

**REGULAR MEETING AGENDA
LODI IMPROVEMENT COMMITTEE**

January 12, 2010

6:00 P.M.

**CARNEGIE FORUM – COUNCIL CHAMBERS
305 W. PINE STREET
Lodi, California**

For information regarding this Agenda please contact:
JOSEPH WOOD
TELEPHONE: (209) 333-6711

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6:00 p.m. Regular Meeting

Roll Call

Minutes December 8, 2009 – Regular Meeting

Treasurer's Report

Announcements/Presentations

Agenda Items:

- A. Presentation on Public Works Project
- B. Celebration on Central

Department Reports

- Community Development
 - Planning Commission
 - Neighborhood Services Division
- Police Department
 - District/Watch Commander
 - Community Improvement/Code Enforcement
- Public Works

Comments by the Public on Non-Agenda Items (5 minute limit per speaker)

Comments from Boardmembers on Non-Agenda Items (5 minute limit per speaker)

New Business

Topics for Upcoming Meetings

Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the regularly scheduled meeting (or 24 hours in advance of a special meeting) at a public place freely accessible to the public 24 hours a day.

JOSEPH WOOD
NEIGHBORHOOD SERVICES MANAGER

**LODI IMPROVEMENT COMMITTEE
REGULAR MEETING MINUTES**

DRAFT

December 8, 2009

6:00 P.M.
ROLL CALL

BOARD		STAFF
<u>PRESENT</u>	<u>ABSENT</u>	
Robert Takeuchi (Chair)	Rosie Ortiz (Treasurer)	Joseph Wood, CDD
Stephen Jarrett (Vice-Chair)	Reyes Jaramillo	Araseli del Castillo, CDD
Eileen St. Yves		Rad Bartlam, CDD
Tim Mustin		Lt. Todd Patterson, PD
Fran Forkas		
Sunil Yadav		

MINUTES

November 10, 2009 – Regular Meeting

Mr. Forkas motioned to approve, Mrs. St. Yves seconded. Approved unanimously.

TREASURER’S REPORT

Ending balance is \$730.13

Mr. Fran Forkas gave the balance in absence of Mrs. Ortiz. Mr. Mustin motioned to approve, Mr. St. Yves second it. Approved unanimously.

ANNOUNCEMENTS/PRESENTATIONS

None

AGENDA ITEMS

A. Presentation on General Plan Update

The Community Development Director Rad Bartlam made a presentation on the Draft General Plan Update and the Environmental Impact Report that is going to the Planning Commission in December and then on to the City Council for review and approval in January/February.

Mr. Bartlam gave an overview of the status of the General Plan and the Environmental Impact Report. Mr. Bartlam stated a couple of months ago he presented a variety of alternatives that we were reviewing and taking input on. The City Council in February of last year chose a preferred plan.

Mr. Bartlam gave an overview of what is before the public and an idea of a status of where we go from here. The General Plan we are forwarding shows a moderate amount of new growth. The new growth primarily taking place is south of Harney Ln. There is new business growth on East of Hwy. 99 South of Kettleman Ln. and down South of Harney Ln.

Mr. Takeuchi asked Mr. Bartlam what he is expecting back from the Committee.

Mr. Bartlam replied he is making the rounds to the various advisory bodies that the City Council has appointed providing them an overview of the program and the opportunity for each of those groups to provide their input.

Mr. Bartlam stated they are re-designating the Eastside area. From Lockeford St., west of Cherokee Ln., north of Tokay St. on into Downtown. We are recommending that they go to Medium Density Residential. The primary reason is to really reflect the amount of multi-family housing that is already developed in the area and to act as incentive with policy and land use designations. Also it is to act as an incentive for an investment area.

Mr. Bartlam stated there are a variety of protective land uses out there that we can only do so much in terms of restricting but when it's all said and done the higher bodies, the Supreme Court for example has said the freedom of speech, the freedom of activity requires the City to allow these things to occur. You can condition them so they don't get out of hand.

Mr. Takeuchi asked it seems though that in respect to the update of the General Plan that the Planning Commission is looking for other things like what is good for the City.

The Bartlam replied absolutely. The whole idea of the General Plan is to propose policies within these various subject matters. The General Plan is a required document – the State Law. You have to have a General Plan.

Mr. Bartlam stated he has outlined a number of guiding policies or goals. The implementing policies then are more specific. For example, the land use policy is to promote the revitalization of key commercial spines of the community with focus of mixed use development. The zoning code is the chief implementation document. Our current zoning ordinance was written and adopted in 1954 and has been amended a number of times since. Mr. Bartlam also mentioned that we have implementing policies in focusing new business growth and the type of business growth. We have implementing policies downtown and our desire to see downtown continue to find its niche in the market. We have an implementing policy on how new neighborhood should be designed. One policy which has garnered the most attention is a policy that prohibits gated neighborhoods.

