



2025 FOCUSED GENERAL PLAN UPDATE

PRESENTATION TO LODI CITY COUNCIL BY COMMUNITY DEVELOPMENT DEPARTMENT

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) +
FOCUSED GENERAL PLAN TEXT AND LAND USE MAP AMENDMENTS +
ASSOCIATED ZONING MAP AMENDMENTS

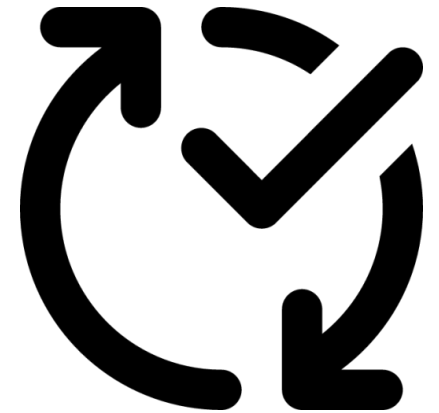
2024-04 Z-GPA-EIR; SCH #2023010102

JULY 16 , 2025

PROJECT OVERVIEW

The 2025 General Plan Update is a focused planning effort that proposes relatively narrow revisions to the City's 2010 General Plan and associated EIR in order to:

- Establish **consistency** between what's built and General Plan/Zoning Maps;
- Enhance land use designations for **greater clarity** and **functionality**;
- Address Regional Housing Needs Allocation (**RHNA**) obligations per the City's adopted Housing Element and **State Law**;
- **Facilitate** development and reinvestment in **Downtown** Lodi; and
- Establish Vehicle Miles Traveled (**VMT**) as the **metric** for assessing transportation impacts, consistent with Senate Bill (SB) 743 and the City's VMT guidelines.
- Lay the ground work for tiering off the EIR to **streamline development**.



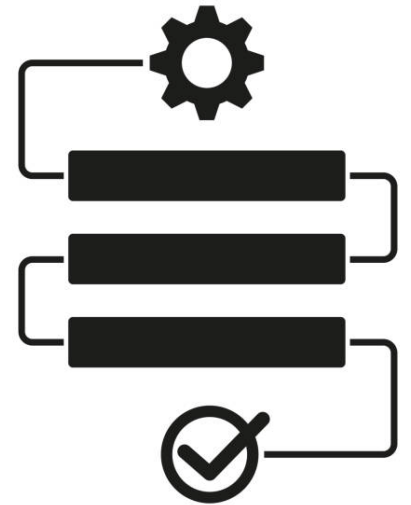
GENERAL PLAN SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR)

- A General Plan Subsequent EIR is a type of environmental review document prepared under the California Environmental Quality Act (CEQA).
- Used when a jurisdiction has already certified a Program EIR for a General Plan or General Plan Update, and later proposes changes or updates to the plan.



SUBSEQUENT EIR

- As a **Program EIR**, it evaluates a series of related actions as one large project, allowing for a broader analysis of environmental impacts, alternatives, and mitigation measures.
- Includes city limits and Sphere of Influence (SOI), including **future** annexation areas.
- **Lays groundwork** for future planning efforts.
- **Broad scope** likely enables City to tier from EIR when we initiate a more comprehensive General Plan update.
- Approach **streamlines** future environmental review, reduces redundancy, and supports more **efficient** and **informed** decision-making.



SUBSEQUENT EIR EVALUATES:



Vehicle Miles Traveled Transition

- Align with state law for transportation impact analysis + mitigation goals to reduce greenhouse gas (GHG) emissions.
- VMT required metric for transportation impacts.
- Streamlines review of land-use & transportation projects.



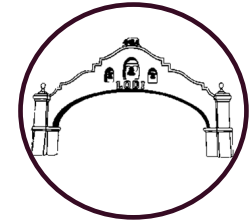
Housing Element Rezones

- City obligated through Housing Element adoption to rezone sites to meet City's RHNA shortfall.
- Does not require City to develop sites, but enable zoning capacity.



General Plan Land Use Map/Zoning Updates

- General Plan must be internally consistent and vertically consistent with other land use and development approvals, including Zoning Maps.
- Focused updates made for consistency, compliance with state law, to correct errors, and rezone efforts.



Downtown Specific Plan

- Expansion of DMU zone east and northeast of Downtown to support Downtown Specific Plan and Council Strategic Goals.

