

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to consider the Planning Commission's recommendation that the City Council adopt the Growth Management Allocations for 1999

MEETING DATE: December 15, 1999

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the Planning Commission's recommendation that the City Council approve the 1999 Growth Management Allocations.

BACKGROUND INFORMATION: Each year the City has the ability to award residential building permits for a projected 2% growth in population for the current year. Based on a population of 56,926 as of January 1, 1999, the City has 424 residential building permits to allocate this year.

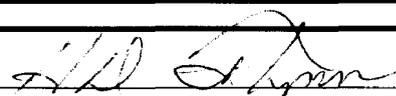
Of the 424 permits, 65% or 276 are for single-family residential units, 10% or 42 are for medium-density residential units such as duplexes and townhouses, and 25% or 106 are for high-density residential units such as apartments.

This year is somewhat different than previous years in that staff only received one application under the growth management schedule from the Century Meadows IV project for 17 building permit allocations. In previous years, there have been multiple applications and some level of competition for said allocations. Given the current scenario, there are more allocations available than what are being requested and no competition.

Century Meadows IV is located at 2360 West Century Boulevard on the south west corner of Century Boulevard and Mills Avenue. The proposed 29.85 acre subdivision contains 137 residential lots at a density of 4.6 units per acre. The average lot size in this proposed subdivision approximates 6,350 square-feet; however there are also 10 very large (10,000 square-feet or over) irregularly shaped cul-de-sac lots in the development. The minimum lot size in the R-2 zone is 5,000 square-feet with a lot width of at least 50 feet. Duplexes are allowed on corner lots provided the lot is a minimum of 6,000 square-feet with a lot width of 60. This development plan was awarded 120 growth management allocations between 1989 and 1992. As you can see on the "Staff Recommended Building Permit Allocation Schedule", the applicant has requested 17 single-family allocations to enable them to build an additional 17 lots.

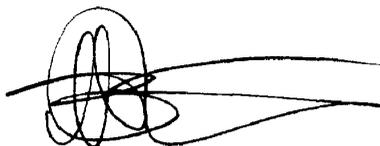
The additional 17 lots are the result of Planning, Public Works, and Parks and Recreation staff working with the applicant to redesign the subdivision in 1998. The new layout of the development focused on relocating the 4.5 acre neighborhood park site, from the corner of Mills Avenue and Century Boulevard to the upland portion of the future DeBenedetti Park, directly adjacent on the west side.

APPROVED: _____


H. Dixon Flynn -- City Manager

Originally, Century Meadows IV was divided into two (2) units, one consisting of 87 lots and the other consisting of 33 lots and the park. Both phases taken together equal 120 lots, hence the 120 building permit allocations previously awarded to the project. By relocating the park, the developer was able to add an additional 17 single family lots, for a total of 137.

FUNDING: None required

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Konrad Bartlam
Community Development Director

Prepared by: Eric W. Veerkamp, Associate Planner

MM

Attachments



MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission
From: Community Development Department
Date: October 27, 1999
Subject: Growth Management Development Plan Review and Awarding of Building Permit Allocations for Century Meadows IV

SUMMARY

This year is different than year's past in that staff is bringing only one project for the Commission's consideration. As such, there are more allocations available than what are being requested. While the project has been scored according to our scoring criteria, there is no competition from other projects.

Century Meadows IV is located at 2360 West Century Boulevard on the south west corner of Century Boulevard and Mills Avenue. The proposed 29.85 acre subdivision contains 137 residential lots at a density of 4.6 units per acre. The average lot size in this proposed subdivision approximates 6,350 square-feet; however there are also 10 very large (10,000 square-feet or over) irregularly shaped cul-de-sac lots in the development. The minimum lot size in the R-2 zone is 5,000 square-feet with a lot width of at least 50 feet. Duplexes are allowed on corner lots provided the lot is a minimum of 6,000 square-feet with a lot width of 60 feet.

This development plan was awarded 120 growth management allocations between 1989 and 1992. As you can see on the "Staff Recommended Building Permit Allocation Schedule", the applicant has requested 17 single-family allocations to enable them to build the additional 17 lots.

