

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF LODI ACCEPTING THE PRELIMINARY PLAN FOR THE
LODI REDEVELOPMENT PROJECT NO. 1

WHEREAS, by Resolution No. 01-20, adopted on July 11, 2001, the Planning Commission of the City of Lodi selected and designated the boundaries of the project area for the Lodi Redevelopment Project No. 1 (the "Project"), approved a Preliminary Plan for the Project (the "Preliminary Plan"), and submitted said Preliminary Plan to the Redevelopment Agency of the City of Lodi (the "Agency").

NOW, THEREFORE, the Redevelopment Agency of the City of Lodi does hereby resolve as follows:

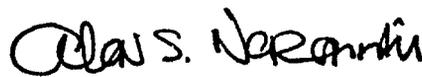
Section 1. The Preliminary Plan for the Lodi Redevelopment Project No. 1, as formulated and adopted by the Planning Commission of the City of Lodi, is hereby accepted by the Agency, and the Agency hereby directs preparation of an official Redevelopment Plan for the Project.

Section 2. The Executive Director of the Agency is hereby authorized and directed to file the information required by Sections 33327 and 33328 of the Health and Safety Code with the appropriate taxing officials and the State Board of Equalization.

Dated: September 5, 2001

I hereby certify that Resolution No. RDA2001-01 was passed and adopted by the Lodi City Council in a regular meeting held September 5, 2001 by the following vote:

- AYES: MEMBERS – Howard, Land, Pennino, Chairperson Nakanishi
- NOES: MEMBERS – None
- ABSENT: MEMBERS – None
- ABSTAIN: MEMBERS – Hitchcock



Alan S. Nakanishi
Chairperson, City of Lodi
Redevelopment Agency

Attest:



Susan J. Blackston
Secretary, City of Lodi Redevelopment Agency

PLANNING COMMISSION

of the

CITY OF LODI

PRELIMINARY PLAN

for the

LODI REDEVELOPMENT PROJECT NO. 1

Prepared by the
COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF LODI

In Cooperation with the
REDEVELOPMENT AGENCY OF THE CITY OF LODI

June, 2001

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Exhibits

Exhibit A Map of the Project Area

PRELIMINARY PLAN

for the

LODI REDEVELOPMENT PROJECT NO. 1

I. DESCRIPTION OF THE BOUNDARIES OF THE PROJECT AREA

The boundaries of the Project Area are as shown on the Map of the Project Area, which is attached hereto as Exhibit A.

II. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment of the Project Area, it is proposed that, in general, the land uses in the Project Area shall be residential, commercial, industrial, other and roadway rights of way, as permitted by the City of Lodi General Plan as it currently exists and as it may be amended from time to time.

III. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the Project Area, it is proposed that, in general, the layout of principal streets be as shown on the Project Area Map, including: north of Kettleman Drive, south of Turner Road, east of Ham Lane and west of Commerce Street.

Existing streets within the Project Area may be closed, widened, or otherwise modified, and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

IV. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Standards for population densities shall be consistent with the densities established by the City of Lodi General Plan.

V. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the Project Area, it is proposed that, in general, building intensities be controlled by limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the ratio of the total floor area for all stories of the buildings to areas of the building sites (floor area ratio); (3) the size and location of the buildable areas on building sites; and (4) the heights of buildings. The land coverage, sizes, and location of buildable areas should be limited as feasible to provide adequate open space.

The impact of the proposed Project upon occupants of that area and surrounding neighborhoods may, in general, be in the areas of relocation, traffic circulation, public and such action will produce effective and immediate redevelopment results.

redemption activity should occur only when sufficient financial resources are available improvements, facilities, and utilities within and serving the Project Area. Direct private redevelopment, and through the provision of new or replacement of existing public redevelopment efforts, through selective land acquisition, clearance and disposition for blight through the assistance and encouragement of public and private rehabilitation and it is proposed that the principal purpose of the Project be the elimination and prevention of

IX. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

This Preliminary Plan is consistent with the City of Lodi General Plan as it currently exists and as it may be amended from time to time. This Preliminary Plan proposes a conforming pattern of land uses and includes all highways and public facilities indicated by said General Plan.

VIII. CONSISTENCY WITH THE GENERAL PLAN OF THE CITY

The purposes of the California Community Redevelopment Law would be attained by the correction of environmental deficiencies, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots; (2) the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign, and redevelopment of areas which are stagnant or improperly utilized; (4) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (5) the strengthening of retail and other commercial functions in the Project Area; (6) the strengthening of the economic base of the Project Area by stimulating new investment; (7) the expansion of employment opportunities; (8) the provision of an environment for social and economic growth; (9) the expansion and improvement of housing for low- and moderate-income persons; and (10) the installation of new or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvements, facilities, and utilities.

