



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to Consider Planning Commission's Recommendations for Growth Management Allocations for 1994

MEETING DATE: October 19, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendations for Growth Management Allocations (i.e. Building Permit allocation Schedule) for 1994.

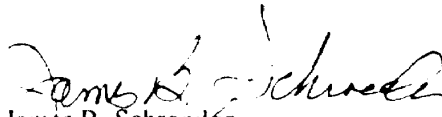
BACKGROUND INFORMATION: At its Regular Session of Monday, September 12, 1994 the Planning Commission recommended that the City Council adopt the 1994 Growth Management Allocation (i.e. Building Permit Allocation Schedule). These allocations recommend only low density (single-family) because there were no requests for medium or high density (multiple-family) allocations. The development community indicates that medium and high-density allocations were not requested because financing is not presently available for this type of projects.

Besides the 261 single-family allocations available in 1994, the Planning Commission also recommended that 57 single-family allocations remaining from 1993 be awarded which brings the total number of units to 318. The 57 additional allocations were given to Towne Ranch.

The Planning Commission also recommended that the medium density units previously approved in Bangs Ranch and Lodi Estates (Morimoto-Neuharth development) be eliminated and replaced with low density units.

Two developments (i.e. Century Meadows I and Century Meadows III) requested allocations in the Phase II area. The Planning Commission did not recommend these requests because they appear to be premature. The Planning Commission believes that all Phase II properties should compete equally for allocations but not before 1995.

FUNDING: Application fees


James B. Schroeder
Community Development Director

JBS/ck

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper

CCCD9421 DOC

Figure 1

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam @ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,026	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	54,981	1,100	Est. 2.680	410	267	41	103
Jan-96	56,081	1,122	Est. 2.680	419	272	42	105
Jan-97	57,203	1,144	Est. 2.680	427	278	43	107
Jan-98	58,347	1,167	Est. 2.680	435	283	44	109
Jan-99	59,514	1,190	Est. 2.680	444	289	44	111
Jan-00	60,704	1,214	Est. 2.680	453	294	45	113
Jan-01	61,918	1,238	Est. 2.680	462	300	46	116
Jan-02	63,156	1,263	Est. 2.680	471	306	47	118
Jan-03	64,419	1,288	Est. 2.680	481	313	48	120
Jan-04	65,707	1,314	Est. 2.680	490	319	49	123
Jan-05	67,021	1,340	Est. 2.680	500	325	50	125
Jan-06	68,361	1,367	Est. 2.680	510	332	51	128
Jan-07	69,728	1,395	Est. 2.680	521	339	52	130
TOTALS:				8,429	5,479	843	2,107

** 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 '94 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

1994 Development Plan Scoring Summary

PROJECT	CRITERIA										TOTALS			
	A	B	C	D1	D2	D3	D4	E**	F	G		H**	I	J
RIVERPOINTE	10	10	200	10	10	10	10	0	10	0	0	20	10	300
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	30	5	284
LODI ESTATES	7	0	200	7	10	10	10	0	10	0	0	20	10	284
BANG'S RANCH	5	0	200	5	10	13	10	0	15	0	0	15	10	283
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	25	0	275
CENTURY MEADOWS 1 *	7	0	100	3	10	8	4	0	13	0	0	25	10	180
CENTURY MEADOWS 3 *	3	0	100	3	10	8	4	0	10	0	0	25	10	173

* ALLOCATIONS REQUESTED FOR PRIORITY AREA TWO.

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1994

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1994 = 402

SINGLE FAMILY 65% = 261 + 57 = 318 UNITS *

<i>PROJECT</i>	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	* ADDITIONAL ALLOC. FROM '93	RECOMMENDED ALLOC. 1994
RIVERPOINTE	0	44	0	44
CENTURY MEADOWS 1	48	153	0	0
CENTURY MEADOWS 3	102	99	0	0
LODI WEST	215	69	0	69
LODI ESTATES	65	35	0	35
TOWNE RANCH	215	188	57	151
BANGS RANCH	104	19	0	19
	749	607	57	318

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

MEDIUM DENSITY 10% = 0 UNITS *

<i>PROJECT</i>	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	RECOMMENDED ALLOC. 1994
LODI ESTATES	22	0	-22
BANGS RANCH	36	0	-36
	58	0	-58

* During the '93 allocation year the Planning Commission allocated all 40 of the 1994 medium density allocations to Lodi West.

