

RESOLUTION NO. P.C. 26-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
TO RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE TO ENTER A DEVELOPMENT
AGREEMENT WITH ROGERS MEDIA COMPANY TO INSTALL, MAINTAIN, AND OPERATE
ELECTRONIC MESSAGE SIGNS ON CITY PROPERTY**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Development Agreement (attached hereto as Exhibit "A" and incorporated herein by reference), in accordance with the Lodi Municipal Code ("LMC") Chapter 17.44.040; and

WHEREAS, the landowner is the City of Lodi; and

WHEREAS, the contractor is Rogers Media Company, Inc.; and

WHEREAS, the landowner holds a legal or equitable interest in certain real properties located at the median strip on South Hutchins Street, approximately 285 feet north of South Hutchins Street/East Harney Lane (No APN), 1345 West Kettleman Lane (APN: 031-040-50), and West Kettleman Lane, approximately 40 feet southwest of West Kettleman Lane/Westgate Drive (APN: 058-030-10) in the City of Lodi ("Properties"); and

WHEREAS, the contractor has or will have a leasehold (or other legal or equitable) interest in the Properties on the Effective Date of the Agreement; and

WHEREAS, the landowner and contractor have taken all actions mandated by, and fulfilled all requirements set forth in Lodi Municipal Code ("LMC") Chapter 17.44 "Development Agreements" and Section 17.34.070(H) "Electronic Message Signs on City Property" for the consideration and approval of the Development Agreement; and

WHEREAS, the Planning Commission will review and approve the Contractor's proposed use consisting of the Programmable Electronic Signs with a Use Permit on the Properties. The Programmable Electronic Signs shall be installed in compliance with the conditions listed in the resolution for the Use Permit and will be consistent with the General Plan and the LMC; and

WHEREAS, the Use Permit process will ensure that the Programmable Electronic Signs are in conformity with public health, safety, and general welfare and will not affect the orderly development of property or the preservation of property values; and

WHEREAS, the Site Plan and Architectural Review Committee ("SPARC") will review and approve the Contractor's proposed Programmable Electronic Signs for the Properties. The Project Design Standards include maximum height and size standards for the Programmable Electronic Signs. The Programmable Electronic Signs shall be installed on the Properties in accordance with the SPARC approved Project Design Standards; and

WHEREAS, the Programmable Signs will provide revenue for the City, as well as provide an opportunity for the City to display its own community service and emergency messages on the signs interspersed between commercial messages; and

WHEREAS, the Contractor shall maintain the Programmable Electronic Signs in good condition without damage, graffiti, or distracting electronic errors or other malfunctions. Further, the Landowner shall keep the Properties free of noxious weeds, grasses, debris, and rodents; and

WHEREAS, if the Landowner chooses to discontinue the use of the Programmable Electronic Signs, the Contractor shall remove all sign components and return the Properties to a clean and tidy condition. Completion of the Programmable Electronic Signs removal shall occur within sixty (60) days of the date in which the Landowner decides to discontinue use of the programmable signs; and

WHEREAS, should the Landowner develop nearby or adjacent property, vacant or otherwise, and Landowner at its sole discretion determines the Programmable Electronic Sign(s) will interfere with future development, including but not limited to design, construction, safety, reliability, operation, maintenance and/or access, Contractor shall remove the Programmable Electronic Sign(s) in its/their entirety with 60 days written notice from Landowner and restore applicable Property or Properties to its original condition or better. Should Contractor fail to remove the Programmable Electronic Sign(s), Landowner will remove and dispose of the Programmable Electronic Sign(s) and Contractor will be billed for all costs associated with removal of the Programmable Electronic Sign(s); and

WHEREAS, the Planning Commission makes its recommendation based on its consideration of the factors set forth in Lodi Municipal Code section 17.44.040.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that the recitals and findings above are adopted as true and incorporated herein, and recommend City Council approval of an Ordinance for Development Agreement 2024-001.

Dated: March 25, 2026

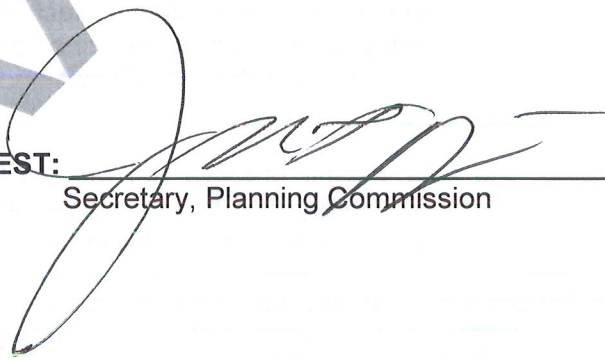
I certify that Resolution No. 26-02 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 25, 2026, by the following vote:

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

NOES: Commissioners:

ABSENT: Commissioners: Eddy

ATTEST:


Secretary, Planning Commission