



# LODI PLANNING COMMISSION

Carnegie Forum  
305 West Pine Street, Lodi

## AGENDA

Date: September 8, 2021  
Time: 7:00 P.M.

### Streaming Links:

<https://www.facebook.com/CityofLodi/>

<https://zoom.us/j/94036300166?pwd=am9lVzA1bVB6cHQ2L2RYZ0RtdHdSdz09>

**Effective immediately and while social distancing measures are imposed, all meetings of the Lodi Planning Commission will be held virtually. All Commissioners will appear telephonically or via Zoom.**

**The following alternatives are available to members of the public to watch meetings and provide comments on agenda and non-agenda items before and during the meetings.**

### Viewing:

Members of the public may view and listen to the open session of the meeting by clicking the below links or pasting the link into a browser

<https://zoom.us/j/94036300166?pwd=am9lVzA1bVB6cHQ2L2RYZ0RtdHdSdz09>

Passcode: 704086

Or iPhone one-tap: Us: +16699009128,,92084589146

Or Telephone: Dial: Us: +1 669 900 9128; Webinar ID: 940 3630 0166

### Public Comment:

Members of the public may provide comment via Zoom video conferencing at the following link:

<https://zoom.us/j/94036300166?pwd=am9lVzA1bVB6cHQ2L2RYZ0RtdHdSdz09> Public Comments are limited to five minutes per person.

Members of the public may submit written comment prior to or during the meeting. Comments should be submitted to the Planning Commission [pccomments@lodi.gov](mailto:pccomments@lodi.gov) (or via mail sent to: Community Development Department, P.O. Box 3006, Lodi CA 95241). Written comments received two hours prior to the start of the meeting will be provided to the Planning Commission and filed as part of the official record of the meeting. Five minutes of each written comment received before the Chair announces that the time for public comment is closed will be read into the record. **IMPORTANT:** Identify the Agenda Item Number in the subject line of your email. Example: Public Comment for Agenda Item Number 4a DISCRPTION.

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the Community Development Department at (209) 333-6711 or [pccomments@lodi.gov](mailto:pccomments@lodi.gov) at least 48hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Office of the Community Development Department at (209) 333-6711 or [pccomments@lodi.gov](mailto:pccomments@lodi.gov) at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

### **SPECIAL TELECONFERENCE NOTICE**

#### **Pursuant to Executive Order N-29-20:**

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020 to mitigate the spread of the coronavirus known as COVID-19. In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

For information regarding this agenda please contact:  
**Kari Chadwick @ (209) 333-6711**  
**Community Development Program Specialist**

1. ROLL CALL
2. MINUTES – None
3. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

*If you wish to address the Commission, please refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

4. PUBLIC HEARINGS

- a) Request for Planning Commission approval of an amendment to Planned Development #39 (Reynolds Ranch) to establish development standards and specific height limits for hotels on two parcels (058-660-21 and 058-650-32) in the Reynolds Ranch Planned Development; (CEQA Determination: Exempt Per Section 15061 (b) (3))

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

5. PLANNING MATTERS/FOLLOW-UP ITEMS
6. ANNOUNCEMENTS AND CORRESPONDENCE
7. ACTIONS OF THE CITY COUNCIL
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. ACTIONS OF THE LODI ARTS COMMISSION
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

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

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

Right to Appeal:

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

Pursuant to Lodi Municipal Code Section 17.70.050, 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 17.70, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.



**CITY OF LODI**  
**PLANNING COMMISSION**  
**Staff Report**

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**MEETING DATE:** September 8, 2021

**APPLICATION NO:** PL2021-014 PD (39)

**REQUEST:** Support for a proposed ordinance amendment to Planned Development #39 (Reynolds Ranch) to establish development standards and specific height limits for hotels on two parcels (058-660-21 and 058-650-32) in the Reynolds Ranch Planned Development; (CEQA Determination: Exempt Per Section 15061 (b) (3))

**LOCATION:** Parcels 058-660-21 and 058-650-32, located in the Reynolds Ranch Planned Development (“PD 39”), generally south of Rocky Lane and west of Reynolds Ranch Parkway

**APPLICANT:** City of Lodi  
221 W Pine Street  
Lodi, CA 95240

**PROPERTY OWNERS:** Parcel 058-660-21:  
Lodi Hospitality Inc.  
PO Box 1007  
Woodbridge, CA 95258

Parcel 058-650-32:  
San Andres Medical and Prof Office Buildings LLC  
PO Box 1218  
Woodbridge, CA 95258

**RECOMMENDATION**

Staff recommends the Planning Commission recommend to the City Council approval of an ordinance amendment to the Reynolds Ranch Planned Development #39 to provide that the development standards of the GC zoning district in the Lodi Zoning Code shall be used for parcels 058-660-21 and 058-650-32, except for hotels, in which case a 55-foot height limit and a 0.9 floor-area-ratio shall apply.