HIGH DENSITY 25% = 99 + 101 + 101 + 100 + 100 + 101 = 602 UNITS

No projects have requested any of the 101, 1994 allocations for high density units. Allocations from the previous years ('89-'93) are all available.

CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989 -1993

TOTAL RESIDENTIAL UNITS ALLOCATED (1989 - 1993) = 2004

SINGLE FAMILY 65% = 1303 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATION TOTALS
BANG'S RANCH	104	104
CENTURY MEADOWS 1 *	201	48
CENTURY MEADOWS 2 *	162	105
CENTURY MEADOWS 3 *	201	102
CENTURY MEADOWS 4	120	120
COLVIN RANCH	60	60
FUGAZI BROTHERS	5	5
JOHNSON RANCH 2	173	173
LODI WEST	284	215
MORIMOTO/NEUHARTH	65	65
RICHARD'S RANCH	114	34
TOWNE RANCH	403	215
	1,892	1,246

* Projects with project area in Priority Area 2

MEDIUM DENSITY 10% = 200 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATION TOTALS
BANG'S RANCH	36	36
LODI WEST	57	57
BRIDGEHAVEN	50	50
MORIMOTO/NEUHARTH	22	22
WOODHAVEN PARK	75	75
	240	240

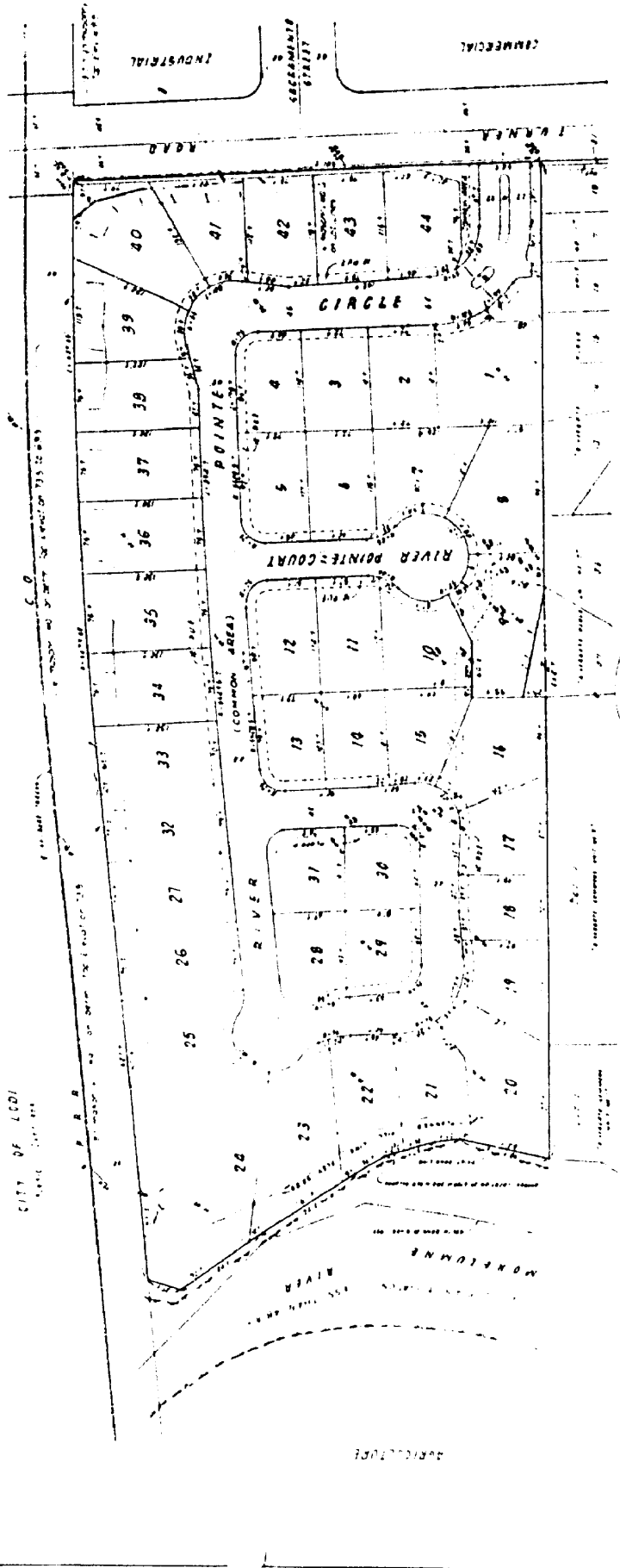
The Planning Commission awarded 40, 1994 medium density allocations to the Lodi West project.

