

RESOLUTION NO. P.C. 26-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE DOWNTOWN SPECIFIC PLAN (DTSP)
PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65450 ET SEQ. (2026-01)**

- 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 (“LMC”) Chapter 17.74; and
- WHEREAS**, the City of Lodi has prepared the Downtown Specific Plan (DTSP) as a long-range planning and implementation document intended to guide land use, mobility, urban design, and economic development within the Downtown area; and
- WHEREAS**, specific plans are authorized pursuant to California Government Code Section 65450 et seq. to implement the goals and policies of a city’s General Plan through more detailed standards and implementation strategies; and
- WHEREAS**, the DTSP builds upon the success of the established historic downtown core and provides a framework to guide reinvestment, improve connectivity, and support compatible development within the expanded Downtown Mixed Use area, including the Main Street corridor east of the railroad tracks; and
- WHEREAS**, preparation of the DTSP included extensive community outreach, stakeholder engagement, and public participation, including workshops, Steering Committee meetings, and online engagement opportunities; and
- WHEREAS**, the Planning Commission held a duly noticed public hearing on April 18, 2026, in accordance with Government Code Section 65090 to consider the Downtown Specific Plan and receive public testimony; and
- WHEREAS**, the Downtown Specific Plan has been evaluated pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.); and
- WHEREAS**, the City of Lodi is the Lead Agency pursuant to CEQA Guidelines Sections 15051 and 15367, and environmental review for the DTSP relies on the previously certified 2025 Focused General Plan Update Subsequent Environmental Impact Report and an Addendum prepared in accordance with CEQA Guidelines Sections 15162 and 15164; and
- WHEREAS**, the Addendum concludes that adoption of the Downtown Specific Plan does not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and that no subsequent or supplemental environmental document is required; and
- WHEREAS**, pursuant to California Government Code Section 65454, the Planning Commission must consider whether the Downtown Specific Plan is consistent with the City of Lodi General Plan prior to making a recommendation to the City Council; and
- WHEREAS**, the Planning Commission has reviewed the administrative record, staff report, and all public testimony and finds that the Downtown Specific Plan is consistent with the General Plan and provides a comprehensive and implementable framework to guide the future evolution of Downtown Lodi.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Planning Commission hereby finds:
 - a. The Downtown Specific Plan has been prepared in accordance with California Government Code Section 65450 et seq.; and
 - b. The Downtown Specific Plan is consistent with the City of Lodi General Plan pursuant to Government Code Section 65454; and
 - c. The environmental effects of the Downtown Specific Plan have been adequately evaluated pursuant to CEQA and the State CEQA Guidelines, and the Addendum prepared for the project satisfies CEQA Guidelines Sections 15162 and 15164; and
 - d. The Planning Commission has conducted a duly noticed public hearing and considered all information presented prior to taking action.
3. The Planning Commission recommends that the City Council adopt the Downtown Specific Plan (DTSP) and Appendices attached hereto as Exhibit A, incorporated by this reference.

Dated: May 13, 2026

I certify that Resolution No. 26-04 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on May 13, 2026, by the following vote:

AYES: Commissioners: Chair Hicks, Vice Chair Singh, Woehl, Diehl, and Lydon

NOES: Commissioners:

ABSENT: Commissioners: Eddy and McNickle

ATTEST



Secretary, Planning Commission

Exhibit A: Downtown Specific Plan and Appendices