## **PROJECT/AREA DESCRIPTION**

General Plan Designation: Low-, Medium-, and High-Density Residential; Commercial; Office; Industrial; Open Space; Public/ Quasi-Public  
Zoning Designation: PD 39 (Reynolds Ranch)  
Property Size: 4 Acres Total (2 acres + 2 acres)

## **SUMMARY**

The City is proposing the following amendments to the Reynolds Ranch PD 39 for the parcels specified above:

- 1) Specify that the development standards of the GC zoning district apply to these parcels, except:
  - Increasing the height limit for Hotels to 55 feet; and
  - Increasing the allowable floor-to-area ratio for Hotels to 0.90.

Both of these changes would affect two specific parcels, where the City has approved the development and operation of hotel buildings which exceed the development standards (from the GC zoning district) that would normally apply. One of these, the Fairfield Inn and Suites, is fully built and in operation. The other, the Residence Inn, was approved by the SPARC in July 2021, contingent upon the approval of the currently recommended changes to the PD 39's development standards. The Residence Inn has not yet received building permits.

The proposed amendment would make the existing Fairfield Inn and Suites hotel consistent with the applicable development standards, and would allow the developer of the recently approved Residence Inn hotel to proceed with construction of the building.

## **BACKGROUND**

### **Reynolds Ranch Approval and Development History**

The Reynolds Ranch PD 39 was approved in 2006 and subsequently amended in 2008. The Planned Development provides for a range of land use types, including:

- Low Density Residential
- Medium Density Residential
- Senior Housing
- Mini Storage
- "Blue Shield"
- Fire
- Park
- Pond
- Retail

The current land use diagram for PD 39 is shown below.

**Figure 1: Current PD 39 Land Use Diagram**



Following approval of PD 39, development of a wide variety of uses in the project were approved. Today, the majority of the land in PD 39 is either developed or entitled.

Development project approvals in PD 39 to date include:

- Costco retail center (2010)
- Home Depot retail center (2009)
- Blue Shield of California office complex (2006)
- Fairfield Inn and Suites (2017)
- Reynolds Ranch single family tract (2020)
- Rubicon apartments (2016)
- Bennett residential subdivision (2017)
- Oakmont Senior Living (2018)
- Sprouts Farmers Market retail center (2017)
- Orchard Lane public park (2018)

- Residence Inn hotel (2021—approved conditionally and not yet built)

## **PROPOSED AMENDMENTS TO PD 39**

Staff's proposed amendments to PD 39 are described below.

### **Reynolds Ranch Development Standards**

When the Reynolds Ranch Planned Development was approved in 2006 (and subsequently amended in 2008), the document lacked clear development standards (permitted land uses, setbacks, height limits, parking requirements, etc.).

Development within the Reynolds Ranch project has therefore used development standards created for a specific project (for instance, the Development Standards and Guidelines recently approved for the Bennett Homes subdivision map) or has been approved based on an informal, ad hoc application of the Zoning Code to each new building.

Regarding the two parcels which are the subject of the proposed amendment to the development standards:

- 1) The recently constructed three-story Fairfield Inn and Suites hotel, for instance, conforms with most of the standards of the GC zoning district in the Lodi Zoning Code but exceeds the GC district's 25-foot height limit. It was approved because the building's height was deemed to be appropriate for the site and the building.
- 2) The Residence Inn hotel, conditionally approved by the SPARC in July 2021, exceeds both the height and floor-to-area ratio limits of the GC zoning district and could not be built as approved if the proposed changes to development standards are not approved.

To 1) make the existing Fairfield Inn and Suites a conforming structure (that is, conforming with the applicable development standards) and 2) allow the development of the Residence Inn hotel, staff is recommending that the standards applicable to the hotel parcels be revised. The specific parcels affected are shown in Figure 2, below.

**Figure 2: Affected Parcels**



Two changes are proposed, allowing hotels to build to a 55-foot maximum height and establishing a maximum floor-to-area ratio of 0.90 for hotels only.