2025 FOCUSED GENERAL PLAN UPDATE

Separately, the City will begin a **comprehensive General Plan update soon**, therefore this targeted effort focuses specifically on urgent objectives, while other elements of the 2010 General Plan will be addressed in the next update.

Focused amendments have been made to the following General Plan (**Text**) chapters*:

- Introduction
- Land Use
- Growth Management
- Transportation
- Conservation
- Noise



The project also modifies the General Plan Land Use **Map** for internal consistency.

AMENDMENTS TO THE GPLU + ZONING MAPS

- **590** Sites Amended to:
 - Implement rezoning as identified in Program 1.4 of the City's adopted 6th Cycle Housing Element (**13** Sites)
 - Expand the downtown mixed use (DMU) zoning district to support the Downtown Specific Plan (**108** Sites; some crossover with Housing Element Sites)
 - Be consistent with underlying land uses (what's built on the ground, such as in Planned Developments (PDs) – **438** Sites), to streamline housing or other types of development, or to correct issues, such as split and/or spot zoning (**31** Sites).

**List included in packet.*

AMENDMENTS TO GENERAL PLAN LAND USE MAP

Table A – Existing General Plan and Proposed Land Use Designation Acres

Land Use	General Plan 2020	General Plan 2025	Difference
	(Existing Acres)	(Proposed Acres)	(Acres)
Low-Density Residential	3678.6	3700.4	21.8
Medium-Density Residential	654.6	537.6	-117.0
High-Density Residential	192.2	249.6	57.4
Downtown Mixed-Use	58.9	89.3	30.4
Mixed-Use Center	27.0	98.7	71.7
Mixed-Use Corridor	375.0	366.6	-8.4
Business Park	389.0	389.0	0.0
Commercial	579.3	543.0	-36.3
Office	123.5	104.3	-19.2
Industrial	1,471.1	1,461.2	-9.9
Open Space	645.4	664.4	19.0
Public/Quasi-Public	1,489.7	1,480.2	-9.5
Urban Reserve	98.7	98.7	0.0
Water	51.6	51.6	0.0
Total	9,834.6	9,834.6	0.00

An interactive map can be found online at <http://bit.ly/3GPdH2L> or by scanning the QR code.



MAP AMENDMENTS **NORTH** HALF OF LODI

<<<<Proposed

Current>>>>

An interactive map can
be found online at
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scanning the QR code.



MAP AMENDMENTS **SOUTH** HALF OF LODI

<<<<Proposed

Current>>>>

An interactive map can
be found online at
<http://bit.ly/3GPdH2L> or by
scanning the QR code.



HOUSING ELEMENT & REZONING

■ 13 Housing Element sites citywide

- 6 will be rezoned to high density residential and 7 will be rezoned to mixed-use corridor, both zones have the potential maximum capacity of 35 dwelling units per acre

- Must align General Plan Land Use Map with rezones

■ One site has already received City Council approval:

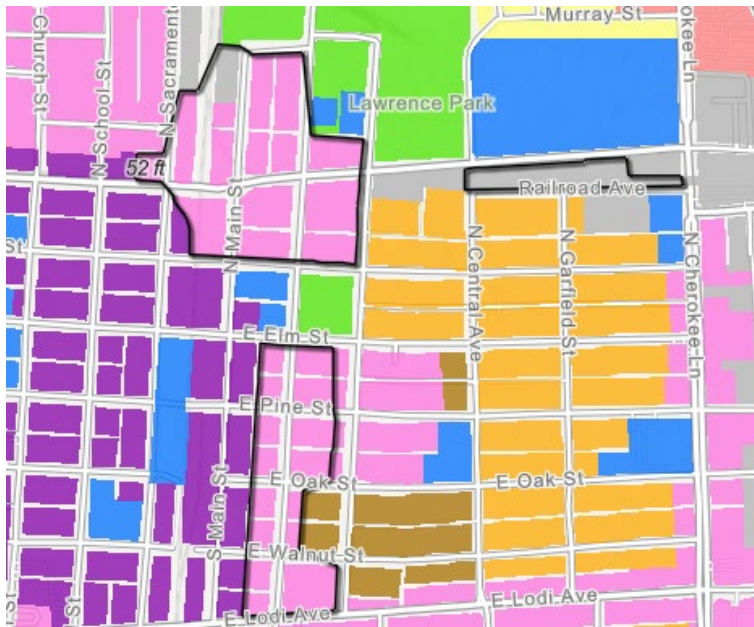
- 2023: 130 W. Century Boulevard—rezoned as part of the Salas Park Senior Apartments project. Approved by both Planning Commission and City Council. Approval remains in effect and will not be impacted by the current proceedings.