BACKGROUND

Originally, Century Meadows IV was divided into two (2) units. The first unit, approved by the City in 1992, incorporated 87 single-family lots and a neighborhood park at the corner of Century Boulevard and Mills Avenue. The second unit of Century Meadows IV, containing 33 single-family lots, was then approved by the Planning Commission in 1994. Both phases taken together equal 120 units, hence the 120 building permit allocations awarded to the project.

In 1998, the property owner resubmitted a new Tentative Map application for Unit I of this development. Since the Tentative Map for Unit 2 was coming up for expiration, the property owner asked to take both units back to the Planning Commission for consideration at the same time. It was at this point, in late 1998, that Planning Staff, in conjunction with Public Works and Parks and Recreation, completed a reevaluation of the subdivision design.

The biggest change in the subdivision is the relocation of the previously proposed 4.5 acre neighborhood park site, previously located on the corner of Mills Avenue and Century Boulevard. The Lodi Parks and Recreation Commission decided that the best course of action was to incorporate neighborhood park features into the upland portion of the future DeBenedetti

Park, directly adjacent on the west side. The Planning Commission also required the project to incorporate our new street standards, including landscaped parkways as a condition of approval.

As a result of staff and the developer working together on the redesign of this subdivision, the current Century Meadows IV (now without multiple units), is proposed with 137 lots. The Tentative Map for Century Meadows IV was approved by the Planning Commission on June 23, 1999.

ANALYSIS

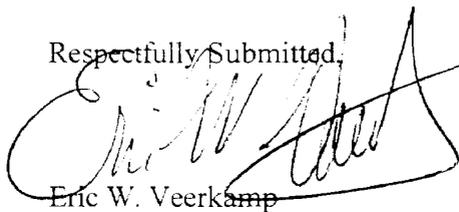
The City has established a residential growth cap of a 2% population increase per year. In order to provide adequate housing for this projected increase, the City awards residential building permit allocations to project applicants. In order for a developer to receive these allocations they must make an application which includes a development plan. The development plans are reviewed by staff (Community Development, Public Works, Fire, etc.) for their ability to meet basic engineering, zoning, and land use requirements. The City has a limit on the amount of building permits that can be allocated, and for this reason the projects are competitively scored on 13 different criteria. Criteria are based primarily on a proposed project's location to existing City services. Projects scoring highest may receive a greater recommendation or what can amount to a higher number of allocations than lower scoring projects (Refer to City of Lodi Residential Growth Management Schedule).

Each year the City allocates residential building permits for a projected 2% growth in population for the current year. Based on a population of 56,926 as of January, 1999 and a figure of 2.695 persons per household, the City has 424 residential building permits to allocate. Of the 424 permits, 65% or 276 are for single-family residential units, 10% or 42 are for medium-density residential units such as duplexes and townhouses, and 25% or 106 are for high-density residential units such as apartments. If the applicant is awarded the requested 17 building permit allocations, this will leave 259 low density single family residential units to carry over into next year. All of the medium density and high density units would also carry over into next year.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Growth Management Development Plan and Awarding of Building Permit Allocations for Century Meadows IV.

Respectfully Submitted,



Eric W. Veerkamp
Associate Planner

Reviewed and Concur,



Konradt Bartlam
Community Development Director

RESOLUTION NO. P.C. 99-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE BUILDING
PERMIT ALLOCATION SCHEDULE FOR 1999.**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed meeting on the Growth Management Development Plan Allocation Schedule which includes Growth Management Application Number GM-99-02, in accordance with City Ordinance number 1521, and Resolution number 91-171.

WHEREAS, the project areas are made up of the following properties:
2360 West Century Blvd.

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declarations have been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in these Negative Declarations with respect to the projects identified in this Resolution.
2. The Planning Commission hereby recommends to the City Council, approval of a resolution adopting the Building Permit Allocation Schedule 1999 as identified in this Resolution.

