicapped. Rental Housing Construction Program (RHCP).

Progress (2007)

This is an on-going work effort by the Planning Manager and Community Improvement Manager. No units were constructed under these programs during the past year utilizing this program. The City is currently working with a developer on an affordable senior housing project utilizing unused railroad right of way properties that have recently become available. The developer is in the process of putting together a proposal to develop the parcel with an affordable senior housing

project. The City hopes to have a project proposal put together on this property during the 2008 calendar cycle and begin construction soon after. The City hopes to utilize one of these funding sources for this project.

5. Program Goal

The City shall use CDBG funds to subsidize infrastructure improvements for lower-income housing projects.

Progress (2007)

The City continues to utilize CDBG and other funds to upgrade and replace infrastructure in older areas of the City, where many affordable units are located. The City has a program to replace existing water, sewer and storm drain lines with new or upgraded lines as funds become available or in conjunction with new development that is occurring in the area. Funds are also used to install handicapped ramps at corners and other locations that serve low income and senior residents and are significant pedestrian crossings.

1. The City funded the construction of ADA-accessible curb ramps and accessibility improvements through four project programs to improve accessibility for the disabled and elderly in the target area in 2007. Total expenditure was \$336,984.00. The projects will benefit thousands of disabled, elderly and homeless residents of the City, many who fall within the very-low and low-income categories.
2. The City Electric Utility is currently rebuilding one of their electric substations in the older eastside area of Lodi. Once completed, the upgraded substation will provide greater reliability for electric customers in the area served by the substation. The area served includes significant numbers of very-low, low and moderate income residents.

The City is in the process of trying to establish a Redevelopment Agency that will include the downtown and some of the older areas of Lodi where many of the City's affordable residential units are located. A Redevelopment Agency would channel tax dollars back into these areas to provide funding for affordable housing; housing rehabilitation programs; and infrastructure improvements. The Redevelopment Agency could also provide a source of funds to be used specifically for affordable housing. The redevelopment effort is currently in the public education phase and will be an on-going effort for the next year or more.

6. Program Goal

The City shall pursue available techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable ownership and rental housing.

Progress (2007)

None of these funding mechanisms were initiated during the last housing cycle. The mortgage revenue bonds or mortgage backed securities must be issued by San Joaquin County or a County-wide consortium. Funding from these sources is not currently available. Instead, the City has utilized CDBG and HOME funds to assist low income home buyers with their down payment. This program allows first time home buyers to purchase homes using conventional financing. The City has assisted 13 house holds to purchase houses in 2007.

7. Program Goal

The City shall amend the Zoning Ordinance to provide for the development of manufactured and factory-built housing consistent with the requirements of law.

Progress (2007)

The City does not treat manufactured housing any differently than conventionally constructed housing. Manufactured houses are permitted in all residential zones as long as normal setbacks, parking and other zoning and building standards can be met. At least 2 manufactured housing units have been installed on conventional residential parcels in different parts of the City in recent years.

8. Program Goal

The City shall post and distribute information on currently available weatherization and energy conservation programs.

Progress (2007)

The City Electric Utility Department has an on-going energy conservation program. They provide free energy audits for residents and businesses, provide rebates for energy conserving appliances and building improvements, and conduct educational programs at schools and public events. The City has conducted several well-attended events that provided informational and educational material on a variety of energy issues. The City also has a program to assist low-income households in paying their electric utility bills. These programs and events are advertised in the local newspapers and other media sources and are also included in the newsletter mailings sent to all utility customers.

1. The Electric Utility Department conducts energy audits, provides energy rebates and conducts workshops that benefits hundreds of residents annually. In the 2006-2007 year the Electric Department provided the following services:
 - a. In-house energy audits – 117 customers.
 - b. On-line energy audits – 100 customers.
 - c. Lodi Energy Smart Workshop series – six events (1500 total attendees).
 - d. Lodi Energy Efficiency Home Improvement rebate Program – 100 customers.
 - e. Lodi CARE Package Program (program to offer grants to low-income families to help pay electric component of utility bills) – 100 customers.
 - f. Lodi SHARE Rate Discount (provides for a monthly 30% discount on the electric component of utility bill for low-income families) – 2,200 customers.
 - g. Lodi Appliance Rebate Program (offer rebates for customers who purchase and install Energy Star appliances) – 275 customers.

9. Program Goal

The City shall enforce state requirements, including Title 24 requirements for energy conservation, in new residential and encourage residential developers to employ additional energy conservation measures with respect to the following:

- Sitting of buildings
- Landscaping
- Solar access
- Subdivision design

Progress (2007)

This is an on-going program that is implemented by the City's Building Inspection Division and the Planning Department. All building plans and energy calculations are reviewed to make sure that they comply with Title 24 requirements. The City Public Works Department has amended their subdivision design standards to require landscaped parkways in new subdivisions. The parkways are planted with shade trees that will provide a shaded canopy for both the street and the adjacent properties, helping to reduce ambient temperatures, particularly during the summer.