- Concerns about height, design, or parking are addressed when projects are actually submitted and go through the design review process with SPARC - including public noticing and review of building design, setbacks, and massing.

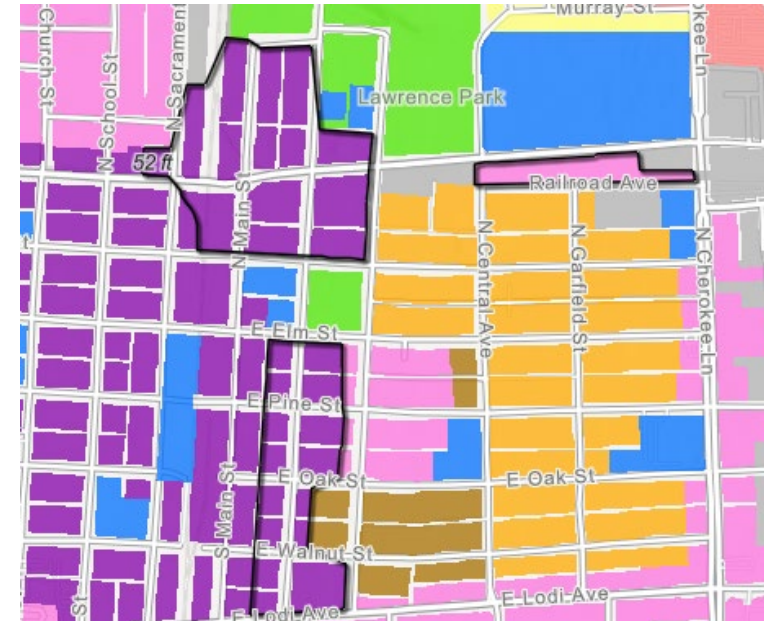
Map ID	APN	Location	Acres	Existing Zoning District	Proposed Zoning District	Maximum Density	Realistic Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
North Lodi											
17	04320229	522 E Lockeford	3.57	M	MCO	35	21	75	0	0	75
18	04123003	319 N Main	0.33	M	MCO	35	21	0	0	7	7
19	04123001	351 N Main	0.33	M	MCO	35	21	0	0	7	7
20	04123002	341 N Main	0.11	M	MCO	35	21	0	0	2	2
21	04123004	315 N Main	0.33	M	MCO	35	21	0	0	7	7
22	04124048	875 N Stockton	3.58	M	RHD	35	21	80	0	0	80
Total								155	0	23	178
South Lodi											
41	05865013	2940 Reynolds Ranch	8.67	PD(39)	MCO	35	21	105	31	46	182
42	06229037	401 E Harney	6.57	PD(38)	RHD	35	21	105	13	20	138
43	06229025	311 E Harney	0.5	RLD	RHD	35	21	11	0	0	11
44	06008001	1811 S Ham	1.36	PD(15)	RHD	35	21	29	0	0	29
45	05803006	2057 Lower Sacramento	1.53	PD (41)	RHD	35	21	0	0	48	48
46	N/A	130 W Century	2.50	OS	RHD	35	21	53	0	0	53
Total								302	44	114	460
East Lodi											
83	04323025	716 E Pine	1.01	M	MCO	35	21	21	0	0	21
Total								21	0	0	21
Lodi Total								398	124	139	659

DOWNTOWN MIXED-USE & STRATEGIC GOALS

- Implements **Council Strategic Goal IF**: Downtown zone expansion
- **Rezoning 108** industrial/MCO parcels to Downtown Mixed Use
- Supports emerging vision of the **Downtown Specific Plan**



