

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
"SHIRTSLEEVE" SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, OCTOBER 9, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 9, 2007, commencing at 7:00 a.m.

**A. ROLL CALL**

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

Absent: Council Members – None

Also Present: Deputy City Manager Krueger, City Attorney Schwabauer, and City Clerk Johl

**B. TOPIC(S)**

B-1 "Presentation by the Lodi Chamber of Commerce Regarding General Plan White Paper Reports and Land Use Map"

Deputy City Manager Krueger briefly introduced the subject matter.

Chamber of Commerce President Pat Patrick provided a PowerPoint presentation regarding the General Plan White Paper Reports and Land Use Map. Specific topics of discussion included an overview, report criteria and identification, topic areas for reports, important recurring themes, and goals.

In response to Mayor Johnson, Pat Stockar stated the AL-5 designation was originally used to recognize some parcels that might have agricultural opportunity and give small farming areas a chance to flourish with possible homesteads. He stated the County has limitations on AL-5 zoning and agricultural manufacturing is not considered viable for AL-5 designation.

In response to Council Member Hansen, Pat Stockar stated that Lodi needs to sustain land but not necessarily control it. He stated a partnership is necessary with surrounding agencies, Stockton has made the City focus on its southern boundaries, farmers in the area will likely continue to farm, and a sphere of influence implies service delivery at a later date, which may not be the intent.

Discussion ensued between Council Member Hansen and Pat Stockar regarding the timing of the County's general plan, efforts regarding a community separator, costs of zoning over \$300,000, and a cooperative effort between the County, City, and landowners.

In response to Council Member Hitchcock, Pat Stockar stated it will be difficult to provide services to piecemealed pockets of land versus larger pieces of land. He stated the southern boundary will likely not move for a while because Stockton has plenty of land in reserve. Ms. Hitchcock stated that assuring there will not be additional annexations of the subject area will make Lodi more comfortable and be consistent with Local Agency Formation Commission policy. Mr. Stockar stated eventually there will be contracts with the farming community who will keep the zoning intact.

In response to Mayor Pro Tempore Mounce, Mike Carouba stated no one had contacted the cemetery and that is a good idea.

In response to Mayor Johnson, Mike Carouba stated he is not completely sure as to how to preclude distribution centers, but one suggestion might be to have more than the M-1 and M-2 zoning, which is very broad.

Mayor Pro Tempore Mounce suggested the owner of the property located on the corner of Harney Lane and 99, who is also interested in selling the property, be included as a stakeholder in the process.

In response to Mayor Pro Tempore Mounce, Pat Patrick stated that any incentive the City can provide with respect to the enterprise zone would be helpful. Discussion ensued between Mayor Johnson, Mayor Pro Tempore Mounce, and Pat Patrick regarding efforts by the San Joaquin Partnership and the process associated with getting points for enterprise zone designation.

Mayor Pro Tempore Mounce commended the Committee for its suggestion regarding an incentive program for police officers.

In response to Council Member Hansen, Pat Patrick stated there is a need in the community for an employment center if there is sufficient land and infrastructure available. Dale Gillespie stated there is a lot of competition for manufacturing and employment center types of jobs, the goal will be to capture the highest quality of employment, and an analysis of development costs will be necessary.

In response to Council Member Hansen, Pat Patrick stated it is important to have the economic development position because there is a need to have a good person on the inside to facilitate the permitting process and to help build the plan to attract the businesses.

In response to Mayor Johnson, Dale Gillespie stated there was no discussion regarding the north side of the river other than there is some need for Lodi to have an interest in the area so that it can be a party to relevant discussions from a preservation standpoint. Pat Stocker stated it is a unique recreational area for preservation.

In response to Council Member Hansen, Pat Patrick stated the theater is a good attraction but there is a need for a few more pieces, such as art galleries and possibly a skating rink, to attract people to the downtown area.

In response to Council Member Hansen, John Whetmore stated wine tasting is slow, the Cellar Door is starting to come around, and a nearby hotel and boutique is a great idea.

In response to Pat Patrick, Community Development Director Hatch stated they are currently working on opportunities for residential units and/or lofts in the downtown area.

**C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS**

- Pat Patrick commended Mayor Johnson for his participation at the Street Faire.

**D. ADJOURNMENT**

No action was taken by the City Council. The meeting was adjourned at 8:20 a.m.

ATTEST:

Randi Johl  
City Clerk