
PLANNING FOR FUTURE CITY GROWTH IN LODI

PRESENTATION TO THE LODI CITY COUNCIL BY COMMUNITY DEVELOPMENT

WORKSHOP SERIES: PART I OF III

PART I: GROWTH & THE GENERAL PLAN

PART II: UTILITIES & INFRASTRUCTURE

PART III: FUNDING OPTIONS & NEXT STEPS

JUNE 3, 2025

HOUSING ELEMENT REZONE SITES

General Plan Environmental Impact Report/Housing Element
Rezoning Public Hearing Dates:

- Planning Commission: June 11, 2025
- City Council: July 16, 2025

More info: www.planlodi.com

WHY ARE WE HERE?

This workshop is the first part of a three part series concerning planning for future growth of the city.

- **June 3rd Part I: CDD** will focus on growth related to General Plan (GP) and Sphere of Influence (SOI).
- **June 10th Part II:** joint presentation by **PW** + **LEU** will focus on utilities and infrastructure related to city growth.
- **June 17th Part III:** presentation from **outside counsel** + **EDD** concerning options to fund improvement related to growth & next steps.



PART I - HOW GROWTH PLANNING WORKS

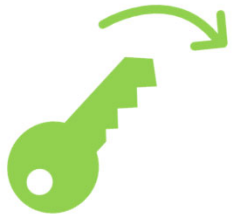
From Vision to Annexation:

- **GP** sets the vision
- **SOI** identifies where expansion may occur
- **Annexation** formalizes future city growth
- **Precise Plans** are detailed planning tools used to implement the General Plan in targeted areas



WHAT IS A GENERAL PLAN?

The **General Plan** is the city's **long-term blueprint** for growth and development. It guides decisions about land use, housing, transportation, parks, public services, and environmental protection.



Key Points About General Plans:

- **Big-Picture Vision**
- **Legally Required**
- **Covers Many Topics**
- **Community-Driven**

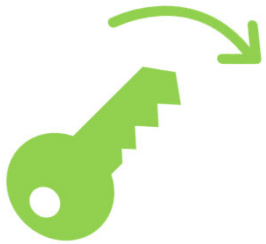


WHY UPDATE THE GENERAL PLAN?

- Address growth areas in the SOI
- Align with State laws & housing requirements
- Plan sustainable, connected neighborhoods
- Ensure infrastructure and financing strategies are coordinated
- Set foundation for jobs-based development, creating a business-friendly environment that attracts employers, including tech and innovation sectors

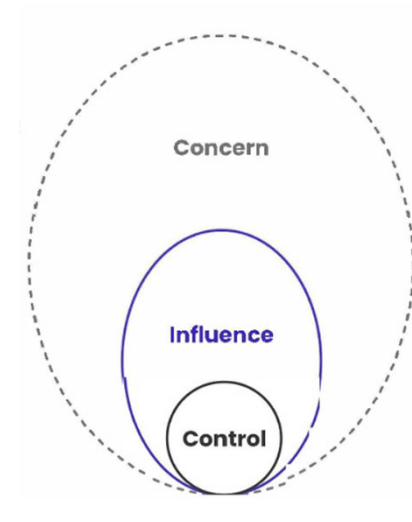


The **SOI**, set by LAFCO, is the planning boundary that defines the city's future growth and service area, indicating where it may expand services like water, sewer, electric, police, and fire protection over time.



Key Points about the SOI:

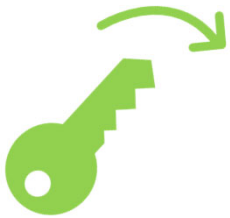
- **Not the Same as City Limits**
- **Guides Growth and Planning**
- **Reviewed by LAFCO**
- **No Immediate Changes**



WHAT IS A SPHERE OF INFLUENCE?

ANNEXATION AND FUTURE GROWTH

Annexation is the process to formally incorporate adjacent land — from the SOI — into the city limits to extend municipal services and enable urban development.