HIGH DENSITY 25% = 501 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATION TOTALS
BENNETT & COMPTON	144	0
	144	0

The Bennett and Compton project traded its 144 high density allocations for 75 medium density allocations under the project name of Woodhaven Park.

SINGLE FAMILY RESIDENTIAL



REVISION PLAN
 DEVELOPMENT
 RIVER POINTE
 BEING A PORTION OF THE UNDIVIDED RESERVE
 OF SECTION 36, TOWNSHIP 35 N., RANGE 12 E., S. 4 E.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA
 JUNE, 1988



DATE: 11/14/88
 BY: [Signature]
 FOR: [Signature]

LEGEND
 [Symbol] [Description]
 [Symbol] [Description]
 [Symbol] [Description]

BAUMBACH & PIAZZA
 SURVEYORS
 2222 N. 1ST ST. SUITE 201
 LODI, CALIF. 93240

<p>REVISION PLAN DEVELOPMENT RIVER POINTE BEING A PORTION OF THE UNDIVIDED RESERVE OF SECTION 36, TOWNSHIP 35 N., RANGE 12 E., S. 4 E., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA JUNE, 1988</p>	<p>DATE: 11/14/88 BY: [Signature] FOR: [Signature]</p>	<p>LEGEND [Symbol] [Description] [Symbol] [Description] [Symbol] [Description]</p>	<p>BAUMBACH & PIAZZA SURVEYORS 2222 N. 1ST ST. SUITE 201 LODI, CALIF. 93240</p>	<p>LAND USE MAP</p>	<p>1 of 1 11/14/88 11/14/88</p>
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DEVELOPMENT PLAN - 1994 ALLOCATION
CENTURY MEADOWS ONE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,
 T.3 N. R.4 E., M.8 S. N., CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

