

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
"SHIRTSLEEVE" SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, APRIL 8, 2008**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 8, 2008, commencing at 7:01 a.m.

**A. ROLL CALL**

Present: Council Members – Hitchcock, Johnson, Katzakian, and Mayor Mounce

Absent: Council Members – Hansen

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

**B. TOPIC(S)**

B-1 "Lodi Avenue Improvement Project Design Guidelines Review"

City Manager King briefly introduced the subject matter of the Lodi Avenue Improvement Project Design Guidelines Review.

Traffic Engineer Paula Fernandez provided a brief overview of the E-Map program and the timeline associated with the same. She specifically discussed the contract with MIG, the walking tour with the Steering Committee, workshops and comment card, funding from Proposition 1B, and proposed time line for bids, specifications, and construction.

In response to Mayor Mounce, Ms. Fernandez stated some of the team members on the E-Map and Steering Committee are the same with the addition of a business owner. She stated the partners are also listed in the presentation.

Lou Hexter with MIG provided a PowerPoint presentation regarding the Eastside Lodi Avenue Improvement Project Preliminary Design Guidelines. He specifically discussed project timeline, project purpose, building on previous and current work, project partners, narrow sidewalks, barriers on sidewalks, lack of curb cuts, lack of buffer from cars, unfriendly intersections, unkempt facades, dumping, traffic challenges, parking inventory, group vision, community vision, small group discussions, workshop summaries, and priority improvements. He also provided an overview of the information set forth in the progress report, including but not limited to, Phase 1 and 2 of Alternative One, Alternative Two, overall streetscape design details, and supporting plan elements.

In response to Council Member Johnson, Mr. Hexter and Ms. Fernandez stated that existing traffic flows are approximately 13,000 and the projections may increase by approximately 10% to 14,000 when the lanes narrow down during Phase 1 or 2.

In response to Mayor Mounce, Ms. Fernandez stated the numbers do not specifically take into account Delta College and are based on growth rate factors and the level of service from the initial review.

In response to Mayor Mounce, Ms. Fernandez stated the cannery truck flow will likely continue to use Lodi Avenue and the speeds may be somewhat reduced if a vehicle is driving behind a truck. Mr. Hexter confirmed that speeds were a consideration in the proposed project.

In response to Council Member Hitchcock, Mr. Hexter stated that Alternative Two, which eliminates parking to increase the median, provides more of a pedestrian-oriented feeling. He stated Alternative Two provides for some parking while minimizing negative impacts and the removal of the travel lane gives way to the parking lane.

In response to Mayor Mounce, Ms. Fernandez stated that there may be some traffic diversion to Stockton Street and/or other surrounding streets; although, some individuals will continue to travel on Lodi Avenue. She stated Delta College traffic may also use Kettleman Lane. Mr. Hexter stated there may be an adjustment period and Lodi Avenue will continue to be a major east-west thorough way.

In response to Council Member Johnson, Mr. Hexter and Ms. Fernandez confirmed the C-2 zoning of the area, stating there may be opportunities for businesses and future commercial growth in the area.

In response to Mayor Mounce, Mr. Hexter stated two pocket parts identified were Maple Square and across Washington Street. He stated landscaping may be provided to green the streets without the bulb outs as well.

B-2 "Transit Oriented Development Update"

City Manager King briefly introduced the subject matter of Transit Oriented Development (TOD).

Planning Manager Peter Pirnejad provided a PowerPoint presentation regarding the TOD update. Specific topics of discussion included TOD goals and objectives, project area, project timeline, progress timeline, Steering Committee members, community workshop outreach plan, community workshop, evaluation of template Site 1, Site 2, Site 3, and Site 4, and funding mechanisms associated with the same.

In response to Council Member Johnson, Mr. Pirnejad stated there is approximately \$240 million available over a three-year time period, the State was delayed in releasing the information pertaining to the funding this year, and the City is on schedule for next year's cycle. Mr. King provided an overview of the theory of living and working around transit stations. He specifically discussed the benefits, long-term strategy for the rail corridor and its application to development and housing around the rail station, and the likelihood of availability of Proposition 1C funds.

In response to Mayor Mounce, Mr. Pirnejad stated there was never an intent to rely on redevelopment monies as the idea is to set up a framework for long-term Council policy regarding the concept of transit oriented development, which will require several steps including commuter rail development, General Plan amendments, and definitive direction to developers. Mr. King stated the area could be eligible for tax increment; although, the proposed tax increment is already spent on various projects individuals would like completed.

In response to Council Member Hitchcock, Mr. Pirnejad provided the location and possible mixed-use options for four potential sites as set forth in the presentation map.

In response to Mayor Mounce, Mr. Pirnejad stated the property owner for Site No. 4 has not yet been contacted because the sites are only proposed locations and the templates could be used for a variety of sites with similar mixed-use options.

In response to Mayor Mounce, Mr. Pirnejad stated the current Steering Committee is different from the Committee that was referenced in the previous item on the agenda. He stated the broad membership of the subject Steering Committee includes Mike Swearingen from San Joaquin Council of Governments, a Regional Rail Commission representative, the Downtown Lodi Business Partnership, the Loel Center, Chamber of Commerce, Roger Khan, and Phil Pennino.

In response to Council Member Hitchcock, Mr. Pirnejad stated the intent is to incorporate the TOD guidelines into the General Plan alternatives to ensure both are integrated.

In response to Council Member Katzakian, Mr. Pirnejad stated the projected costs for Alternatives 1 and 2 are generally driven on parking. He discussed relaxed parking requirements getting a better yield on costs, ownership units fairing better than rental units, and the theory of less needed parking spaces if there are less cars and commuter rail is being used instead. Mr. King stated the purpose of the presentation is to show possible options and sites and developers are looking at a variety of site options while reviewing the basic cost to develop by acre.

In response to Council Member Katzakian, Mr. King confirmed that the shown sites are not any of those currently being reviewed by Russ Munson.

Discussion ensued between Council Member Johnson, Council Member Hitchcock, Transportation Manager Tiffani Fink, Mr. Pirnejad, and Mr. King regarding parking as a major concern in the area, relaxing parking requirements, Measure K funding availability for express shuttle parking for commuter rail, Smart Growth funding application to Greenfield projects instead of TOD purposes, and new development versus improvement of existing downtown development.

In response to Council Member Katzakian, Mr. King stated he is not sure if the Proposition 1C money is distributed equally over a three-year period. He stated it may be based on a geographical distribution and provided library funding as an example.

**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 8:07 a.m.

ATTEST:

Randi Johl  
City Clerk