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pg 420

CITY COUNCIL MEETING  
MAY 15, 1985

PUBLIC HEARINGS

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearing to consider the Planning Commission's recommendation that Section 27-18 "Site Plan and Architectural Approval" of the Lodi Municipal Code, be amended to expand projects subject to review by the Site Plan and Architectural Review Committee.

The matter was introduced by Community Development Director Schroeder. Mr. Schroeder apprised the Council that the Planning Commission in their recommendation proposes change which would add new categories of projects to those currently reviewed by the SPARC Committee. These categories would include the following:

- 1) All multiple-family projects containing 4 or more units;
- 2) All commercial, office or institutional projects;
- 3) All remodeling projects that affect the exterior of commercial, office, institutional and residential projects, with the value of the work exceeding \$12,000.

The following Planning Commissioners spoke on behalf of the recommended amendments:

- 1) Ms. Susan Hitchcock-Akin, who also serves as a member of SPARC.
- 2) Mr. Michael A. Lapenta

There being were no other persons in the audience wishing to speak on the matter, Mayor Hinchman closed the Public Hearing

A lengthy discussion followed with questions being directed to Council, to Staff, and to those Planning Commissioners who had given testimony. Additional language regarding the matter was suggested for incorporation into the proposed ordinance.

ORD. NO. 1353  
INTRO.

PROPOSED SPARC  
ORDINANCE  
AMENDMENTS

Council Member Snider then moved for introduction of Ordinance No. 1353 - An Ordinance amending Lodi City Code Chapter 27, Section 27-18, Zoning relating to Site Plan and Architectural approval. The motion was seconded by Council Member Olson and carried by a unanimous vote of all Council Members present.

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE

NO.

FROM: THE CITY MANAGER'S OFFICE

5/9/85

SUBJECT: RECOMMENDED AMENDMENTS TO SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE'S REVIEW RESPONSIBILITIES

At its April 22, 1985 meeting the Planning Commission recommended the expansion of the projects subject to review by the Site Plan and Architectural Review Committee. Specifically, the Commission has recommended that SPARC review all commercial, office-institutional and multiple-family above a triplex and industrial projects when adjacent to more restrictive uses.

Attached is a copy of Section 27-18 of the Municipal Code which creates and outlines SPARC's responsibilities as well as the proposed amendment.

  
James B. Schroeder  
Community Development Director

Attachment

LEGAL NOTICE

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE PLANNING COMMISSIONS RECOMMENDATION THAT SECTION 27-18, SITE PLAN AND ARCHITECTURAL APPROVAL OF THE LODI MUNICIPAL CODE, BE AMENDED TO EXPAND PROJECTS SUBJECT TO REVIEW BY THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE.

NOTICE IS HEREBY GIVEN that on Wednesday, the 15th day of May 1985, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the Planning Commissions recommendation that Section 27-18, Site Plan and Architectural approval of the Lodi Municipal Code, be amended to expand projects subject to review by the Site Plan and Architectural Review Committee.

Information regarding this item may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the Hearing scheduled herein and oral statements may be made at said Hearing.

If you challenge the subject proposed amendment to City Code Section 27-18 in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street at, or prior to, the Public Hearing.  
By Order of the Lodi City Council

Alice M. Reimche  
City Clerk

Dated: May 1, 1985

11/18/70

SECTION 27-18. SITE PLAN AND ARCHITECTURAL APPROVAL - ORD. # 939

1. Purpose. The purpose of site plan and architectural approval is to determine compliance with this chapter (i. e., Zoning Ordinance) and to promote the orderly development of the City, the stability of land values, investment and the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting or to unsightly, undesirable or obnoxious appearance.
2. Site Plan and Architectural Approval Committee. There is hereby established a Site Plan and Architectural Approval Committee to assist the Planning Commission in reviewing site plans and architectural drawings. The membership thereof shall consist of five (5) members, three (3) of whom shall be appointed by the Chairman of the Planning Commission with the approval of the Planning Commission and two (2) members of the City Staff designated by the City Manager, one of whom shall be appointed from the Public Works Department and one of whom shall be appointed from the Planning Department.

Members of the Approval Committee shall be appointed for two (2) year overlapping terms. At its organization meeting, members of the Committee shall draw lots to determine their reappointment dates.