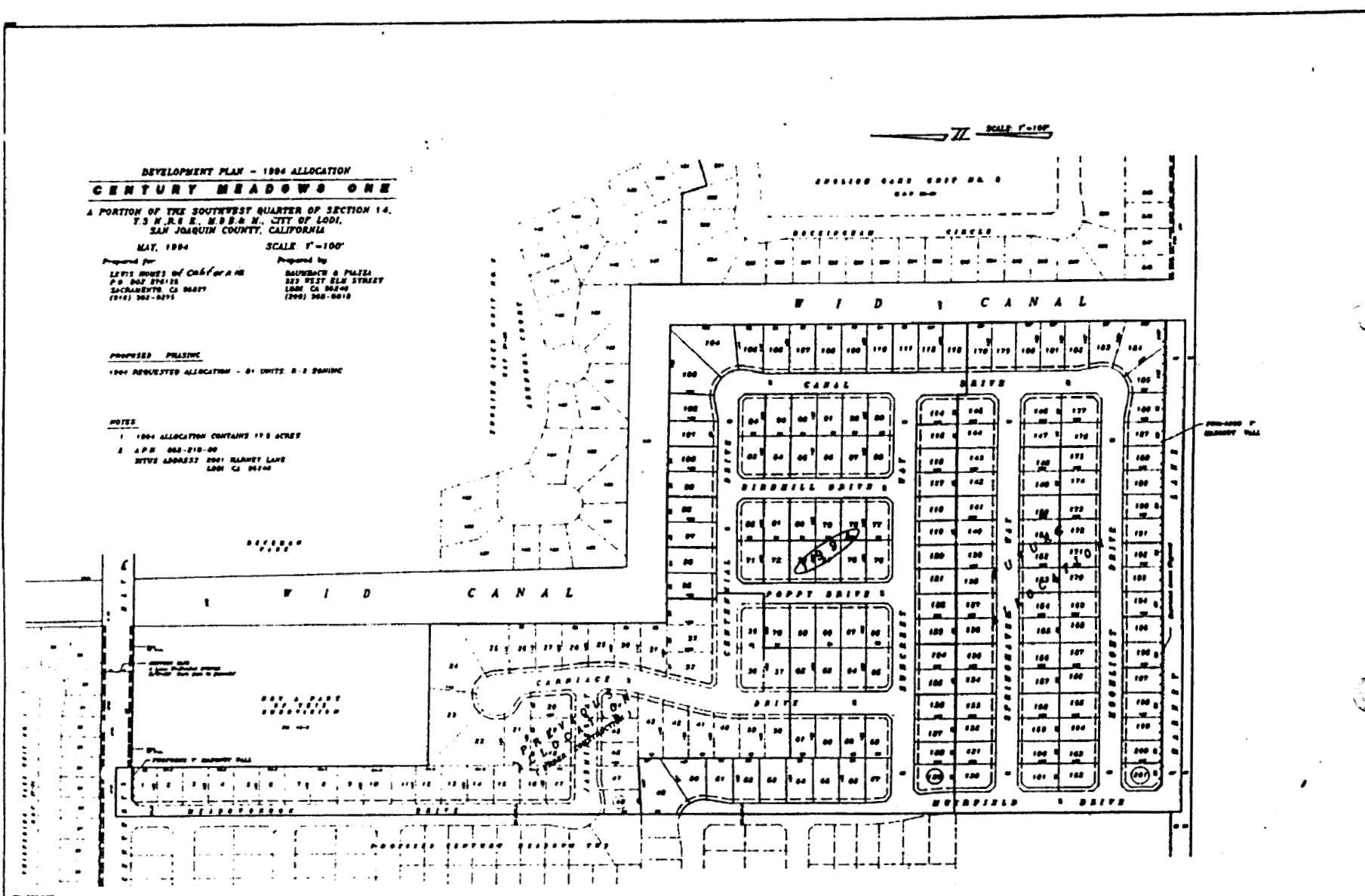
MAY, 1994 SCALE 1"=100'

Prepared for: **LEVIN HOUSES OF CALIFORNIA**
 P.O. BOX 204125
 SACRAMENTO, CA 95827
 (916) 362-9271

Prepared by: **BAUMBACH & PIAZZA**
 222 WEST ELM STREET
 LODI, CA 95240
 (209) 368-9616

