

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, OCTOBER 20, 2020**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 20, 2020, commencing at 7:04 a.m.

Due to the COVID-19 pandemic and pursuant to Executive Order N-29-20, all Council Members participated in the meeting via teleconference and the meeting was available for viewing by the public via livestream at <https://www.facebook.com/CityofLodi/> and <https://zoom.us/s/99156688900?pwd=MThFM09HbXdYQzIxMXpYdzJJb2gzQT09>; the opportunity for public comment was available through councilcomments@lodi.gov and <https://zoom.us/s/99156688900?pwd=MThFM09HbXdYQzIxMXpYdzJJb2gzQT09>.

Present: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Cusmir

B. Topic(s)

B-1 Receive Presentation and Provide Staff Direction for Amending the Growth Management Allocation Procedures (CD)

Community Development Director John Della Monica and Planner Paul Junker provided a PowerPoint presentation regarding the Growth Allocation Program. Specific topics of discussion included history of Lodi Growth Allocation, major features, ways the process serves the City, recent process changes, staff recommendations, preliminary City Council review of Tentative Maps, concurrent review of Growth Allocation and maps, expiration of unused allocations, point system, priority development areas, encouragement of higher density residential development, quality development - Growth Allocations vs. strong Development Standards, and next steps.

Staff and Council engaged in detailed discussion regarding the process to expire Growth Allocations, the current point system, and the allocations for low, medium, and high-density development.

John Beckman provided public comment, stating that developers have been advocating for objective standards. Mr. Beckman said he supported the three-year rolling expiration of allocations, if applied objectively to low, medium, and high-density development and eliminating the point system and replacing it with a quality objective system. Mr. Beckman spoke about the roles of the Planning Commission and the Site Plan and Architectural Review Committee in the development process and some of the problems developers face during the initial review of development plans by City Council, not only locally but also throughout the state. Mr. Beckman stated his support for considering broader changes to the General Plan and zoning to require a wide variety of densities in neighborhoods and future developments. Mr. Beckman asked Council not to consider connecting the allocation of high density to allocations for low and medium density.

Council gave staff direction to design a process that allows the City Council to review early map design at Shirtsleeve Sessions moving forward, have Growth Allocations go with the map to the

Planning Commission for review and for the map and Growth Allocations to come before Council for final approval, to expire Growth Allocations on a three-year basis, and to explore updating or amending the point system, and to discuss the point system at a future meeting.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 8:14 a.m.

ATTEST:

Jennifer Cusmir
City Clerk