3. Approval Required. Site Plan and Architectural approval is required for the following uses:
  - a. Residential building proposed to be erected in areas zoned R-GA, R-MD, R-HD, C-P and C-1 which abut upon areas zoned R-1 or R-2, except single-family dwellings, duplexes and triplexes.
  - b. Commercial-professional offices and institutional buildings proposed to be erected in areas zoned C-P and C-1 which abut upon areas zoned R-1, R-2 or R-GA.
  - c. Non-residential buildings proposed to be erected in areas zoned C-1, C-2, C-M, M-1 and M-2 which abut upon areas zoned R-1, R-2, R-GA, R-MD, R-HD or C-P.
  - d. Any use requiring a Use Permit.

November 18, 1970

4. Application - Application shall be made by the property owner or agent on a form provided by the City.
5. Maps and Drawing Required. The following maps and drawing, in duplicate, shall be submitted:
  - a. Siting of structures so as to preserve light and air on adjoining properties.
  - b. Landscaping and/or fencing of yards and setback area, use of landscaping and/or wall or fencing for screening purposes.
  - c. Design of ingress and egress.
  - d. Off-street parking and loading facilities.
  - e. Drawings or sketches of the exterior elevations.
  - f. Designation of location of existing fire hydrants.
6. Actions of the Site Plan and Architectural Approval Committee. The Approval Committee shall have the function, duty, and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations, the external design and site plan of all proposed new buildings or structures for which site plan and architectural approval are required. The Approval Committee shall impose such conditions as are necessary to carry out policies adopted by Ordinance or Resolution of the City Council.

Upon approval of submitted plans or at the expiration of twenty-one (21) days, the Building Inspector shall issue a permit for such building, provided, that all other provisions of law have been complied with and except as otherwise herein provided for buildings requiring use permits or on items appealed to the Planning Commission and/or City Council.

7. Appeal Procedure. When the regulations specify that approval of a proposed development by the Approval Committee is a condition of issuance of a Zoning Approval, the decision of the Approval Committee approving or disapproving the development shall be subject to appeal to the Planning Commission by any person aggrieved, and shall not be effective until the expiration of the appeal period.

An appeal shall be made in writing to the Secretary of the Planning Commission within five (5) working days of the final decision of the Approval Committee.

MEMORANDUM, City of Lodi, Community Development Department

TO: COMMUNITY DEVELOPMENT DIRECTOR  
FROM: DAVID MORIMOTO, SPARC SECRETARY  
DATE: MAY 15, 1985  
SUBJECT: PROPOSED SPARC ORDINANCE AMENDMENTS

At your request I have compiled some statistics regarding the number of projects that have been reviewed by SPARC in the past 17 months. In the year 1984, the Committee held 11 meetings at which they reviewed 17 projects. In the first 5 months of 1985, the Committee held 6 meetings at which they reviewed 8 projects.

The Planning Commission has proposed changes to the SPARC Ordinance. The proposed changes would add new categories of projects to those currently reviewed by the Committee. These categories would include the following:

- 1) All multiple-family projects containing 4 or more units;
- 2) All commercial, office or institutional projects;
- 3) All remodeling projects that affect the exterior of commercial, office, institutional and residential projects, with the value of the work exceeding \$12,000.

If these amendments had been in affect the past 17 months, the result would have been as follows:

1984

30 additional projects reviewed by SPARC.

1985 (Jan - April)

9 additional projects reviewed by SPARC.

MEMO - Community Development Director  
SPARC Ordinance Amendments  
May 15, 1985  
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The actual breakdown of these projects is as follows:

APARTMENTS

	<u>4 units</u>	<u>5 units</u>	<u>6-9 units</u>	<u>10+ units</u>	<u>TOTAL</u>
1984	3	1	6	7	17
1985 (Jan-April)	0	1	1	1	3

HOUSE ADDITIONS (affecting exterior) \$12,000+

1984 - 11  
1985 (Jan-April) - 2

COMMERCIAL ADDITIONS (affecting exterior) \$12,000+

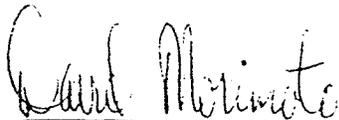
1984 - 2  
1985 (Jan-April) - 3

COMMERCIAL/OFFICE-INSTITUTIONAL (new)

1984 - 0  
1985 - 1

The above are in addition to those projects which were actually reviewed by SPARC.

If the proposed changes were in affect at the beginning of 1984, SPARC would have reviewed a total of 47 projects in 1984 and 17 projects in the first 5 months of 1985.



David Morimoto  
Associate Planner  
SPARC Secretary