MCO & M Zoning/General Plan Map – Downtown **existing**



DMU & MCO Zoning/General Plan Map – Downtown **proposed**

PUBLIC ENGAGEMENT SUMMARY – HOUSING ELEMENT

- 15+ events, workshops & study sessions, including:
 - March 23, 2023, Kick-off Workshop, Carnegie Forum
 - April 11, 2023, Lodi Improvement Committee
 - April 12, 2023, Planning Commission Study Session
 - April 13, 2023, Hutchins Street Square Workshop
 - June 5, 2023, LOEL Senior Center
 - June 8, 2023, Farmer's Market Booth
 - June 29, 2023, Farmer's Market Booth
 - July 26, 2023, California Human Development (CHD) at WorkNet (with live translation in Spanish)
 - September 12, 2023, City Council Shirtsleeve Session
 - September 13, 2023, Planning Commission Study Session
 - February 28, 2024, Planning Commission Public Hearing
 - March 20, 2024, City Council Public Hearing
 - April 11, 2024, Certification of the Housing Element by the California Department of Housing and Community Development (HCD)
- Dedicated website www.planlodi.com and www.lodi.gov
- Surveys and flyers emailed (Constant Contact email list) and included in utility bills



PUBLIC ENGAGEMENT SUMMARY - DOWNTOWN SPECIFIC PLAN

Although the Downtown Specific Plan process is still underway, substantial early outreach has been conducted to support the City Council's Strategic Goal IF: "Downtown: Expand the perimeter of downtown mixed-use zoning." including:

- October 2024, Project Kickoff, Steering Committee Meeting and Tour
 - January 9, 2025, Steering Committee Meeting and Community Workshop
 - February 4–5, 2025, Open House
 - April 17, 2025, Open House
 - April 22, 2025, Realtor's Group Presentation
 - April 23, 2025, Planning Commission Study Session
 - May 7, 2025, City Council Study Session
 - Dedicated website www.planlodi.com
- These engagement activities have played a critical role in shaping the emerging vision and direction for the Downtown Specific Plan, including consideration of the Downtown Mixed-Use zone boundary expansion. Additional outreach and public engagement opportunities are planned as the Specific Plan continues to progress.



PUBLIC ENGAGEMENT – SUBSEQUENT EIR

- 2/22/24: EIR Scoping Meeting
- 3/15/24: EIR Notice of Preparation (NOP) Issued
- 12/24: Tribal Consultation Letters Sent
- 5/8/25: Draft EIR Community Meeting
- 4/28/25-6/12/25: Draft Subsequent EIR available for 45-day public review period
- Notice of Availability and links to the draft EIR send via e-mail to ~400 interested parties and agencies
- 06/11/25: Planning Commission Recommended Approval
- The SEIR and related documents are available at:
 - City of Lodi's Environmental Documents webpage: <https://www.lodi.gov/1263/Environmental-Other-Plans-Projects>
 - Plan Lodi project website: <https://www.planlodi.com/general-plan-1>
 - California State Clearinghouse/CEQAnet: <https://ceqanet.opr.ca.gov/2024020668/2>



ENVIRONMENTAL REVIEW (CEQA)

- Subsequent EIR prepared (SCH #2024020668) available at <https://ceqanet.opr.ca.gov/2024020668/2> or www.planlodi.com or www.lodi.gov
- Program-level analysis for GP Update & rezonings
- Findings and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP) – *Attached to Packet*
- 45-day public review: April 28–June 12, 2025
- Supports future tiering for full GP Update



EIR MITIGATION MEASURE CATEGORIES

As summarized in the MMRP:

- **Air Quality** (AIR-2, AIR-3): Construction and operational emission reductions, SJVAPCD coordination, voluntary emissions reduction agreements (VERA), dust control plans.
- **Greenhouse Gas Emissions** (GHG-1): Preparation and phased implementation of a Climate Action Plan update within 18 months of SEIR certification.
- **Land Use and Historic Resources** (LU-1 through LU-5): Historic resource surveys, documentation (HABS/HAER), application of Secretary of the Interior's Standards for rehabilitation or demolition, and public recordkeeping.
- **Noise** (NOI-1): No feasible mitigation identified; disclosure and local design controls to reduce exposure.
- **Transportation – VMT** (TRANS-2): Application of feasible VMT-reducing strategies, consistent with SB 743 guidance and local transportation policy goals.