Key Points About Annexation:

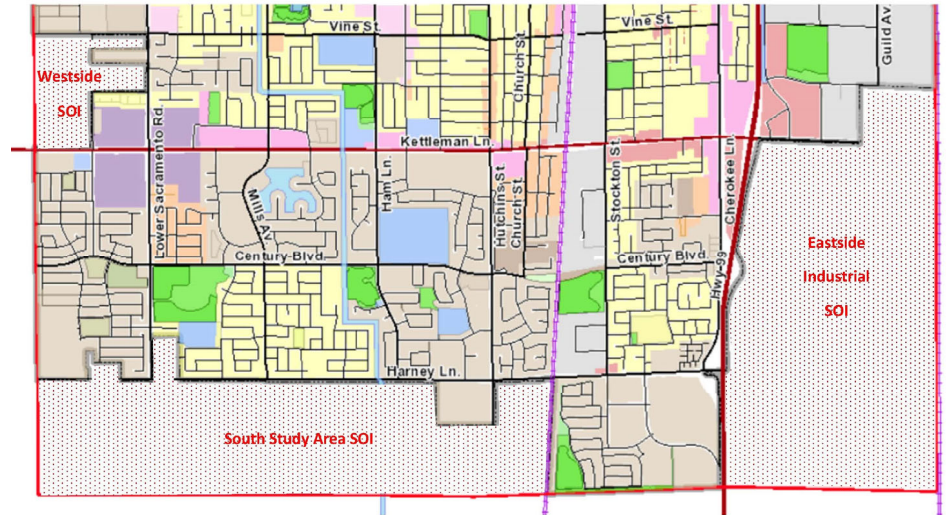
- Requires a project plan, application, fees, pre-zoning, **CEQA** review, public hearings, **Williamson Act** contract cancellation, and coordination with **LAFCO** and the rural fire district.
- **GP** guides annexation by identifying areas that require urban services (water, stormwater, sewer, electric, emergency response).

Application/fees submitted to CDD

Land use/master plan that shows compliance with the GP/Utility Plans

CEQA environmental analysis/findings

Community Meetings, Planning Commission, City Council, LAFCO



ANNEXATION PROCESS OVERVIEW

- **Westside** – ~300 unit walkable neighborhood w/ commercial services, future Fire Station & open space
- **Eastside** – Business park w/ bike lanes, job-generating industries, including tech and innovation sectors
- **South Study Area** – Master planned community w/ ~3,000 homes, schools, neighborhood commercial, open space



Fourplex



Bike/Ped Trail



Café Next to Park

ANNEXATION AREAS **WITHIN SOI**

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- **Zoning Implements the General Plan**
 - **Zoning Must Align with the General Plan**
 - “consistency”
 - **Rezoning may follow GP update & CEQA**

