

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, AUGUST 12, 2008**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 12, 2008, commencing at 7:02 a.m.

B. Topic(s)

B-1 Receive Recommended Design Guidelines for Transit Oriented Development for Downtown Area (CD)

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

Planning Manager Peter Pirnejad provided a PowerPoint presentation regarding the TOD design guidelines. He specifically discussed goals and objectives, project area, project timeline, progress timeline, acknowledgements, community workshop outreach plan, community workshops, Site 1 with fine grain and mixed-use infill, Site 2 with block-sensitive design and adaptive reuse, Site 3 with flexible downtown infill, and Site 4 with industrial infill development.

In response to Mayor Pro Tempore Hansen, Mr. Pirnejad stated parking was considered and incorporated with respect to Site 1 in conjunction with the current municipal code and the anticipated dependence upon the fact that people will be using transit.

In response to Council Member Johnson, Mr. Pirnejad stated the TOD is practical if there is commuter rail going through downtown and it may work with seniors, although it may take some time with urban professionals. He stated the renderings and parking options were based on the consultant's experience with the same.

In response to Council Member Hitchcock, Mr. King stated the three different parking options are structured, surface, and a combination of both. Mr. King stated structured parking is the most costly and may drive the ratio of units.

In response to Council Member Johnson, Mr. Pirnejad confirmed that the San Joaquin County Rail Commission was a participant and additional parking will be requested if commuter rail does come to town. Transportation Manager Tiffani Fink stated that discussion did come up with the Commission and structure and express feeder options were reviewed. Ms. Fink stated the structure is not currently full and designation of certain spots as transit only may also be considered. She stated they are continuing to look to partner with the Rail Commission on TOD for Measure K applicability.

In response to Mayor Mounce, Mr. Pirnejad stated that, while the Hassan site property owner was not opposed to the utilization of his building, certain site requirements will have to be met prior to any project being constructed on that site.

In response to Council Member Hitchcock, Mr. Pirnejad stated it is best not to put too much emphasis on the architectural details shown in the renderings at this point because they can always be changed. He stated the renderings were designed more to illustrate set backs and other requirements and project mass.

In response to Myrna Wetzel, Mr. Pirnejad stated the green building and sustainability were a part of the considerations for long-term viability of projects. He stated options could include dual-paned windows, insulation, and solar.

In response to Mayor Mounce, Mr. King stated the previously received letter from Union Pacific Railroad, which was written in conjunction with redevelopment, indicated that the railroad was opposed to any intensification along the railroad unless it was mitigated.

In response to Council Member Katzakian, Mr. Pirnejad stated Site 4 does back up to the railroad tracks.

In response to Myrna Wetzel, Council Member Johnson stated there is no final decision to date as to whether commuter rail will go through downtown or through the west of the City.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:42 a.m.

ATTEST:

Randi Johl
City Clerk