Dated: _____

I hereby certify that Resolution No. _____ was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Secretary, Planning Commission

City of Lodi Residential Growth Management Schedule 1999

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	2% Pop. projection	Persons/ Household	Total units per year	Single Fam.@ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	53,701	1,074	2.680	401	261	40	100
Jan-94	53,903	1,078	2.680	402	261	40	101
Jan-95	54,694	1,094	2.697	406	264	41	102
Jan-96	54,473	1,089	2.662	409	266	41	102
Jan-97	54,812	1,096	2.659	412	268	41	103
Jan-98	55,681	1,114	2.684	415	270	42	104
Jan-99	56,926	1,139	2.695	424	276	42	106
Jan-00	58,065	1,161	Est. 2.695	433	281	43	108
Jan-01	59,226	1,185	Est. 2.695	442	287	44	111
Jan-02	60,411	1,208	Est. 2.695	450	293	45	113
Jan-03	61,619	1,232	Est. 2.695	459	298	46	115
Jan-04	62,851	1,257	Est. 2.695	468	304	47	117
Jan-05	64,108	1,282	Est. 2.695	478	311	48	120
Jan-06	65,390	1,308	Est. 2.695	487	317	49	122
Jan-07	66,698	1,334	Est. 2.695	497	323	50	124
TOTALS:				8,186	5,321	819	2,047

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89

NOTE: Population and persons per household from '89 to '96 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.

CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-1998

TOTAL RESIDENTIAL UNITS (1989-1998) = 4,048

SINGLE FAMILY 65%=2,631 UNITS

PROJECT	ALLOCS REC. '89	ALLOCS REC. '90	ALLOCS REC. '91	ALLOCS REC. '92	ALLOCS REC. '93	ALLOCS REC. '94 *	ALLOCS REC. '95 **	ALLOCS REC. '96	ALLOCS REC. '97	ALLOCS REC. '98	ALLOCATION TOTALS
BANGS RANCH	34	35	35	0	0	19	0	0	0	0	123
BRIDGETOWN	0	0	0	0	0	0	0	51	36	0	140
CENTURY MEADOWS 1	16	16	16	0	0	0	0	55	45	0	200
CENTURY MEADOWS 2	25	26	25	0	29	0	0	0	60	0	165
CENTURY MEADOWS 3	24	24	25	0	29	0	51	50	0	0	203
CENTURY MEADOWS 4	29	29	29	33	0	0	0	0	0	0	120
COLVIN RANCH	20	20	20	0	0	0	0	0	0	0	60
FUGAZI BROTHERS	0	0	0	0	5	0	0	0	0	0	0
JOHNSON RANCH 2	43	43	43	44	0	0	0	0	0	0	173
LODI ESTATES	6	7	6	46	0	35	0	0	0	100	0
LODI WLS1	26	27	27	80	55	69	0	0	53	11	378
PARISIS PROPERTY	0	0	0	0	0	0	39	0	0	0	39
RICHARDS RANCH *	0	0	0	0	34	0	0	15	0	0	49
RIVERPOINTE	0	0	0	0	44	0	0	0	0	0	44
SASAKI PROPERTY	0	0	0	0	0	0	0	0	0	60	60
SUNWEST XIV	0	0	0	0	0	0	0	31	36	0	67
TIYAR PROPERTY	0	0	0	0	0	0	0	0	0	0	34
TSUTSUKA PROPERTY	0	0	0	0	0	0	0	63	0	0	63
TOWNE RANCH	35	36	36	56	52	151	37	0	6	6	415
TOTALS	258	263	262	259	204	318	266	265	236	2	2,333

* 57 allocations remained from the '93 allocation year, giving the City a total of 318 single family units to allocate for 1994.

** One, 1996 single family allocation was granted to the Parisi property project in '95.

* Fifteen, 1996 single family allocations were awarded to the Richards Ranch Project by resolution #96-40.

EXPIRED

CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-1998

TOTAL RESIDENTIAL UNITS (1989-1998) = 4,048

MEDIUM DENSITY 10%=405 UNITS

PROJECT	ALLOC.'S REC. '89	ALLOC.'S REC. '90	ALLOC.'S REC. '91	ALLOC.'S REC. '92	ALLOC.'S REC. '93	ALLOC.'S REC. '94	ALLOC.'S REC. '95	ALLOC.'S REC. '96	ALLOC.'S REC. '97	ALLOC.'S REC. '98	ALLOCATION TOTALS
BANG'S RANCH **	18	18	0	0	0	-36	0	0	0	0	0
LODI WEST	0	0	0	0	57	0	0	0	0	-57	0
BRIDGEHAVEN	22	22	0	0	0	0	0	0	0	-50	0
LODI ESTATES **	0	0	22	0	0	-22	0	0	0	0	0
SASAKI PROPERTY	0	0	0	0	0	0	0	0	100	3	103
SUNWEST GARDEN	0	0	0	0	0	0	0	0	18	0	18
WOODHAVEN PARK	0	0	0	0	75	0	0	0	0	0	75
	40	40	28	0	132	-58	0	0	118	-104	196

* In '93 the Planning Commission awarded 40, 1994 medium density allocations to the Lodi West project.

