

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, AUGUST 7, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 7, 2007, commencing at 7:01 a.m.

A. ROLL CALL

Present: Council Members – Hansen, Hitchcock, Katakian, Mounce, and Mayor Johnson

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Presentation Regarding Freeway Commercial Overlay Zone"

City Manager King briefly introduced the subject matter of the overlay zone.

Community Development Director Hatch provided a presentation regarding the Freeway Commercial Overlay Zone. Specific topics of discussion included the purpose, location, criteria, adoption process, environmental review process, time line for adoption, and a summary of the same.

In response to Council Member Hitchcock, City Manager King stated the item was brought to the Council so that staff can ascertain that Council wants to go in this general direction before additional time and energy are put into this effort. Mr. King stated the backdrop for the item is the sliding Transient Occupancy Tax (TOT) revenue. He also discussed the Holiday Inn Express certification and the interest of other businesses in the site.

In response to Mayor Pro Tempore Mounce, Mr. Hatch stated staff does anticipate doing the regative declaration in-house despite pending projects because it is an appropriate policy level study to advance with the Development Code.

In response to Council Member Hansen, City Manager King stated he has not received any direct information regarding the remodeling or demolishing of motels along the Cherokee corridor, only indirect random information. He also stated that another hotel may be looking for a site under a different brand.

In response to Council Member Hansen, Mr. Hatch stated medial offices or similar businesses can be accommodated in a C-2 zone if there is a demand for the same.

Council Member Hansen suggested maintaining the landscaping and street conditions in a manner that preserves the history of the City and of Cherokee Lane.

In response to Council Member Hitchcock, Mr. King stated the Cherokee Lane corridor will likely be a candidate for the redevelopment project area.

In response to Mayor Johnson, Mr. Hatch explained that spot zoning is an illegal mechanism in California wherein a particular parcel has more intense zoning than all surrounding parcels, the parcel does not conform to overall General Plan designation, and the standards are different from surrounding properties. He stated spot zoning was generally used to deal with particular situations that arose within communities where a single non-conforming use arose in a particular area.

In response to Mayor Johnson, Mr. Hatch explained that if a hotel wants to go into the old Plummer Cadillac site, as an example, and construct a four-story structure, a variance would likely be insufficient as a legal justification for a height increase based on the surrounding properties, but an overlay may provide some flexibility for the same.

In response to Mayor Johnson, Mr. Hatch stated height limitations are based on a floor area ratio analysis and the idea is to stay with the appearance and standards of the community. Mr. King stated private market standards with hotels seem to be at four stories and a policy question exists as to how the Council wishes migration to occur on Cherokee Lane.

In response to Mayor Johnson, City Manager King stated the redevelopment plan would be consistent with the City's land use plan.

In response to Council Member Katzakian, Mr. King stated the adoption for the redevelopment plan is anticipated to be in early to late 2009 with the base year starting in 2009.

Mayor Pro Tempore Mounce suggested proceeding with the overlay regardless of the redevelopment plan to promote free enterprise by allowing the hotels to move forward.

Discussion occurred between Mayor Johnson, Council Member Hansen, and City Manager King regarding the number of hotels needed in the City, non-brand hotels, examples of hotels in Tracy along the 99 corridor, and an overview of the hotel chains represented currently in Lodi.

In response to Council Member Hansen, Mr. Hatch stated Tiger Line may move forward but not necessarily with a four-story building.

In response to Council Member Katzakian, Mr. Hatch stated light industrial zoning does have a different standard for height, but it would be a policy decision to change the make-up of an established area.

In response to Mayor Johnson, Mr. Hatch stated there is infrastructure in place along the Cherokee Lane corridor and each parcel would need to be assessed on an individual basis to determine what needs may arise. He stated this is the primary reason for not doing a brand new C-2 zone overlay.

In response to Council Member Hitchcock, Mr. Hatch stated infrastructure is in place to accommodate some sites but not necessarily the entire corridor. He stated utilities and traffic analysis will also have to be done and the requests will be handled on a first-come, first-served basis.

In response to Council Member Hansen, Mr. King stated redevelopment is affected by the development in the corridor because the benefit of the tax increment is based on whatever the condition of the construction and/or property is.

In response to Mayor Pro Tempore Mounce, Mr. Hatch stated he is not sure who paid for the infrastructure in the alley when the Comfort Inn was built, but he will forward the information when he receives it.

Mayor Johnson stated he could support going ahead with the overlay.

Council Member Hansen stated he could support proceeding with the overlay and suggested staff look into accelerating the redevelopment project if possible.

Council Member Katzakian stated he could support proceeding with the overlay because of the benefit from TOT.

In response to Council Member Hitchcock, Mr. King stated this matter was originally a Development Code issue. He stated it will go through the Planning Commission, but it was important to assess Council direction regarding the advancement of the overlay separate from the General Plan amendment.

In response to Council Member Katzakian, Mr. Hatch stated a four-story structure could be permitted through the General Plan as a text amendment to allow a particular use along this type of a corridor. He stated it would require Planning Commission approval, consultant review for consistency, and an ordinance change that could be worked into the Development Code.

Council Member Hansen requested a staff analysis showing the TOT assessment decrease and the reasons for the same.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:17 a.m.

ATTEST:

Randi Johl
City Clerk