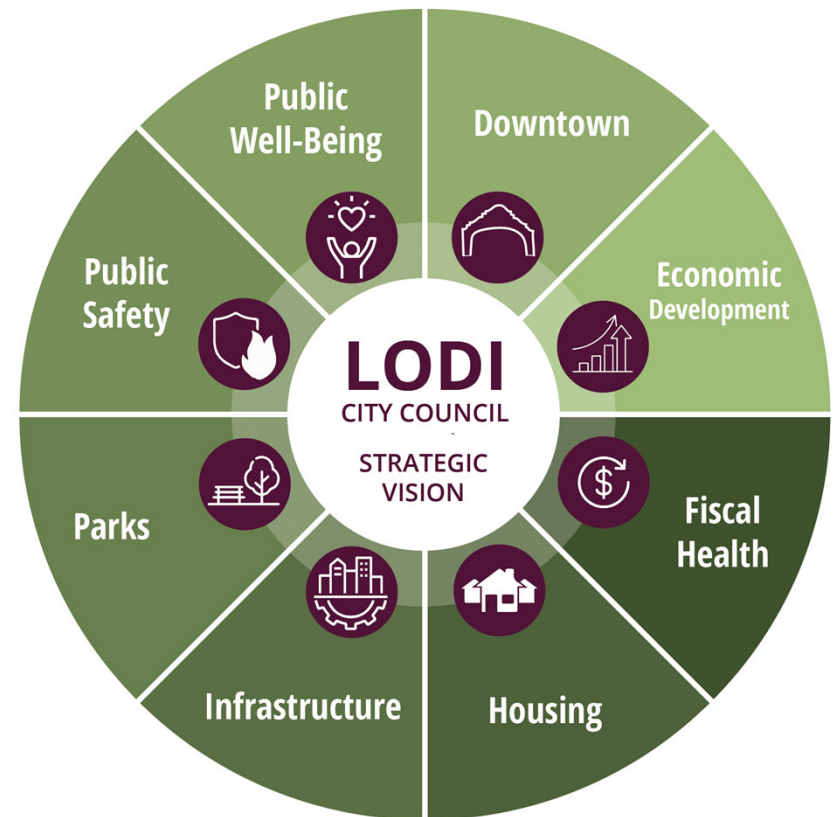


ZONING & THE GENERAL PLAN

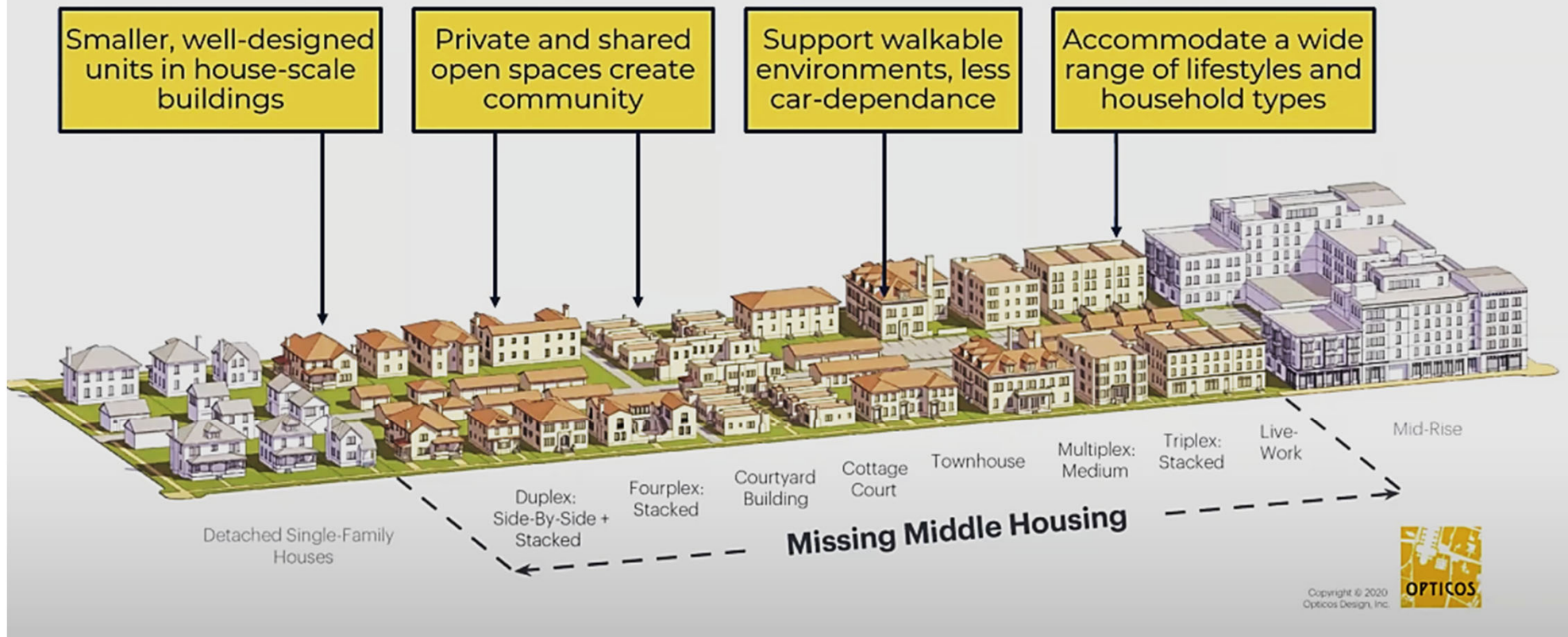
ENSURES DAY-TO-DAY LAND USE DECISIONS **ALIGN WITH** CITY'S LONG-TERM VISION

CITY COUNCIL STRATEGIC VISION

- **Priority # 2 – Economic Development**
 - Grow the City through East Side annexation
 - Attract tech and non-agriculture jobs
- **Priority #3 – Fiscal Health**
 - Retain focus on fiscal priorities
- **Priority #4 – Housing**
 - Continue RHNA progress
 - Require % of new developments to include workforce housing
 - Policies to support a variety of housing types for all
- **Priority #6 – Parks**
 - Fiscal sustainability
- **Priority #8 – Public Well-being**
 - Increase opportunities for physical, recreational, and cultural activities



“MISSING MIDDLE” HOUSING



MEETING HOUSING NEEDS WITH **SMART GROWTH**



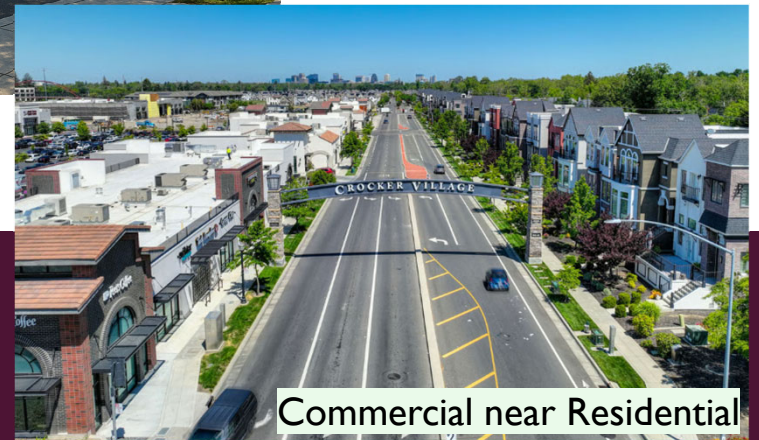
- **Lodi RHNA:** 3,909 Units 
- **Affordability Gap:** Median home: \$590,000 
Average rent: \$1,900/mo. Median income: \$84,500
- **Diverse Housing Types: “Missing Middle”**
duplexes, fourplexes, and cottage courts
- Housing options support creation of **complete neighborhoods** with access to jobs, schools, and services, promoting long-term sustainability



BUILDING A HEALTHIER, LONGER-LASTING LODI

Smart Growth and **Blue Zones** principles **reduce VMT**, meet CEQA requirements, and **promote health and longevity**—all through thoughtful, integrated land use planning.

Smart Growth & Blue Zones Strategies	Impact on VMT
Walkable, mixed-use neighborhoods 	Reduces need for car trips—residents can walk to shops, services, and jobs 
Compact infill and transit-oriented development	Encourages shorter trips and greater transit use 
Active transportation infrastructure 	Promotes biking and walking as everyday travel choices
Parks, open space, and community gathering places	Strengthens local social life without long drives 
Housing near jobs and schools 	Reduces commute lengths and daily VMT