** The Bangs Ranch and Lodi Estates projects each were awarded single family allocations in place of their medium density allocations.

HIGH DENSITY 25%=1,012 UNITS

PROJECT	ALLOC.'S REC. '89	ALLOC.'S REC. '90	ALLOC.'S REC. '91	ALLOC.'S REC. '92	ALLOC.'S REC. '93	ALLOC.'S REC. '94	ALLOC.'S REC. '95	ALLOC.'S REC. '96	ALLOC.'S REC. '97	ALLOC.'S REC. '98	ALLOCATION TOTALS
BENNETT & COMPTON	99	45	0	0	-144	0	0	0	0	0	0
	99	45	0	0	-144	0	0	0	0	0	0

* The Bennett and Compton project was awarded 75 medium density allocations under the project name of Woodhaven Park.

EXPIRED

STAFF RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1999

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1999 = 424

SINGLE FAMILY 65%=582 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1999	RECOMMENDED ALLOC. 1999
CENTURY MEADOWS 4	120	0	120	17	17	17
	120	0	120	17	17	17

* 306 allocations from expirations and last years lot are available.

MEDIUM DENSITY 10%=251 UNITS*

No projects have requested any of the 42, 1999 allocations for medium density units.

* 209 allocations from expirations and last years lot are available.

HIGH DENSITY 25%=1,118 UNITS *

No projects have requested any of the 106, 1999 allocations for high density units.

* 1,012 Allocations from the previous years ('89-'98) are available.