The City also has an on-going effort to plant more trees throughout the City and to maintain the health of existing City trees. The City is also requiring property owners to plant shade trees when constructing new parking lots or expanded existing parking lots. The City, when reviewing new subdivision and development designs will determine if the lot and building orientations optimize the potential for solar panels and energy conserving technology.

The City is in the process of participating in the Leadership in Energy and Environmental Design (LEED) for Neighborhood Development pilot rating system. This effort is intended to encourage more efficient and environmentally friendly design in new developments. Once implemented, the LEED program will encourage builders to meet requirements for the construction of energy efficient buildings and environmentally sensitive development projects

10. Program Goal

The City shall continue to participate in San Joaquin County's CDBG Entitlement Program. Housing objectives shall be a high priority in the use of CDBG funds.

Progress (2007)

The City has a continuous effort to utilize Community Development Block Grant Funds (CDBG) and code enforcement activities for a variety of neighborhood improvement efforts. These efforts have resulted in the improvement of over 150 units in the past 12 years. Funds are used to make infrastructure improvements in the target neighborhoods. The City is also funding a program to assist first-time home buyers with down payments for their home purchases.

1. The City has assisted 13 low and moderate-income households to purchase homes through the Down-Payment Assistance program in the past year. Twenty-one additional households were assisted since 2001.
2. The City has assisted 25 households in the last year through CDBG/HOME programs that help fund home improvements or rehabilitation.
3. The City assisted LOEL Center to rehabilitate 10 senior housing units over the past two years and one unit was funded for the San Joaquin Housing Authority.

11. Program Goal

The City shall amend its Zoning Ordinance and apply appropriate zoning designations to implement the land use densities provided for in the planned residential land use designation described in the General Plan Land Use Element.

Progress (2007)

The City is in the process of completing a major revision of our Development Code (zoning ordinance). The new Development Code will incorporate changes to the City's current development standards, including some that will make it easier to design and construct a greater variety of housing units. By encouraging different types and densities of housing units, the city hopes to promote the construction of more affordable housing units. An example would be the downtown area of Lodi where there are many two story buildings. In years past, many of the buildings had ground floor commercial and residential units on the upper floors. Over the years, most of the upper floors have been converted to offices or storage or have become vacant spaces. The City is working on guidelines for transit oriented development (TOD) that will encourage property owners to restore some of these upper floor areas to residential units. Changes to the development code and other City policies will make it easier to construct mixed use projects. It is anticipated that the new Development Code will be ready for adoption sometime in 2009.

As part of this effort, the City will also look at how current zoning designations affect the way properties are developed. In certain areas of the City, the existing zoning may not allow for residential development, even if the property is suited for housing. The City has begun to look at various properties, particularly vacant or underutilized infill properties to determine if a change in zoning would encourage the construction of housing, including affordable housing. Often these properties are near public transit and are within walking distance to commercial and recreational locations. This makes them well suited for affordable and senior housing. The City is also looking at funding sources that can be used to help property owners defray some of the cost for providing affordable housing units in these types of locations.

In addition, the City has a commitment to provide for greater diversity of housing densities in all new residential areas. When new areas are annexed and development plans are reviewed, the City will require that the projects contain a mixture of residential densities instead of only low density residential. Providing a mixture of densities and housing types provides both a more vibrant community and increases affordable housing opportunities.

The City is also in the process of updating our General Plan. The new G.P. will add additional residential areas to the City and more of those areas will be designated for mixed housing projects. The document will also contain policies that will provide for a wider range of housing types, increase overall residential densities and provide incentives for the construction of affordable housing. Within each residential neighborhood, the City will require the developer to include low, medium and high density residential developments in order to provide a full range of housing choices.

12. Program Goal

The City shall develop and implement standards applicable to all new residential projects aimed at improving the personal security of residents discouraging criminal activity.

Progress (2007)

The new Development Code will incorporate new ideas related to how good site planning and architecture can result in improving personal security of residents and reduce criminal activity. Development proposals are sent to both the Police Dept. and the Fire Dept. for review, and their recommendations are incorporated into the project design and conditions.

13. Program Goal

The City shall continue to cooperate with the San Joaquin County Housing Authority in its administration of the Section 8 rental assistance program. Target: maintain at least 200 Section 8 for very-low income households

Progress (2007)

The San Joaquin County Housing Authority administers the Housing Choice Voucher Program for the City. According to Housing Authority Staff, the demand for vouchers continues to far exceed the supply of eligible housing units. There are currently thousands of households on the waiting list. The number of households requesting vouchers far exceeds the number of units available Countywide. The proposed 71-unit senior affordable housing project that the City is currently working on for Railroad Ave. will use project-based Section 8 Assistance for all 71 units.

14. Program Goal

The City shall establish policies and procedures for evaluating applications for demolition of residential structures. This evaluation shall consider the implications of the demolition

with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Lodi, the City shall require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units.

Progress (2007)

The City does not issue a significant number of residential demolition permits. Most demolitions are a result of code enforcement issues or the removal of older substandard units. In most cases, the residential units are replaced with new residential units. In code enforcement cases, demolition is usually the last option, and is used when there are building code or zoning issues that can not be addressed by repair or remodeling the unit in a reasonable or cost-effective manner.