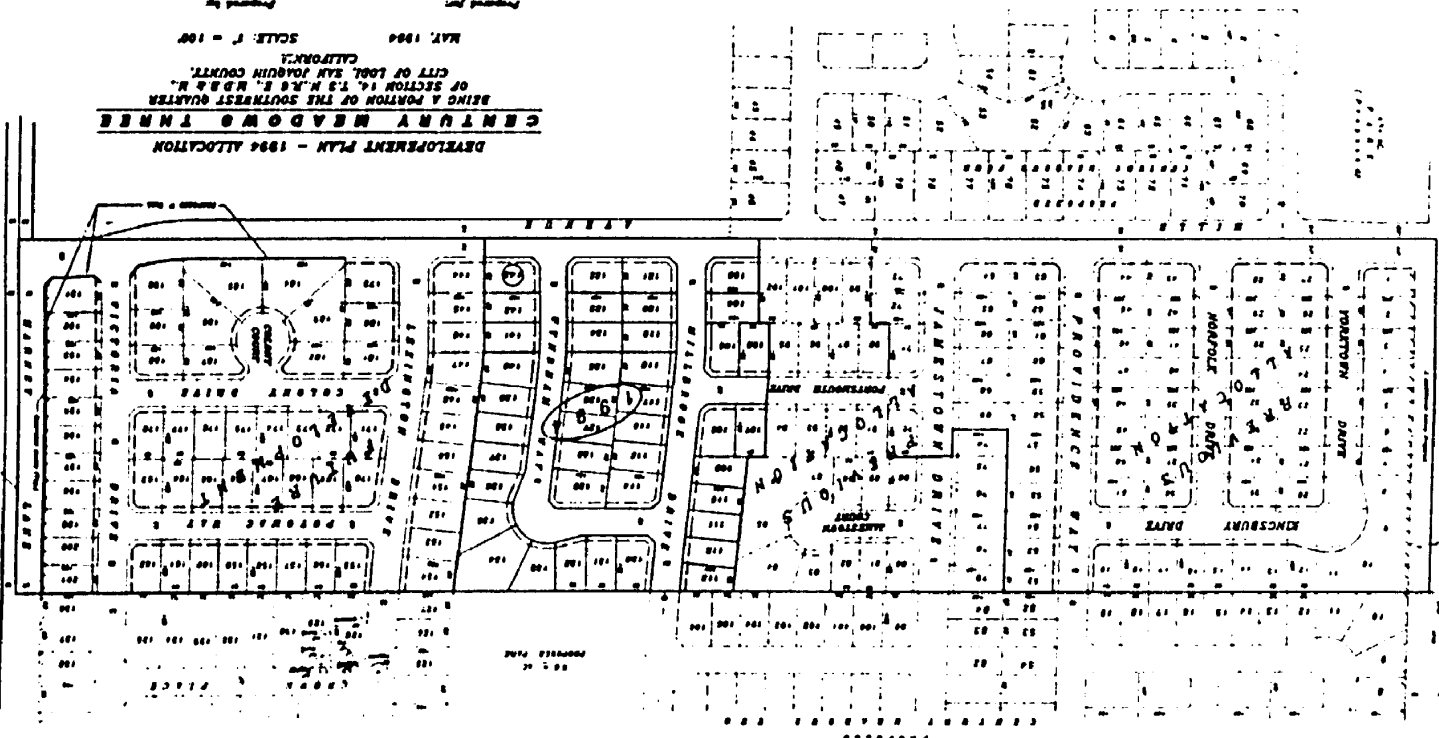
PROPOSED PHASING
 1994 REQUESTED ALLOCATION - 81 UNITS 8-2 PHASING

- NOTES
- 1994 ALLOCATION CONTAINS 17.8 ACRES
 - A.P.N. 068-210-00
 SITE ADDRESS 2001 HANNEY LANE
 LODI, CA 95240



DEVELOPMENT PLAN - 1930 ALLOCATION
 CENTURY MEADOWS THREE
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.3 N., R.8 E., M.2 N.,
 CITY OF LOS ANGELES COUNTY,
 CALIFORNIA.
 MAY, 1930
 SCALE: 1" = 100'

Prepared by
 Robert S. Piaska
 Robert S. Piaska
 1930 S. 11th Street
 Los Angeles, CA 90015
 (213) 222-0010
 (213) 222-0011



DATE TO DATE
 SHEET NUMBER 1 OF 1
 SHEET NO. 1 OF 1
 SHEET NO. 1 OF 1

SITUS ADDRESS 18991 W LOWER SACRAMENTO RD
 Lodi, CA 95008
 APN 829-030-33

PROPOSED PHASING & LAND USE
 PREVIOUSLY ALLOCATED (1989 04 31) - 80 UNITS
 PREVIOUSLY ALLOCATED (1989) - 80 UNITS
 PREVIOUSLY ALLOCATED (1981) 53 UNITS - LOW DENSITY RES
 51 UNITS - MEDIUM DENSITY RES
 1994 REQUESTED ALLOCATION 80 LOW DENSITY UNITS

NOTES
 1 THIS DEVELOPMENT CONTAINS 100 ACRES TOTAL
 1994 REQUESTED ALLOCATION CONTAINS 1517 ACRES
 2 ALL UTILS ARE WALNUT AND ARE NOT
 3 SUITABLE TO BE SAVED DURING DEVELOPMENT