1999 Development Plan Scoring Summary

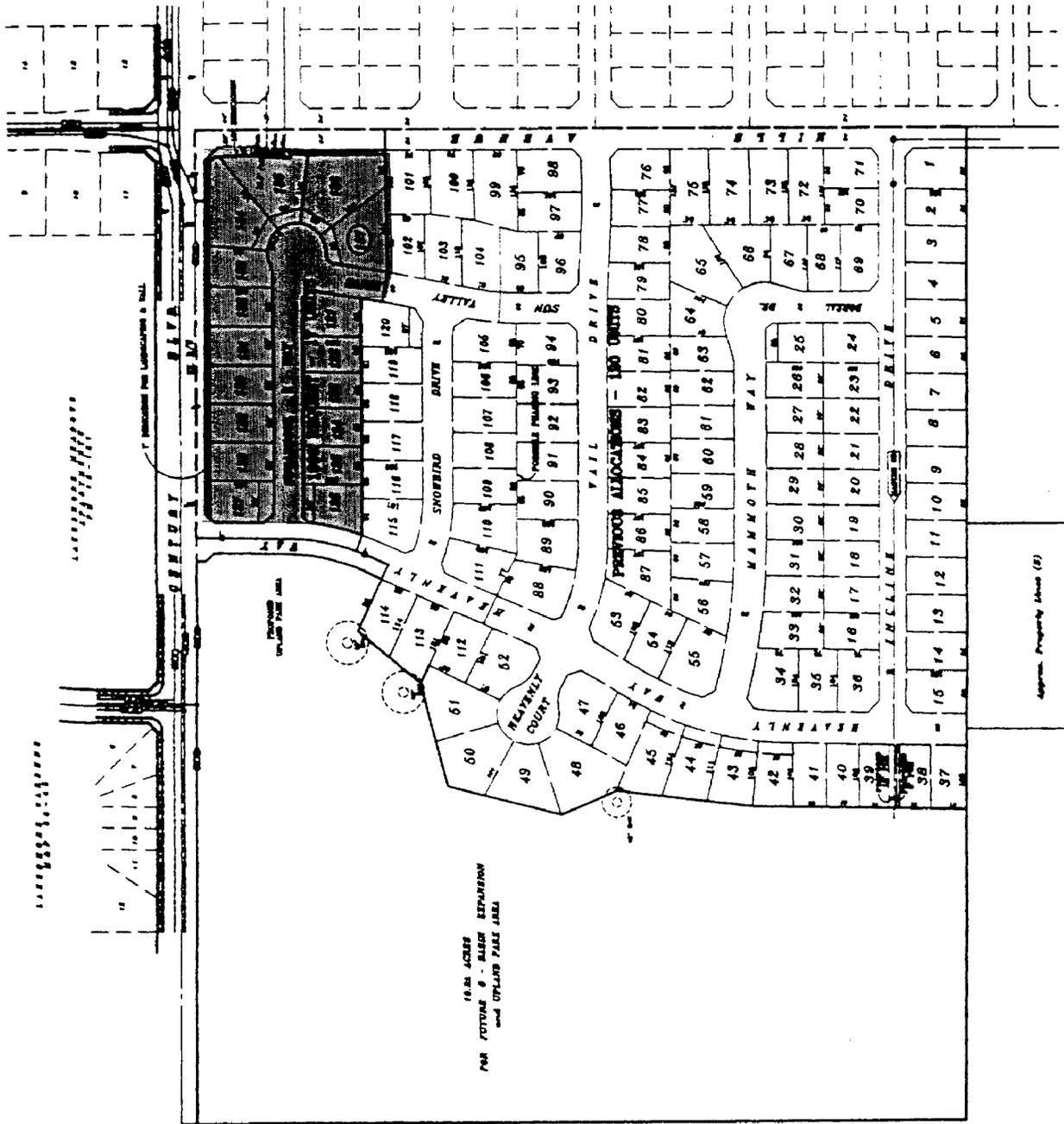
CRITERIA

PROJECT	A	B	C	D1	D2	D3	D4	E	F	G	H	I	J	TOTALS
Single Family Projects	3	5	200	3	10	8	4	0	10	0	0	25	10	278
CENTURY MEADOWS 4														
	Agricultural Land Conflicts (Adjacency)	On Site Agricultural Land Mitigation (Buffer)	General Location (Priority Area)	Relationship to Existing Development	Relationship to Public Services (Wastewater)	Relationship to Public Services (Water)	Relationship to Public Services (Drainage)	Promotion of Open Space (Percentage)	Traffic (Street Improvements)	Housing (Affordability)	Site Plan and Project Design	Schools (Proximity)	Fire Protection (Proximity)	



Century Meadows IV
 137 Single Family Lots
 17 Requested Allocations
 GM-99-002
 10/27/99

THE MEADOWS
 UNIT 501
 M.S.P. 99-149



16.26 ACRES
 FOR LOTTING 9 - BLENDED EXPANSION
 AND UPLAND PARK AREA

Approx. Property Lines (S)

RESOLUTION NO. 99-203

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE 1999 GROWTH MANAGEMENT
ALLOCATIONS

=====

BE IT RESOLVED, that the Lodi City Council does hereby approve the 1999 Growth Management Allocations as recommended by the Lodi Planning Commission, as shown on Exhibit A attached hereto and made a part hereof.

Dated: December 15, 1999

=====

I hereby certify that Resolution No. 99-203 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 15, 1999, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi, Pennino and Mann (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk

STAFF RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1999

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1999 = 424

SINGLE FAMILY 65%=582 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1999	RECOMMENDED ALLOC. 1999
CENTURY MEADOWS 4	120	0	120	17	17	17
	120	0	120	17	17	17

* 306 allocations from expirations and last years lot are available.

MEDIUM DENSITY 10%=251 UNITS*

No projects have requested any of the 42, 1999 allocations for medium density units.

* 209 allocations from expirations and last years lot are available.

HIGH DENSITY 25%=1,118 UNITS *

No projects have requested any of the 106, 1999 allocations for high density units.

* 1,012 Allocations from the previous years ('89-'98) are available.

EXHIBIT A



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: December 15, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 15, 1999** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation that the City Council adopt the 1999 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: November 17, 1999

Approved as to form:

Randall A. Hays
City Attorney