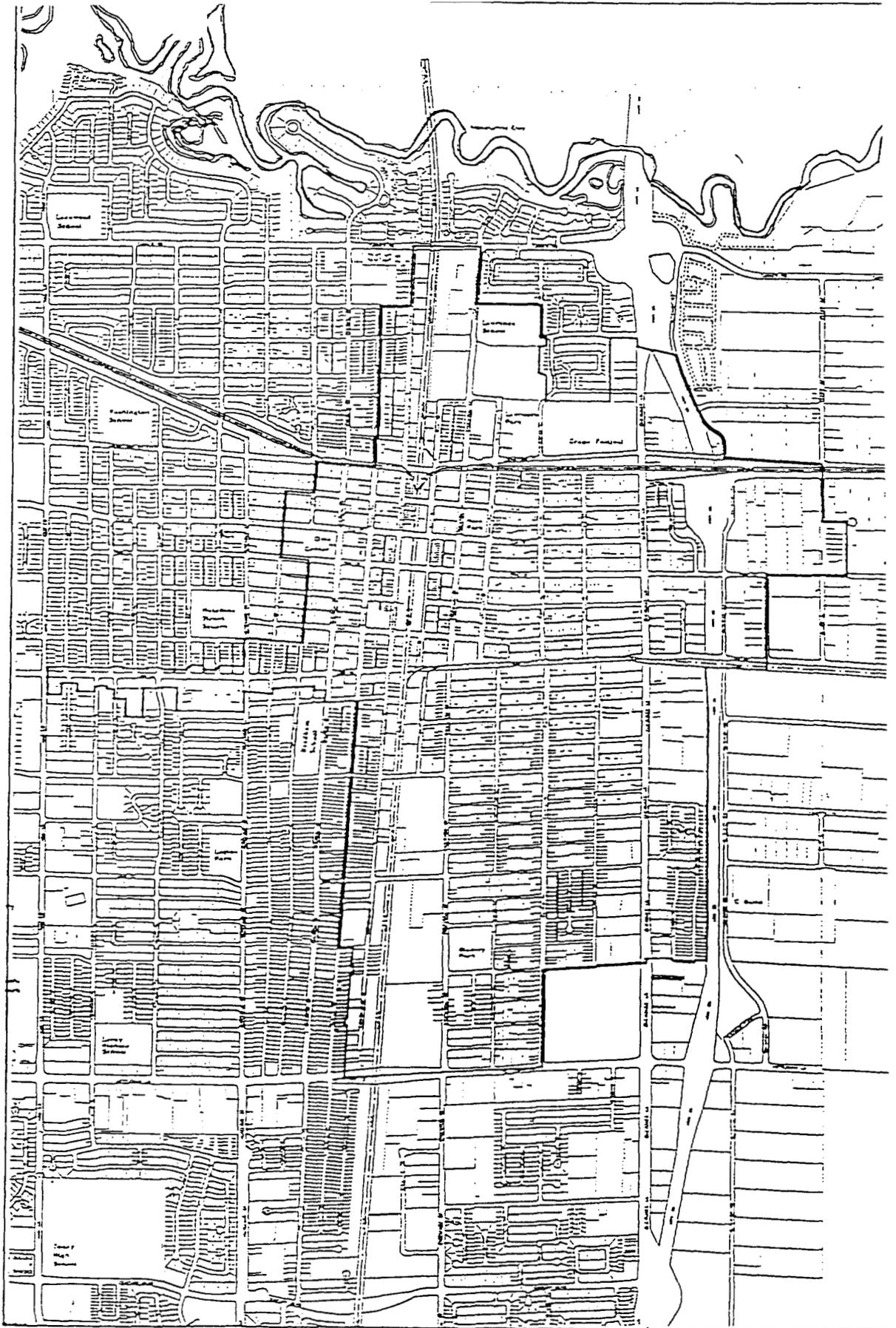
VII. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

As a basis for the redevelopment of the Project Area, it is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes.

VI. GENERAL STATEMENT OF PROPOSED BUILDING STANDARDS

facilities and services, environmental quality, employment opportunity, and economic development. Agency activities in the proposed Project may include property acquisition, relocation of occupants, demolition of structures, construction of public improvements, and land disposition for private development.

The impacts of the Project will be considered in detail by the Agency in the Project Environmental Impact Report.



PROJECT AREA BOUNDARY

City of Los Angeles
REDEVELOPMENT PLAN ADOPTED
REDEVELOPMENT PROJECT AREA