



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Receive Progress Report on the City of Lodi General Plan Update

MEETING DATE: August 1, 2007

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Receive Progress Report on the City of Lodi General Plan Update

BACKGROUND INFORMATION: Early in 2006, the City Council directed the Community Development Department to begin the process for updating the City of Lodi General Plan. The existing General Plan was adopted in 1991 and it was designed to accommodate the City's development through the year 2007. Although the City has not reached the level of development or population growth anticipated in the 1991 General Plan, the City feels that a comprehensive General Plan update should be undertaken in order to provide a clear blueprint for future development in Lodi. On May 17, 2006, the City Council entered into a contract with the consulting firm of Dyett & Bhatia for contract services related to the update of the General Plan. Work has since been underway on the Plan.

Dyett & Bhatia has been engaged in the following activities as part of the General Plan Update process:

Stakeholder Interviews

The stakeholder interviews were completed and a report summarizing the findings published in April 2007. Following this publication, two additional interviews (with members of the Lodi Historical Society, who were unable to attend the previous meetings) were completed in the last week of June. These interviews will be incorporated in an updated stakeholder report that should be available in the next few weeks.

Community Workshop #1

The first public workshop was held on June 13 at the Hutchins Street Square, and was attended by approximately 50 community members. Participants engaged in small group visioning and brainstorming on issues. A report summarizing the results of the workshop is being completed and should be available by early August.

Community Survey

A newsletter and postage-prepaid mail-back survey was sent to all households in the City in early June. The newsletter and the survey were bilingual (English and Spanish). 877 completed surveys have been received as of the cut off date of July 13, 2007 (over 1 month was allocated to receive surveys). All responses are being individually coded; approximately 600 surveys have been coded and work is

APPROVED: _____
Blair King, City Manager

underway on the remainder. A report on the survey findings will be available toward the latter half of August.

Working Papers

Four working papers, which aim to diagnose the major opportunities and challenges Lodi is facing, are underway; they are all nearly finished and will be released in August. Following are the Working Papers:

Working Paper #1 Greenbelt Conservation

This paper focuses on the issues specific to the greater Lodi-Woodbridge area. Successful strategies that have worked elsewhere in the state in the context of wine production will be presented (such as conservation easements, transfer of development rights, and zoning techniques specific to agriculture/viticulture in Sonoma, Napa, South Livermore, and elsewhere in San Joaquin County). Also, this paper will examine the kinds of uses permitted in agricultural areas in these places.

A draft of the paper has been completed, which is currently being reviewed by staff.

Working Paper #2 Land Use, Transportation, and Environmental Resources

This report will provide a descriptive profile of the City's existing conditions—land use, transportation, parks and open space, agricultural and soil resources, biological resources, cultural resources, energy and mineral resources, hydrology and water quality, air quality, natural hazards, hazardous materials, and noise. This report will contribute to the framework of critical issues and challenges impacting the city to be addressed by the updated General Plan.

A complete draft of this paper has been completed and will be shortly submitted to staff. Following staff review, the paper is expected to be released mid-August.

Working Paper #3 Growth and Economic Development Strategy

This working paper will present growth trends, likely demand for various land uses (including retail demand by segment), and opportunities, challenges, and possibilities for their future arrangement in Lodi, market conditions, and taxable sales performance of retail shopping establishments. It will examine issues related to jobs/employment skills and housing match and the potential role tourism can play, and how land use policies can effect that role. Topics covered include population and demographics, existing business and employment characteristics and trends, retail and visitor services, existing economic development programs, and potential growth and development strategies.

A draft of this paper is complete and has just been submitted to staff, with public release targeted for mid-August.

Working Paper #4 Urban Design and Livability

This fourth working paper will diagnose and address the urban design and livability conditions in Lodi. Topics to be examined include the City's accessibility and connections, community and neighborhood design, streetscapes, urban form, city evolution, densities and intensities on the lot, neighborhood, and city scales. It will also evaluate the design and development standards, draft zoning ordinance, and existing subdivision plans.

This will be the last of the working papers to be completed, with release by August end.

City Council Review of Working Papers and Survey Results

The first phase of the project (assessment of background conditions as well as initial outreach and community visioning) will be completed in August. This will feed into the next phase of the project—land use and transportation alternatives.

It is imperative that decision-makers review the Working Papers and Reports on the workshop #1 and community survey in perhaps three meetings (or two longer meetings). After these Papers and Reports are distributed to Council and Planning Commission, review meetings will be scheduled. While no City Council decisions are required at this stage of the planning process, decision-maker review and comments will help set the stage for the alternatives.

Schedule

The upcoming key dates are:

- Working Papers—All working papers to be completed and released by August.
- Survey—Report to be completed late August.
- Decision-maker review of materials—September.
- Alternatives—August through November.
- Preferred Plan—Spring 2008.
- Draft Plan—end of Summer 2008.

FISCAL IMPACT: No fiscal impact.

FUNDING AVAILABLE: The cost of the above work is included in the contract for the General Plan Update authorized previously by the City Council.

Kirk Evans, Budget Manager

Peter Pirnejad
Planning Manager

Randy Hatch
Community Development Director

Attachments: Latest Schedule

Proposed Schedule for the City of Lodi General Plan Update and EIR

