



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Ordinance No. 1612 Adding to the Lodi Municipal Code Section 15.04.055 Relating to Special Inspections in the Downtown Business District

MEETING DATE: April 5, 1995

PREPARED BY: City Manager

RECOMMENDED ACTION: That the City Council adopt Ordinance No. 1612 amending Chapter 15.04 of the Building Code to waive special inspection permit fees for the Downtown Business District.

BACKGROUND INFORMATION: In an attempt to entice potential businesses downtown, staff currently offers to accompany realtors and their clients on building walk-throughs. This enables the realtor and client to hear thoughts from the Building Inspector, the Fire Marshal, and any other department representative on the key building issues and concerns (i.e. ADA accessibility, fire exiting, etc.) However, in order for the business prospect to receive a written report of the findings, a Special Inspection Permit must be obtained from the Community Development Department. The costs associated with the permit is \$80.00 for the first hour, and \$30.00 for each additional hour.

The hourly rate pays for those costs associated with the Community Development Department staff inspecting the building, preparing the written report, and mailing the report. Council must know that by waiving the fee, the Community Development Department will not be able to charge out as many hours of work as they otherwise do with the Special Inspection Permit fees.

Although the fee is not typically a tremendous burden on a business prospect, it is one more piece of "red tape" which stands in the way of revitalization. As one means of enticing business owners to evaluate the feasibility of locating in the downtown core, staff is recommending that the Community Development Department waive the fees associated with a Special Inspection Permit for buildings in the downtown core, and that this policy be in place for the next five years, at which time vacancy rates in the Downtown Business District should be on the decline.

FUNDING: None required.

Respectfully submitted,

Thomas A. Peterson
City Manager

Prepared by: Janet S. Keeter
Economic Development Coordinator

TAP/JSK:br

APPROVED: _____

THOMAS A. PETERSON
City Manager

ORDINANCE NO. 1612

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI
ADDING TO THE LODI MUNICIPAL CODE SECTION 15.04.055 RELATING
TO SPECIAL INSPECTIONS: DOWNTOWN BUSINESS DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LODI AS
FOLLOWS:

SECTION 1. Chapter 15.04 - Building Code - is hereby amended by adding thereto a new Section 15.04.055 relating to Special Inspections: Downtown Business District, to read as follows:

- A. Notwithstanding Paragraph 5 of Section 15.04.050, above, "special inspection fees required to determine compliance with the Building Code" for all buildings and structures located within the area designated by Municipal Code Section 13.12.195 (B) as the "Downtown Business District" shall be waived.
- B. This ordinance shall expire and shall be of no further force or effect after January 1, 2000. The City Council hereby finds and declares that this action is taken to protect and preserve a crucial part of Lodi's economy and to preserve a portion of the City's heritage by offering incentives for businesses to locate, relocate or expand existing commercial uses within this downtown area.

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

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

Approved this ____ day of _____, 1995

STEPHEN J. MANN
Mayor

Attest:

JACQUELINE L. TAYLOR
Acting City Clerk

State of California
County of San Joaquin, ss.

I, Jacqueline L. Taylor, Acting City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1612 was introduced at a regular meeting of the City Council of the City of Lodi held April 5, 1995 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1995 by the following vote:

Ayes: Council Members -

Noes; Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1612 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JACQUELINE L. TAYLOR
Acting City Clerk

Approved as to Form:

BOB W. McNATT
City Attorney