15. Program Goals

The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color by continuing to provide funding for the operation of the Affirmative Fair Housing Program.

Progress (2007)

The City continues to provide funding to San Joaquin Fair Housing to provide services to Lodi residents. Tenant/landlord issues and complaints are addressed as they are received from the public and dealt with in an appropriate manner.

1. The City has allocated their share of \$8,600 to help fund the San Joaquin Fair Housing Program. The City provides their pro-rated share of funding to this program on an annual basis. It is estimated that this program will assist 110 households, most of whom are very-low and low-income households in the current year.

16. Program Goals

The City shall adopt an emergency housing ordinance to clearly identify appropriate sites for such facilities and to make these sites readily accessible for development through establishment of clear development guidelines. Until the adoption of such an ordinance, the City shall allow by right the development of such facilities in areas zoned C-M or C-2.

Progress (2007)

The City has an ongoing relationship with the Lodi Salvation Army, which is Lodi's primary homeless shelter provider. The City has provided funding to assist the Salvation Army to purchase and remodel a vacant industrial building into a modern shelter and dining room. The new facility, which opened last year, is significantly larger than the old downtown location and can provide more services and serve a larger population. The facility has a modern kitchen and dining room and provides separate sleeping facilities for men, women, and women with children. The new shelter provides a vastly improved facility for the homeless and others in need of assistance. The City has also assisted the Salvation Army to develop a separate facility that provides an emergency food bank as well as office and meeting space for various social programs.

1. The City has provided continued funding for the Salvation Army Homeless Shelter located on North Sacramento Street. The City has provided funds for the acquisition of the building and additional funds for the remodel of the building into a homeless shelter

- to house both men and women and also women with children. The facility also provides a kitchen and dining room for a meal program.
2. In the past year, the City provided \$38,654 to the Salvation Army Homeless shelter to construct an ADA-accessible entrance ramp to make the facility compliant with City code requirements.

The City participated in a County-wide census and survey to determine the number and needs of the homeless population in the area. The information gathered will be used to determine where best to direct CDBG funding to address the identified needs and reduce homelessness.

17. Program Goals

The City shall adopt a property maintenance ordinance.

Progress (2007)

The City has adopted a property maintenance ordinance which is implemented by the Community Improvement Division. Code enforcement activities are ongoing and are used to resolve code violations and to maintain the quality of Lodi's neighborhoods.

1. Over 906 complaints related to property maintenance and substandard housing issues were received and investigated in the past year.

18. Program Goals

The City shall implement a fair share monitoring program that tracks City progress toward contributing its fair share of the region's housing needs.

Progress (2007)

The City has implemented a fair share monitoring program that will track the City's progress towards contributing its fair share of the region's housing needs. The program is monitored by the Community Improvement Division who will track the City's progress towards meeting the goals of the Housing Element.

19. Program Goals

The City shall pursue rehabilitation funds made available by Statewide Proposition 77 (June 1988).

Progress (2007)

The City will continue to seek funding from available State and Federal sources to pursue a variety of housing rehabilitation opportunities. Programs that may be utilized include the Federal HOME Program or the State Multifamily Housing Program. The City can also use CDBG funds for this effort. Recently, the City has utilized Development Agreements that required developers of major new projects to provide funds to assist in the rehabilitation of existing residential units in certain target neighborhoods that contain affordable housing units.

The City has utilized the Down Payment Assistance program to provide down payment assistance, utilizing over \$900,000 for first time home buyers that assisted 13 households in 2007. In addition the City has utilized CDBG and HOME Funds to assist the LOEL Foundation in acquiring and rehabilitating 5 affordable senior apartment units across the street from the LOEL Senior Center. LOEL provides a variety of social, recreational and nutritional programs for Lodi's senior population. They are also an advocate for senior issues, including affordable senior housing.

1. The City is also utilizing CDBG and HOME funds to acquire property for a 71-unit senior affordable housing project. The City is partnering with a private developer who in turn is partnering with the LOEL Center and the Housing Authority to put together this project that we hope to break ground in this next 18 months. When constructed, the units will be maintained as affordable units for a period of not less than 45 years with the Housing Authority screening residents for eligibility. The City has dedicated \$1.2 million towards this project.

20. Program Goals

The City shall prepare and maintain a current inventory of residential units located in commercially or industrially-zoned areas. The City shall update the inventory and list at least annually.

Progress (2007)

The City will do a comprehensive inventory of residential properties as a part of the General Plan update that is currently underway. The study will analyze under-utilized properties that could be developed with affordable housing as well as properties that are zoned commercial or industrial that could possibly be re-designated for residential development. The City will look for properties that are now designated for commercial or industrial use that are now better suited for residential development because of changes in the neighborhood or in surrounding land use patterns.

The City has recently completed the annexation of three major new developments into the City. These new areas will provide the City with significant areas for future residential development. The City has targeted some of the acreage for higher density development as well as possible senior and affordable housing sites. The City will work with the developers to create a range of housing types that will include some affordable housing.