Mr. Takeuchi asked if Mr. Bartlam can give him the main argument restrictions against gated communities.

Mr. Bartlam replied that two of the three gated communities do not hamper the policy which is having a connected community so that you don't have a barrier to neighborhood access.

Mr. Bartlam stated that growth management in this community is an important issue. It was an issue that was decided in the current General Plan in 1991 when the growth management ordinance was formulated and adopted.

Mr. Bartlam stated that the second piece of growth management is insuring that our infrastructure whether it is infill infrastructure or new development infrastructure is keeping pace with new development so that we are not building stuff prematurely or sizing infrastructure to the ultimate need. As a result they're will be a new impact fee program. That is how we pay for most for most of what happens. We are recommending in the new fee program is that we incent our infield growth areas by lower fee amounts. We will see an impact fee program that will have districts as oppose to City wide cost as we do now.

Mr. Bartlam spoke about infrastructure like water conservation. There are additional water conservation measures within the General Plan. Those are being pushed very heavily by the state and federal government.

Mr. Bartlam stated they are going to be approaching the Public Utilities commission specifically to designate the area through Lodi as a quiet zone along the railroad tracks. The PUC has a designation we have to argue for which would require the trains to not blow their horns and also to slow their speed down. We are doing that for a variety of reasons. One, if we are going to be successful in encouraging infill housing downtown we need to make sure the trains are not an obstacle for that to happen.

B. Celebration on Central

Mr. Wood stated the Hilda Bohacek from Community Partnership for Families was planning to attend this meeting.

The Celebration of Central events have historically been coordinated through the Community Partnership for Families, with a great deal of the partnership from a number of organizations or individuals. For example George Bradley from the City of Lodi really took charge of a lot of set up and was able to find a source of funding to allow his crews to come in and help. Hilda has been very active in trying to rebuild the momentum the Community Partnership once had in the community. Mr. Wood stated he will talk with Hilda to see if she can attend the January meeting to discuss this further.

Mr. Takeuchi stated if this is a partnership he would like to know what she has in mind. Mr. Takeuchi stated he would like to know the views of this committee to see if they would like to take on a task like that.

Mrs. St. Yves stated she has had the pleasure of working with Mr. Wood on Celebration on Central. Mrs. St. Yves states she is in favor of this event.

Mr. Wood stated that they can use a portion of Block Grant money to support this event as it can cost up to \$9,000.

Mr. Takeuchi asked who determines if we can spend the Block Grant money.

Mr. Wood replied the City Manager or City Council.

Mr. Wood stated he will get in contact with Hilda between now and January so she can bring more information on this in the January meeting.

Mr. Takeuchi asked to tell her unless she comes to us we will not be able to do anything.

C. Review/Follow up on Action from Previous Meetings

Mr. Wood is asking if there is anything from the previous meetings anyone would like to follow up on.

Mr. Takeuchi asked Mr. Wood if Mr. Spinelli made the certificate for the committee to sign and etc.

Mr. Wood replied no. Mr. Wood stated he is having it redone with a small brass plaque on the bottom of it. He will let all see it prior to giving it to him.

Committee Membership

None

DEPARTMENT REPORTS

A. Community Development

502 E. Oak St. – Affordable Housing Project

Mr. Wood stated this is a foreclosed property has been acquired by Service First of Northern California as part of the Neighborhood Stabilization Program (NSP). This project is before the Planning Commission at the December 9th meeting for approval of a lot split. The existing dilapidated residential structure that once housed three separate residential units will be demolished and with the approval of a lot split, a new single-family dwelling will be built on each parcel, thereby providing two new affordable housing units.

Mr. Takeuchi asked why we are being consulted on this.

Mr. Wood replied keeping you apprised on what we are doing for Affordable Housing Neighborhood Stabilization Program. We don't expect there being an issue with the Planning Commission as far as doing a lot split.

Tienda Drive Senior Project

Mr. Wood stated the Tienda Dr. is likely to go before the Planning Commission either late January or early February for the site plan/architectural review. That is moving along but with the funding with this. They submitted their application to HUD 202 program. We are looking at submitting plans in 2011 and move forward with development in 2011/2012.

* **Planning Commission**

None

* **Planning Commission – Past Action**

None

* **Neighborhood Services Division**

Vending Ordinance

The City Council has approved a revision of the current Vending Ordinances that places a cap on the number of taco truck-type at 22 and produce/fish vendors at 3.

