

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI APPROVING
THE DOWNTOWN SPECIFIC PLAN (DTSP) PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 65450 ET SEQ. (2026-01)

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WHEREAS, the City Council of the City of Lodi has heretofore held a duly noticed public hearing, as required by law in accordance with California Government Code Section 65453 and applicable City noticing procedures; and

WHEREAS, the City of Lodi has prepared the Downtown Specific Plan (DTSP) as a long-range visioning, policy, and implementation document intended to guide future land use, mobility, urban design, placemaking, infrastructure planning, 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 planning guidance 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, enhance multimodal mobility, and support compatible infill development within the expanded Downtown Mixed-Use area, including the Main Street corridor east of the railroad tracks; and

WHEREAS, the DTSP supports broader City objectives related to downtown revitalization, economic development, multimodal transportation, housing opportunity, placemaking, sustainability, public health, and implementation of the General Plan, Housing Element, Environmental Justice Element, and Economic Development Strategic Plan; and

WHEREAS, preparation of the DTSP included extensive community outreach, stakeholder engagement, and public participation beginning in 2024, including Steering Committee meetings, public workshops, open houses, stakeholder interviews, business outreach, online engagement opportunities, Planning Commission and City Council study sessions, and ongoing project updates through PlanLodi.com; and

WHEREAS, the DTSP also included coordination and discussions with Union Pacific Railroad (UPRR) regarding mobility, railroad crossings, quiet zone analysis, and potential future lease or acquisition opportunities associated with UPRR-owned parcels adjacent to Main Street; and

WHEREAS, the DTSP is intended to support future implementation and funding opportunities, including potential State, regional, and local grant programs related to infrastructure, mobility, housing, sustainability, placemaking, climate resilience, and downtown revitalization; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 13, 2026, in accordance with Government Code Section 65090, considered public testimony and the administrative record, and adopted Resolution No. P.C. 26-04 recommending City Council approval of the Downtown Specific Plan; 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 upon 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 would 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 City Council must find that the Downtown Specific Plan is consistent with the City of Lodi General Plan prior to adoption; and

WHEREAS, the City Council has reviewed the administrative record, staff report, environmental documentation, and all oral and written public testimony and finds that the Downtown Specific Plan is consistent with the General Plan and establishes a coordinated framework to guide the future evolution of Downtown Lodi.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds that, based upon substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The City Council 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. None of the conditions requiring preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines Section 15162 are present; and
 - e. The Downtown Specific Plan establishes a long-range policy and implementation framework intended to guide future decision-making over time and does not itself authorize specific construction projects or funding commitments; and
 - f. Future implementation actions, including but not limited to zoning code amendments, infrastructure improvements, funding authorizations, capital projects, development agreements, design standards, mobility improvements, and related implementation

measures, may require separate environmental review, discretionary approvals, budget appropriations, or additional City Council consideration and approval, as applicable; and

g. The City Council has conducted a duly noticed public hearing and considered all information presented prior to taking action.

3. The City Council hereby adopts the Downtown Specific Plan (DTSP) and Appendices attached hereto as Exhibit A, incorporated herein by this reference.

Dated: June 3, 2026

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I hereby certify that Resolution No. 2026-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 3, 2026 by the following vote:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

OLIVIA NASHED
City Clerk

2026-_____