Table C-2
2007

**Progress on Addressing Affordable Housing Constraints Identified by
the Housing Element**

The 2003 Lodi City Housing Element identified a number of constraints that were making it difficult for the City to provide affordable housing. Some of the major constraints were as follows:

- Cost of land
- Lack of available parcels with zoning designations suitable for affordable housing projects.
- Lack of flexibility in the development standards in the General Plan and Zoning Ordinance.
- High cost of Development Fees and the high cost of constructing or extending Infrastructure.

Possible Solutions

Cost of Land

The high cost of land in the Lodi area is based on several factors. One factor is the high value of the underlying agricultural land. Because Lodi is located on prime farm land that support high value agricultural crops such as grape vineyards, the basic cost of land is higher than many other Valley locations. Additionally, the size of the farm parcels tends to be relatively small and have fragmented ownership. This makes assembling parcels of land of suitable size for development difficult and costly. While there is not a great deal that the City can do to affect the sale price of land, the City is taking measures to aid the situation.

The City has recently completed the annexation of three significant areas of land to the City limits. By adding these new areas to the City for residential development, the City hopes that it will provide greater opportunity for developers to find land suitable for development of affordable housing projects. The increased supply will make land prices more competitive and offer a wider selection of location and size of land available for development. Also having more projects being constructed will offer a greater variety of products and a wider range of housing types. The City will encourage developers to provide affordable housing units by utilizing a variety of incentives and possibly giving priority to projects that produce affordable housing.

The recent slowdown in the housing market may provide opportunities to the City by making available land less expensive; thereby bring down the overall cost of residential development.

Suitable land use development

In addition to annexing new areas to the City, we are addressing the issue of the lack of land suitable for affordable projects. For the past several years, most residential

development in Lodi was single-family detached subdivisions. In the areas being annexed to the City, we are requiring developers to incorporate a greater variety of housing types and housing densities. All large blocks of land annexed to the City are being required to submit a development plan that incorporates a variety of housing densities and housing types. Developments that are all low-density residential will be strongly discouraged. The City is committed to developing with a “smart growth” approach, encouraging a pedestrian friendly design, with mixed uses and a compact design. As part of the entitlement process, the City will designate portions of each development for multi-family units, condominiums, planned unit developments and other types of residential development. The City feels that by increasing densities and providing a greater variety of housing types, the City will have the best opportunity to achieve affordable housing.

Lack of flexibility in the City’s development standards

The City has a General Plan that was last updated in 1990 and a zoning ordinance that was written in the 1950s. Both documents do not easily accommodate modern mixed use projects and current residential development styles. To address these issues, the City is currently updating both documents. The City has implemented a program to update our General Plan that we will completed in the next 12 to 18 months. The new General Plan will incorporate new goals for development in the City that will include “Smart Growth” principals requiring a greater mix of housing types, higher densities, more compact development, and less dependence on the automobile. Included in the document will be measures to provide for affordable housing projects throughout the City and in new development areas.

The City is also moving forward with preparing a new Development Code (zoning ordinance) and we hope to adopt the document in 2009. The new development code will reduce the number of residential zoning designations while allowing greater flexibility in each zone. Standards such as setbacks, lot coverage, building height, parking, etc. will be evaluated, with the goal of encouraging a wider variety of housing types and a more efficient use of land. All development standards will be written with the goal of providing the greatest opportunity for affordable housing through a mix of housing types.

The new Development Code will also incorporate a Density Bonus incentive for affordable housing. The Density Bonus standard will allow developers to increase the density of proposed developments in exchange for the construction of affordable housing units. The Density Bonus standards will be written in compliance with State guidelines. In addition, the City will work with the Housing Authority to develop guidelines for income eligibility and for maintaining the units as affordable for at least 30 years.

High Cost of Development Fees and other Development Cost

The City’s Development Fees are based on the cost of providing public services to new developments. As the cost of providing services continue to rise, the City must increase fees accordingly. In order to assist in the development of affordable housing projects, the City will look at ways the City can bring down the cost of the development fees. Whether this will involve the reduction of fees for affordable housing projects or some

type of financial subsidy, the City is committed to exploring every possible solution. As part of the new General Plan, the City will explore different policies on how we can assist developers to create affordable housing projects. The same approach will be utilized to address the issue of the high cost of installing infrastructure and site improvements such as water and sewer lines, streets and sidewalks, and all the other necessary improvements. The City will explore all possible methods to assist builders to develop affordable housing.

The City has recently begun utilizing Development Agreements for large development projects. One of the conditions of past agreements is that the developer agreed to rehabilitate a number of existing private affordable housing units. As an alternative, the developer can also pay into a fund that will be established to pay for the rehabilitation of housing units that are located in certain target areas. Either way, units that are affordable, but are in need of structural or cosmetic repair will be targeted. This will provide upgraded affordable housing units and will help stabilize areas of the City that contain significant numbers of affordable housing units.