The proposed language is shown below:

***Development Standards for Specific Retail-Designated Parcels***

*Development on parcels 058-660-21 and 058-650-32 shall conform to the requirements of the “GC” (General Commercial) zoning district, as provided in the latest version of the Lodi Zoning Code, with the following exception:*

- *Height limit for hotels shall be 55 feet (no maximum stories)*
- *Maximum floor-to-area ratio for hotels shall be 0.90, provided that the overall floor-to-area ratio of all Retail-designated land in the Planned Development does not exceed 0.60.*

*All other standards, including but not limited to the following, shall apply per the latest version of the Zoning Code:*

- *Permitted, conditionally permitted and prohibited land uses*

- *Development standards (setbacks, floor-area-ratio, etc.)*
- *Landscaping*
- *Parking*

These development standards, if approved, would accommodate the existing and approved hotels and would make the existing Fairmont Inn and Suites clearly in conformance with the Zoning Code (helpful in the event that the hotel suffers extensive damage and needs to be rebuilt).

## **ANALYSIS**

The proposed amendment to the Reynolds Ranch Planned development would:

- Clarify that the standards of the GC zoning district apply to the parcels in question;
- Make the existing Fairfield Inn and Suites a conforming structure (that is, conforming with the applicable development standards); and
- Allow the development of the Residence Inn hotel

These changes would not change the prior approvals of the Fairfield Inn and Residence Inn and would not affect any other parcels.

## **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt according to the California Environmental Quality Act, Article 19 §15061 (b) (3). This is the “common sense” exemption, which applies to projects as follows:

*“The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” [CEQA 15061(b)(3)]*

No significant environmental impacts are anticipated and no mitigation measures are required.



Staff offers the following evidence to support this exemption:

- a) No changes to planned land use are being made. Future development potential on these properties is therefore not changed compared to the existing General Plan.
- b) The proposed increase in height and floor-to-area ratio are for hotels only on two specific parcels and will not affect development on other parcels.
- c) Overall, the floor-to-area for commercial development in PD 39 will not exceed the 0.60 standard specified in the General Plan.

Therefore, the proposed land use policy changes do not have the potential to result in a significant effect on the environment.

Future development projects proposed on vacant and unentitled land would be required to undergo individual CEQA review, which would identify any potential site- or project-specific impacts.

### **PUBLIC HEARING NOTICE**

Legal Notice for this item was published in the Lodi News Sentinel on Saturday, August 26, 2021. Thirteen (13) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3.

Public notice also was mailed to interested parties who expressed their interest of the project.

### **RECOMMENDED MOTION**

Staff recommends that the Planning Commission recommend that the City Council approve the proposed amendment to the Reynolds Ranch Planned Development.

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Commission recommend approval by the City Council of amendments to the Reynolds Ranch Planned Development to provide that the development standards the GC zoning district of the Lodi Zoning Code shall be used for parcels 058-660-21 and 058-650-32, except for a 55-foot height limit and 0.90 floor-to-area ratio for hotels."

## **ALTERNATIVE ACTIONS**

- Recommend denial of the proposed amendments to PD 39 by the City Council
- Recommend a different amendment to the PD. (This may require additional CEQA analysis, depending on the specifics of the amendments recommended by the Commission.)
- Continue this item to a future meeting date for further consideration.

Respectfully Submitted,

Eric Norris  
Contract Planner

John Della Monica  
Community Development Director

**RESOLUTION NO. P.C. 21-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI  
RECOMMENDING APPROVAL OF AN AMENDMENT TO PD 39 FOR REYNOLDS RANCH  
PROVIDING DEVELOPMENT STANDARDS FOR HOTELS.**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, in accordance with the Lodi Municipal Code, Section 17.74; and

**WHEREAS**, the project proponent is the City of Lodi; and

**WHEREAS**, the affected parcels are owned by: Lodi Hospitality Inc., PO Box 1007, Woodbridge, CA 95258 (APN 058-660-21) and San Andres Medical and Prof Office Buildings LLC, PO Box 1218, Woodbridge, CA 95258 (APN 058-650-32); and

**WHEREAS**, the affected parcels are located in the Reynolds Ranch Planned Development (PD 39), generally south of Harney Lane and west of the 99 Freeway; and

**WHEREAS**, the property has a General Plan designation of Low Density Residential, Medium Density Residential, High Density Residential, Open Space and Public/Quasi Public and is zoned PD 41 (Van Ruiten Ranch Planned Development), which designates the site for high density residential development; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that:

1. The Planning Commission hereby recommends that the City Council approve an amendment to the Reynolds Ranch Planned Development to provide that the development standards of the GC zoning district of the Lodi Zoning Code shall be used for parcels 058-660-21 and 058-650-32, except for a 55-foot height limit and 0.90 floor-to-area ratio for hotels.

I certify that Resolution No. 21-\_\_ was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on September 8, 2021 by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

**ATTEST** \_\_\_\_\_