FINDINGS REQUIRED PER LMC 17.72.070

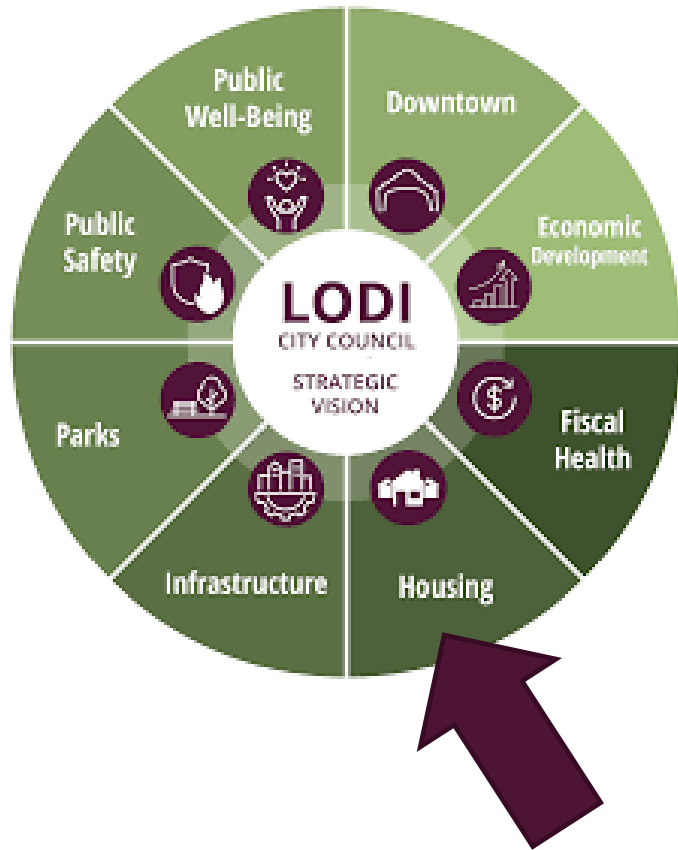
Findings for General Plan Amendments:

1. Internal Consistency with the General Plan
2. No Detriment to Public Interest, Health, Safety, Convenience, or Welfare
3. Site Suitability for Requested/Affected Land Use
4. Compliance with CEQA and Lodi Environmental Review Guidelines

Findings for Zoning Map Amendments:

1. Consistency with the General Plan
2. No Detriment to Public Interest, Health, Safety, Convenience, or Welfare
3. Compliance with CEQA and Lodi Environmental Review Guidelines
4. Physical Suitability of the Sites (e.g., geotechnical constraints, wildfire hazard, incompatible adjacent land uses not addressed in CEQA that can't be mitigated, etc.)

COUNCIL STRATEGIC VISION



4. Housing

Ensure every socio-economic demographic and family structure can secure quality housing within the community.

4C. Continued progress towards Regional Housing Needs Assessment goals.



Motion to approve.

STAFF RECOMMENDATION

CITY COUNCIL



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CITY COUNCIL



If the City Council wishes to deny a project that requires approval based on specific findings—such as General Plan Amendments or Zoning Map Amendments—the Council must adopt findings for denial. This means Council would need to formally document how one or more of the required findings cannot be made based on the evidence in the record.

EXPANDED DISCUSSION:
GENERAL FINDINGS REQUIRED FOR DENIAL

CITY COUNCIL

- Under current **MDR** zoning, a project with up to **34 units** could be developed by right. The proposed rezoning to **HDR** would allow for an **increase of 14 units**, as proposed in the 2023 application, resulting in a total potential of **48 units** on the site.
- Site is part of the required RHNA rezoning program.
- Future development proposal would require a separate application for SPARC review.
- SPARC review includes public notice, routing to all City departments, and a hearing at a regularly scheduled public meeting to evaluate site layout and architectural compatibility.
- An alternate housing site would need to be identified and approved by HCD if the property is not included in the land use and zoning amendments being proposed.

EXPANDED DISCUSSION:
2057 LOWER SACRAMENTO ROAD (APN 05803006)

CITY COUNCIL

State law (Gov. Code §§ 65583.2 & 65585) requires the following steps:

-  **Draft Amendment:**
Revise the adopted Housing Element to remove the site and identify **equal or higher capacity** replacement site(s).
-  **Public Review:**
Provide at least **7 days of public review** before submitting the draft to HCD.
-  **Submit to HCD:**
Send draft amendment to HCD for **60-day review**.
-  **Review HCD Feedback:**
City must consider HCD's findings. If HCD finds non-compliance, the City must:
 - Revise to comply, or
 - Adopt with written findings explaining why it still complies.
-  **Council Adoption:**
Adopt amended Housing Element at a public hearing.
-  **Resubmit to HCD:**
Submit the adopted amendment for HCD's **final compliance determination**.

EXPANDED DISCUSSION:
PROCESS TO REMOVE A SITE FROM THE HOUSING ELEMENT INVENTORY