Summary of CDBG Allocations Approved by City Council 2002-2008

2002-03 CDBG Program Funding Requests

	Applicant	Project	Amount Requested	Staff Recommendation
B R I C K S & M O R T A R	City of Lodi Parks & Recreation	Legion Park/Salas Park Playground ADA Upgrade	\$50,000	\$50,000
	City of Lodi Parks & Recreation	Hale Park Playground Fibar Surface Material	\$9,250	\$10,000
	City of Lodi Parks & Recreation	Armory Park Parking Lot Improvements	\$60,000	\$0
	City of Lodi Parks & Recreation	Softball Complex Streetscape Project	\$30,000	\$0
	City of Lodi Public Works Dept.	Handicap Ramp Retrofit	\$200,000	\$200,000
	City of Lodi Public Works Dept.	Stockton Street Streetscape	\$150,000	\$150,000
	Hutchins Street Square/Lodi Memorial Hospital	Alzheimer Day Care Facility - Phase I Design Costs and Preliminary Site Improvements	\$250,000	\$0 *
	Mary Graham Children's Center	Child Advocacy Center	\$50,000	\$0
	Lodi House	Playground Fence & Basement Storage Project	\$10,000	\$10,000
	Housing Authority of San Joaquin	Rehabilitation of Apartment Unit	\$82,363	\$0
	City of Lodi Community Development	Homebuyers Assistance Program	\$0	\$204,000 *
	Fair Housing	Mandated Fair Housing Services	\$21,470	\$30,000
	City of Lodi	Program Administration	\$22,637	\$22,637
S E R V I C E S	Family Law Service Center	Legal Assistance	\$7,800	\$7,800
	San Joaquin Food Bank	Food 4 Thought and Senior Brown Bag Programs	\$10,000	\$10,000
	Laidlaw	Dial-a-Ride/Grapeline	\$5,000	\$5,000
	Emergency Food Bank	Eastside Food Pantry	\$25,000	\$0
	Senior Service Agency	Meals on Wheels Program	\$18,833	\$0
	Big Brothers/Big Sisters	Mentoring/Tutoring Program	\$25,000	\$0
	LOEL Senior Center	Replace In-Home Meals Delivery Van	\$20,000	\$0
	Lodi Unified School District	Healthy Families Insurance Scholarship Program	\$45,690	\$46,000 *
	Council for the Spanish Speaking	Healthy Families Scholarship Program Outreach Worker	\$35,000	\$0
	Lodi Adopt a Child	Boy Scout/Girl Scout Uniforms	\$61,695	\$0
Lodi House	Operating Funds	\$5,000	\$0	
		TOTAL	\$1,194,738	\$745,437

* Proposed Alzheimer's Facility Project has not been approved by City Council. Intended allocation has been redirected to Lodi Unified's Healthy Families proposal and the Community Development Department's on-going Homebuyer's Assistance Program.

Summary of CDBG Allocations Approved by City Council 2002-2008

2002-03 HOME Program Funding

Applicant	Project	Amount Requested	Staff Recommendation
City of Lodi - CDD Housing Assistance Loan Program	Down Payment Assistance Program	\$140,208	\$140,208
	Housing Rehabilitation Program	\$100,000	\$100,000
	TOTAL	\$240,208	\$240,208

Reallocation of CDBG Funds

Applicant	Project	Amount Requested	Staff Recommendation
Lodi Library	Restroom ADA Upgrade	\$9,514	\$10,000
LOEL Senior Center	Parking Lot Project	\$72,199	\$72,199
City of Lodi Parks & Recreation Dept.	Lodi Lake Park - Bicycle/Pedestrian Corridor Project	\$200,000	\$208,239
	TOTAL	\$281,713	\$290,438

Reallocation of HOME Funds

Applicant	Project	Amount Requested	Staff Recommendation
City of Lodi - CDD Housing Assistance Loan Program	Down Payment Assistance Program	\$100,000	\$100,000
	Housing Rehabilitation Program	\$100,000	\$100,000
	TOTAL	\$200,000	\$200,000

* Proposed Alzheimer's Facility Project has not been approved by City Council. Intended allocation has been redirected to Lodi Unified's Healthy Families proposal and the Community Development Department's on-going Homebuyer's Assistance Program.

2003-04
Summary of CDBG Allocations Approved by City Council 2002-2008

RESOLUTION NO. 2003-34

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
PROJECTED USE OF FUNDS FOR THE 2003-2004 COMMUNITY
DEVELOPMENT BLOCK GRANT AND HOME PROGRAM FUNDS,
AND FURTHER REALLOCATING AVAILABLE FUNDS FROM
PREVIOUS PROGRAM YEAR

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WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) and HOME funding as a participating City through the County of San Joaquin and Urban County for fiscal year 2003-2004; and

WHEREAS, the City Council of the City of Lodi has been made aware of the amount of the CDBG and HOME funds available for the 2003-2004 fiscal program year being approximately \$843,222.00 and \$245,891.00, respectively; and

WHEREAS, the City of Lodi has held, with proper notification, a public hearing at the City Council meeting of March 5, 2003, to receive comments and proposals from the public regarding the projected use of CDBG and HOME funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, the City of Lodi, California, has received public input regarding the proposed use of CDBG and HOME funds; and