Mr. Takeuchi asked if Mr. Wood agreed with that.

Mr. Wood replied there are perceptions and there is reality. The perception is that there was an over abundance of mobile vendors. City Council has put a cap on this. With the January renewal this is all moving to the Community Improvement Unit so I will be out of handling that.

Oak/Garfield Affordable Housing Project

Service First of Northern California is in the process of acquiring the vacant parcels on the corner of East Oak and S. Garfield. There was originally a very old retail/warehouse building at this site. The owners eventually demolished that building a created two separate parcels with a lot split. They are hoping to get approvals late December, early January to start moving forward with construction.

A. **Police Department**

• **District/Watch Commander**

Lt. Patterson stated this was thrown at him a couple of weeks ago and apologized for not being prepared.

Mr. Takeuchi stated that Mr. Patterson's presence is very important to us.

Mrs. St. Yves asked what is going on with the 200-300 block of West Century Blvd.

Lt. Patterson replied there was some vandalism to the park playground. At 321 W. Century Blvd. there was an arrest made there.

Community Improvement/Code Enforcement

None

B. Public Works

None

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 minute limit per speaker)

None

COMMENTS FROM BOARD MEMBERS on Non-Agenda Items (5 minute limit per speaker)

Mr. Forkas asked if we were having a party at Mr. Takeuchi's house.

Mr. Takeuchi replied yes at 7:00 p.m. Everyone is invited including Steve Jarrett and Araseli.

Mr. Takeuchi stated that Mr. Jarrett has formally resigned as a member of our committee effective December 9, 2009. Mr. Takeuchi stated that Steve has been a very important member of this committee and I have told him such. He has given me his explanation and I would want to persuade him against doing what he has done. I respect his views and thoughts but that does not take away from the fact he has been a vital part of our deliberations and I would like to formally thank you.

NEW BUSINESS

A. Topics for Upcoming meetings

February 9th – New First-time Homebuyer Program/Spring Clean Up
March 9th – CDBG (tentative)
April 13th – Election Officers
April 17th or 24th – Special Goal-Setting Session
May 11th
June 8th

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DRAFT

ADJOURNMENT

There being no further business before the Committee, it was, on motion duly made by Mr. Jarrett adjourned at 7:45 p.m.

Respectfully submitted,
ARASELI DEL CASTILLO, Recording Secretary



MEMORANDUM, City of Lodi, Community Development Department

To: Lodi Improvement Committee
From: Joseph Wood, Neighborhood Services Manager
Date: January 7, 2010
Subject: Staff Report for Regular Meeting of January 12, 2010

I. Announcements/Presentations

II. Agenda Items:

A. Presentation on Public Works Projects

Public Works Director Wally Sandelin will be making a presentation on a number of Public Works projects that are underway, getting underway, and/or are being planned. These include the Lodi Avenue Improvement Project, the Alley Drainage Improvement Project, the Eastside Infrastructure Replacement Projects, and the Water Meter Installation Project.

His supporting documents will be provided at the meeting.

B. Celebration on Central

The Celebration of Central events have historically been coordinated through the Community Partnership for Families, with a great deal of the organizational support coming from certain key persons from agencies and organizations that either work through or closely with the Community Partnership.

Many of those individuals have either retired or have been reassigned to areas that take them out of contact with the Community Partnership, leaving a significant void for the local Community Partnership to fill.

Local Community Partnership Site Director Hilda Bohacek is planning on attending this meeting. She is very interested in continuing the Celebration on Central event and is even more enthused with the possibility that the Improvement Committee might want to help sponsor and organize the event.

III. Department Reports

A. Community Development Department

Planning Commission

Tienda Drive Senior Housing Project

This project will be going before the Planning Commission in late-January or early-February for Site Plan and Architectural Review approvals.

Neighborhood Services Division

2010-11 CDBG Funding Application Period

The CDBG Application period for 2010/11 has begun. Applications are available on-line through the City of Lodi's webpage and there is a Public Meeting scheduled for Wednesday, January 27th, at 3:30 in the Council Chambers in Carnegie Forum, to provide information and assist with the application process. Applications are due by 5:00pm on February 10, 2010.

B. Police Department

- **District/Watch Commander**
- **Community Improvement Unit/Code Enforcement**

C. Public Works

IV. New Business

A. Looking Ahead

- **February 9th – Spring Clean up Planning – *New First-time Homebuyer Program***
- **March 9th – CDBG (*tentative*)**
- **April 13th – Election of Officers**
- **April 17th or 24th – Special Goal-Setting Session**
- **May 11th**
- **June 8th**