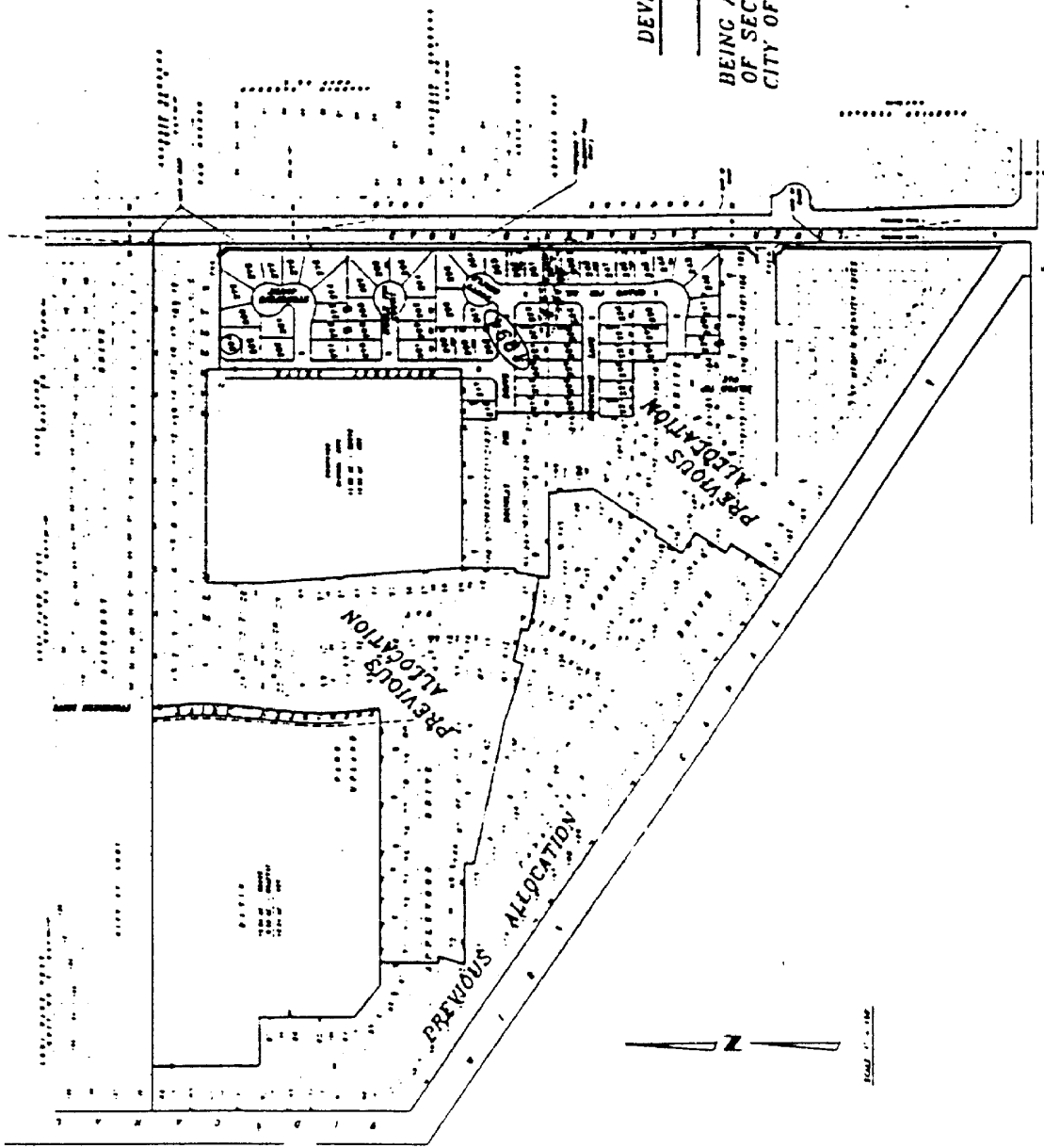
DEVELOPMENT PLAN - 1994 ALLOCATION
LODI WEST

BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 3, T 3 N., R. 6 E., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1994 SCALE 1"=150'

Prepared for
 Lodi West
 18991 W Lower Sacramento Rd
 Lodi, CA 95008
 1994 05 15

Prepared by
 Lodi West & Associates
 211 West 4th Street
 Lodi, CA 95001
 1994 05 15



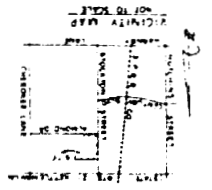
<p>1994 Allocation 5/15/94</p>	<p>BAUMBACH & PLAZA CIVIL ENGINEERS 2115 W. 4TH ST. Lodi, CA 95001</p>	<p>DATE: 5/15/94 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1"=150'</p>
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REVISED DEVELOPMENT PLAN
MORIMOTO/NEUHARTH ADDITION
 including a PORTION OF THE Ruhl PROPERTY

SCALE 1" = 60'