WEST SIDE VISION



SFR



Cottage Court



Duplex

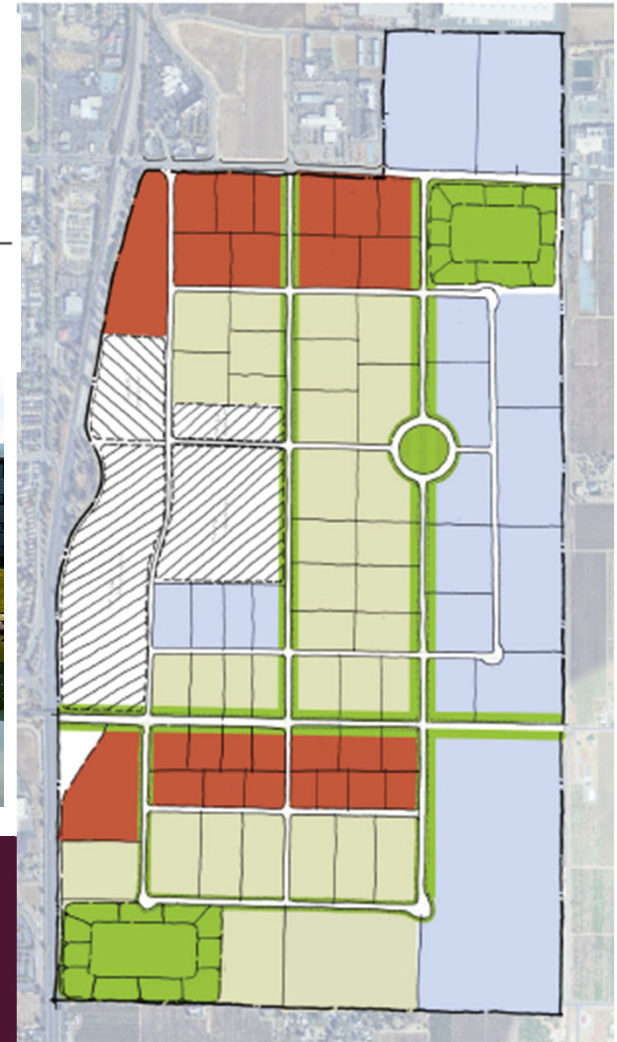


Integrated Open Space, Housing & Public Uses

WEST SIDE VISION



GENERAL PLAN DESIGNATION		ACREAGE
	BUSINESS PROFESSIONAL	243 ACRES
	INDUSTRIAL	231 ACRES
	COMMERCIAL	121 ACRES
	PARKS/ OPEN SPACE	61 ACRES
ZONING TOTAL		656 ACRES
+ ROADS/FRONTAGES =		840 ACRES



EAST SIDE VISION

DRAFT BASED ON 2010 GENERAL PLAN / 2022 SOI
SUBJECT TO CHANGE



Business Park w/Bike Lanes



Round About



Transit Connections



High-Impact Amenities

EAST SIDE VISION



Business Park w/Bike Lanes



SOUTH STUDY AREA VISION

DRAFT BASED ON 2010 GENERAL PLAN / 2022 SOI
 SUBJECT TO CHANGE



Missing Middle Housing



HDR



Public Open Space Adjacent to Schools



Mixed Uses



Neighborhood Retail

SOUTH STUDY AREA VISION



SFR



Safe Routes to School



Safe Routes to School



MDR/Mixed Use

SOUTH STUDY AREA VISION



MDR



THE ROAD MAP FORWARD

PRECISE PLANS

PROVIDE PREDICTABILITY & CERTAINTY TO DEVELOPERS

- Clear, detailed roadmap that goes beyond General Plan
- Proposed for **East Side & South Study Areas** (included in General Plan RFP)
- Pre-Identified Infrastructure Needs
- Streamlined Environmental Review
- Known Funding and Financing Tools



PREVIEW OF UPCOMING WORKSHOPS

- **June 10th PART II: Infrastructure Challenges**

- Utilities:
 - Water, sewer, storm water
 - Electric gaps exist



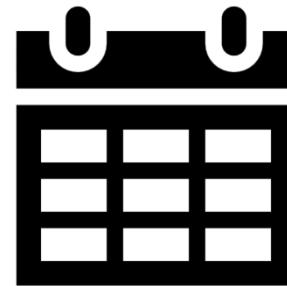
- **June 17th PART III: Funding Strategies**

- City lacks funds for upfront infrastructure
- Development must pay its own way
- Funding tools: CFDs, impact fees, development agreements



NEXT STEPS & COUNCIL INPUT REQUESTED

- RFP for GP Update in development
 - Timeline:
 - Issue by July 2025
 - Responses Due by August 2025
 - Begin Work Late Fall 2025
- Recommend forming RFP Selection Committee
 - Suggested members: residential developer, industrial rep, community based stakeholders, city staff, etc.



Thank You!

Thank you for the opportunity to discuss the future growth of our city.

We appreciate your time and leadership as we plan for a thriving, sustainable Lodi.

Do you have any additional questions or input?

CITY COUNCIL