WHEREAS, the City Council of the City of Lodi has been made aware of the need to reallocate unused CDBG and HOME funds from previous years to facilitate the expedited use of those funds; and

WHEREAS, staff recommends that the City Council approve the 2003-2004 CDBG Program and HOME Applications as follows:

2003-2004 CDBG Program Funds

Greater Stockton Food Bank	\$ 25,000.00
Family Law Service Center	\$ 7,800.00
Lodi Unified School District	\$100,000.00
Second Harvest Food Bank	\$ 10,000.00
Lodi Boys & Girls Club	\$ 6,385.00
Salvation Army Food Bank	\$200,000.00
City of Lodi Public Works/Engineering	\$175,000.00
City of Lodi Parks & Recreation	\$175,000.00
City of Lodi Transit/Laidlaw	\$ 10,000.00
Loel Senior Center	\$ 22,908.00
Community Partnership for Families	\$ 45,000.00
Fair Housing	\$ 23,857.00
Program Administration	\$ 42,272.00
	\$843,222.00

2003-2004 HOME Program Funds

Habitat for Humanity	\$ 80,000.00
City of Lodi Housing Assistance Programs	\$165,891.00
	\$245,891.00

Summary of CDBG Allocations Approved by City Council 2002-2008

WHEREAS, staff recommends that the City Council approve the reallocation of \$48,345.00 in 2002-2003 CDBG funds from the Lodi Lake Handicap-Accessible Pedestrian/Bike Path Project to the Mary Graham Children's Shelter Foundation Project as follows:

2002-2003 CDBG FUND REALLOCATIONS

Reallocate funds from the Lodi Lake Handicap-Accessible Pedestrian/Bike Path Project to the Mary Graham Children's Shelter Foundation Project **\$ 48,345.00**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the allocations of CDBG and HOME funds to the projects listed above as recommended by staff in the amount of \$843,222.00 and \$245,891.00, respectively; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby recommend the reallocation of \$48,345.00 in 2002-2003 CDBG funds from the Lodi Lake Handicap-Accessible Pedestrian/Bike Path Project to the Mary Graham Children's Shelter Foundation Project.

Dated: March 5, 2003
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I hereby certify that Resolution No. 2003-34 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 5, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – None
ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

Summary of CDBG Allocations Approved by City Council 2002-2008

2004/05 CDBG/HOME Programs - Staff Recommendations

P = Project

S= Service

<u>Applicant</u>	<u>Amount Requested</u>	<u>Recommendation</u>	<u>P / S</u>	<u>Project/Service Description</u>
Emergency Food Bank	\$1,500.00	\$1,500.00	P	Planning study and design costs for new facility in Stockton.
Public Works - Engineering	\$250,000.00	\$150,000.00	P	Handicap Ramps
Second Harvest Food Bank	\$10,000.00	\$10,000.00	S	Food distribution services to low income and seniors.
Public Works - Transit	\$65,000.00	\$65,000.00	P	Bus shelters and benches on Eastside
Salvation Army	\$200,000.00	\$200,000.00	P	Acquisition of property for new shelter.
One-Eighty Teen Center	\$57,625.00	\$0.00	P	Re-roof building and build new masonry wall around parking lot.
Senior Service Agency of SJC	\$15,414.00	\$0.00	S	Meals on Wheels Program and Congregate Dining Programs.
El Concilio	\$30,000.00	\$0.00	S	First Time Homebuyers classes.
SJ County Dept. of Aging	\$56,250.00	\$112,500.00	P	Lodi Community Center - Property acquisition and site work.
Community Medical Centers, Inc	\$125,000.00	\$0.00	P	Renovation of existing primary health care facility, Woodbridge Medical Group, 2401 W. Turner Rd.Su 240 & 450
Boys & Girls Club	\$27,850.00	\$0.00	P	Building maintenance and repairs.
Child Abuse Prevention Council	\$50,000.00	\$0.00	P	CIP - First Step Children's Center - Stockton
Lodi Parks & Recreation Dept.	\$320,000.00	\$200,000	P	Hale Park Playground - \$160,000 Blakely Park Playground - \$160,000
Fair Housing	\$28,073.10	\$28,075.00	S	Fair Housing services to low income residents.
Administration	\$50,000.00	\$69,058.00	S	Program Administration
Total Requested Allocations	\$1,286,712.10	\$836,133.00		
Total 2004/05 Allocation	\$836,133.00	\$836,133.00		

Summary of CDBG Allocations Approved by City Council 2002-2008

CDBG Program Funding Allocated for 2005/06 – Resolution 2005-43

Public Works – Handicap Ramp Retrofit	\$250,000
LOEL Center – 303 E. Oak Street	\$61,500
Lodi CAT Connection	\$16,000
Parks & Recreation – Van Buskirk Park	\$65,250
Parks & Recreation – Hale Park Tot Lot	\$100,000
Salvation Army – 600 N. Sacramento	\$196,000
Fair Housing	\$26,620
Second Harvest	\$10,000
Program Administration	\$60,000

Total Distribution of 2005/06 CDBG Allocation: \$795,370

HOME Program Funding Allocated for 2005/06 – Resolution 2005-43

Housing Assistance Programs	\$280,360
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Total Distribution of 2005/06 HOME Allocation: \$280,360

CDBG Program Funding Reallocated for 2005/06 – Resolution 2005-43

LOEL Center – 301 E. Oak	\$128,319
LOEL Center – 303 E. Oak	\$100,109
Salvation Army – Food Bank Vehicle	\$55,000

Total Distribution of CDBG Reallocation: \$283,428

Summary of CDBG Allocations Approved by City Council 2002-2008

<u>Applicant</u>	<u>Amount Requested</u>		<u>P / S</u>	<u>Project/Service Description</u>
Housing Authority	\$242,795.00	\$89,875.00	P	Construct duplex at 508 S. Central. <i>Provide acquisition funding for this lot & 418 1/2 Eden instead.</i>
LOEL Foundation	\$350,000.00	\$202,681.00	P	Acquisition for senior housing.
Total Requested Allocations	\$592,795.00	\$292,556.00		
Total 2004/05 Allocation	\$292,556.00	\$292,556.00		

Summary of CDBG Allocations Approved by City Council 2002-2008

2006/07 CDBG/HOME Program - Approved Funding Allocations

<u>Applicant</u>	<u>Project/Service Description</u>
Lodi Adult Literacy Program	Financial Literacy Assistance Project
LOEL Foundation	Final installment for acquisition of 303 E Oak Street.
Lodi Parks & Recreation	Enze Pool - Deck Surfacing Project
Lodi Parks & Recreation	Hale Park - ADA Parking improvements.
Lodi Parks & Recreation	Rec Annex - ADA Parking improvements.
Second Harvest Food Bank	Expand Food Assistance Programs
SJC Human Services Agency	Site Improvements for Lodi Community Center.
Emergency Food Bank	New "Prime Foods" program.
Lodi Public Works	Handicapped Ramp Retrofit Project
Lodi Library	Library Building Entrance ADA Retrofit
Lodi Cat Connection	Spay and Neutering Program
Fair Housing	Fair Housing services
Lodi Community Development	Land Acquisition for Affordable Housing
Lodi City Manager's Office	Economic Development - Jobs Program

2006/07 ALLOCATIONS		CDBG REALLOCATIONS			
CDBG FUNDS	HOME FUNDS	PROJECT 99-04	PROJECT 02-16	PROJECT 04-08	TOTALS
\$717,587.00	\$263,675.00	\$169,964.20	\$17,000.50	\$26,383.50	
\$11,000.00					\$11,000.00
\$14,716.00	\$263,675.00				\$278,391.00
\$0.00		\$100,000.00			\$100,000.00
\$0.00		\$9,500.00			\$9,500.00
\$0.00		\$5,250.00			\$5,250.00
\$10,000.00					\$10,000.00
\$44,000.00				\$26,383.50	\$70,383.50
\$0.00			\$12,000.50		\$12,000.50
\$100,000.00		\$55,214.20			\$155,214.20
\$31,251.00					\$31,251.00
\$0.00			\$5,000.00		\$5,000.00
\$26,620.00					\$26,620.00
\$330,000.00					\$330,000.00
\$150,000.00					\$150,000.00
\$717,587.00	\$263,675.00	\$169,964.20	\$17,000.50	\$26,383.50	

<p>Summary of Reallocated Projects 99-04 - Eastside Park Improvements 02-16 - Lodi Lake Handicapped Access 04-08 - Lodi Community Center Expansion</p>
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Down Payment Assistance Program History 2000-2007

Summary of 2007/08 Allocations Approved by City Council on March 7, 2007

Reallocation of CDBG Funds

• Project 99-07 Lodi Grape Bowl Improvements	\$12,683.91
• Project 02-06 LUSD – Healthy Start Scholarships	\$23,160.99
• Project 02-17 Elm Street Property Acquisition	\$ 3,876.24
• Project 03-15 Mary Graham Child Advocacy Center	\$ 725.00
• Project 04-05 Stockton Emergency Food Bank	\$ 150.00
• Project 04-14 LOEL Senior Center and Gardens	<u>\$.54</u>
	\$40,596.68
2007/08 CDBG Allocation	<u>\$610,460.00</u>
Total Available for Allocation	<u>\$651,056.68</u>

CDBG Fund Allocations

City Projects – (\$298,339)

- Handicap Ramp Retrofit (\$54,339)
- Grape Bowl Accessibility Improvements (\$225,000)
- Lodi Library – Entrance Improvements (\$19,000)

CBO Projects – (\$248,654)

- Lodi Boy's & Girl's Club Interior Improvements (\$10,000)
- Community Partnership for Families Resource Center Project (\$100,000)
- LOEL Foundation – Acquisition of 104 S. Washington (\$100,000)
- Salvation Army ADA Accessibility (\$38,654)

CBO Service Programs – (\$18,600)

- San Joaquin Fair Housing (\$8,600)
- Second Harvest Food Bank (\$10,000)

Planning and Administration – (\$85,463.68)

- Program Administration (\$85,463.68)

HOME Program Funds

CBO Projects – (\$263,675)

- LOEL Foundation – Acquisition of 104 S. Washington (\$263,675)

Down Payment Assistance Program History 2000-2007

2000 Down-Payment Assistance

\$20,000	HOME	175 Mulberry
\$19,000	HOME	543 W Eureka
\$20,000	HOME	1263 S. Sunset
\$20,000	HOME	1930 Scarborough
\$20,000	HOME	8 S. Ham

\$99,000 HOME FUNDS 2000

2001 Down-Payment Assistance

\$20,000	HOME	456 Murray
\$20,000	HOME	1230 S. Lee
\$19,790	CDBG	445 Almond
\$20,000	HOME	953 Woodrow
\$18,800	CDBG	854 Rutledge

\$60,000 HOME FUNDS
\$38,590 CDBG FUNDS
\$98,590 TOTAL FUNDS 2001

2002 Down-Payment Assistance

\$20,000	CDBG	1419 S. School
\$20,000	CDBG	445 Almond Dr #6
\$20,000	CDBG	606 N. School
\$20,000	CDBG	1215 W. Lodi Ave
\$20,000	CDBG	700 McCoy Ct #32
\$20,000	CDBG	312 W. Lambert

\$120,000 CDBG FUNDS 2002

2003 Down-Payment Assistance

\$18,200	CDBG	515 S. Washington
\$20,000	HOME	625 N. Church
\$20,000	CDBG	700 McCoy Ct #29
\$20,000	HOME	905 Wellswood
\$20,000	HOME	720 McCoy Ct. #74

\$60,000 HOME FUNDS
\$38,200 CDBG FUNDS
\$98,200 TOTAL FUNDS 2003

Down Payment Assistance Program History 2000-2007

2004 Down-Payment Assistance

\$20,000 HOME 1800 S. Sacramento Street

\$20,000 HOME FUNDS

\$20,000 TOTAL FUNDS 2004

2005 Down-Payment Assistance

\$31,580 HOME 2401 Eilers Drive #104

\$50,000 HOME 2401 Eilers Drive #607

\$81,580 HOME FUNDS

\$81,580 TOTAL FUNDS 2005

2006 Down-Payment Assistance

\$60,000 HOME 904 N. Rutledge

\$75,000 CDBG 1819 S. Cherokee Ln. #60D

\$60,000 HOME FUNDS

\$75,000 CDBG FUNDS

\$135,000 TOTAL FUNDS 2006

2007 Down-Payment Assistance

\$70,000 CDBG 1819 S. Cherokee Lane #82

\$80,000 HOME 402 Lassen

\$55,000 HOME 1819 S. Cherokee Lane #25

\$70,000 HOME 1819 S. Cherokee Lane #29

\$65,000 HOME 1912 S. Mills Avenue #4

\$80,000 HOME 1215 W. Walnut Street

\$80,000 HOME 846 S. Rose Street

\$70,000 HOME 308 Daisy Street

\$70,000 HOME 727 N. Grant

\$75,000 HOME 1600 Mariposa Way

\$70,000 HOME 2236 Corbin Lane

\$65,000 HOME 1637 S. Sacramento Street

\$50,000 HOME 700 McCoy Court #31

\$830,000 HOME FUNDS

\$ 70,000 CDBG FUNDS

\$900,000 TOTAL FUNDS 2007

Item 6a.



MEMORANDUM, City of Lodi, Community Development Department

To: City of Lodi Planning Commissioners
From: Peter Pirnejad, Planning Manager
Date: Planning Commission Meeting of 3/26/08
Subject: Past meetings of the City Council and other meetings pertinent to the Planning Commission

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

If you have any questions, please feel free to contact the Planning Department or visit the City of Lodi website at: http://www.lodi.gov/clerk/council_agendas.htm to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
March 4, 2008	SHIRTSLEEVE	Regional Housing Needs Assessment Allocation Report.
March 5, 2008	REGULAR MEETING	Public Hearing to Consider and Approve Community Input and Proposals for Uses of the City's 2008-09 Federal Allocation of Community Development Block Grant and HOME Program Funds and the Reallocation of Available Funds from Previous Program Years.
		Appointments to the Lodi Arts Commission.
		Presentation of Proposed Art in Public Places Art Piece on the Northwest Corner of Lodi Avenue and Washington Street by Artist Jerrod Mays.
		Receive Progress Report on the City of Lodi General Plan Update.
March 11, 2008	SHIRTSLEEVE	Sustainable City Program and Certification
March 19, 2008	REGULAR MEETING	Presentation of Community Improvement Award
		Proclaim April as Keep Lodi Beautiful month and accept a Waste Management Great American Cleanup Showcase Award in the amount of \$5000 from Keep California Beautiful, Inc.
		Direct the City Manager to prepare and send a letter to the San Joaquin County Council of Governments on the draft methodology for the Regional Housing Needs Allocation process.

March 19, 2008 continued		Introduce Ordinance Repealing Ordinance No 847 an Ordinance Adopting a Specific Plan for Lower Sacramento Road from West Lodi Avenue to West Turner Road to Allow a New Driveway.
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