CITY OF LOS ANGELES, SAN JOAQUIN COUNTY, CALIFORNIA
 SECTION 18, T3S, R4E, S4SW, 1/4
 BEING A PORTION OF THE NORTHEAST QUARTER OF
 SECTION 18, T3S, R4E, S4SW, 1/4

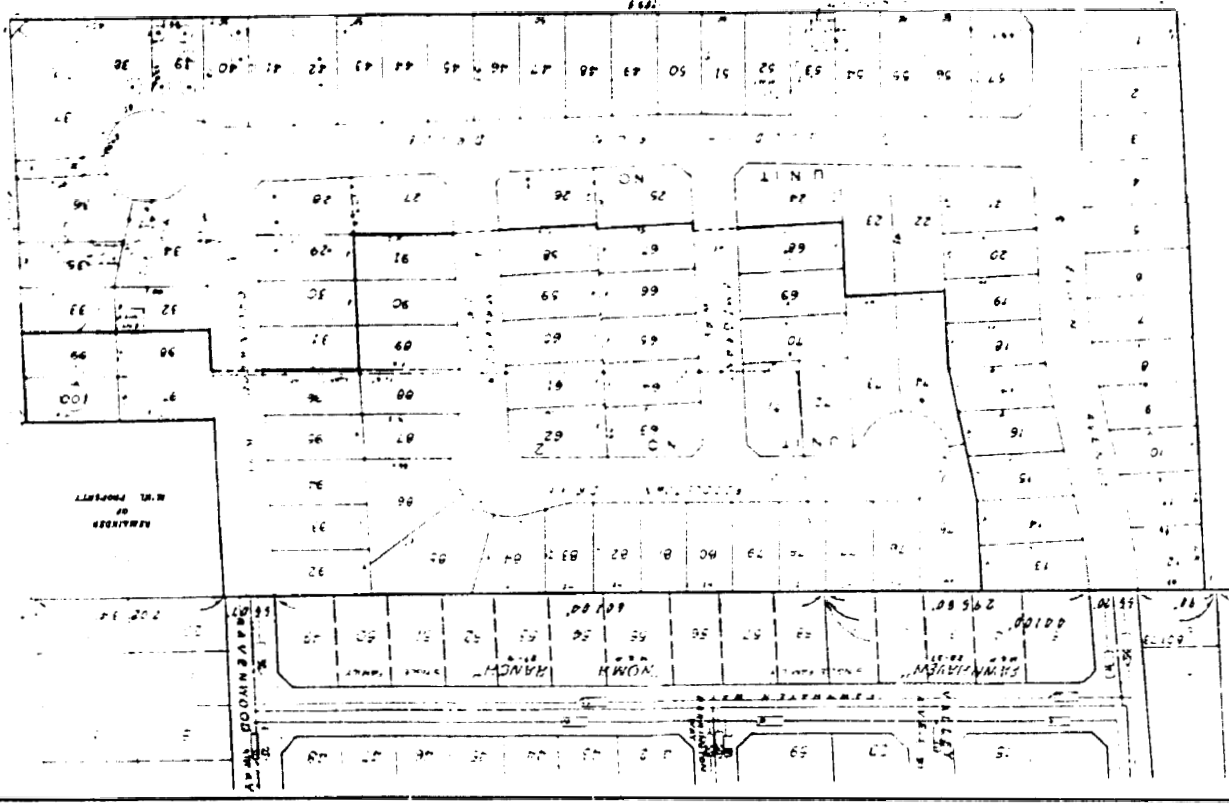
PREPARED BY
 MORIMOTO & NEUHARTH
 CIVIL ENGINEERS
 1111 1/2 1/2 ST. S.W. SEASIDE, CALIF.
 PHONE (415) 441-0000



NOT TO SCALE

THIS DEVELOPMENT PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF LOS ANGELES. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT, CALIFORNIA. THE PERMITTEE ACCEPTS THE CITY ENGINEER'S REVIEW AND AGREES TO COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS RELATIVE TO THE DEVELOPMENT OF THIS PROPERTY.

DATE OF PERMIT: 11/15/88
 PERMIT NO.: 11111 1/2 1/2 ST. S.W. SEASIDE, CALIF.



SCALE 1" = 60'

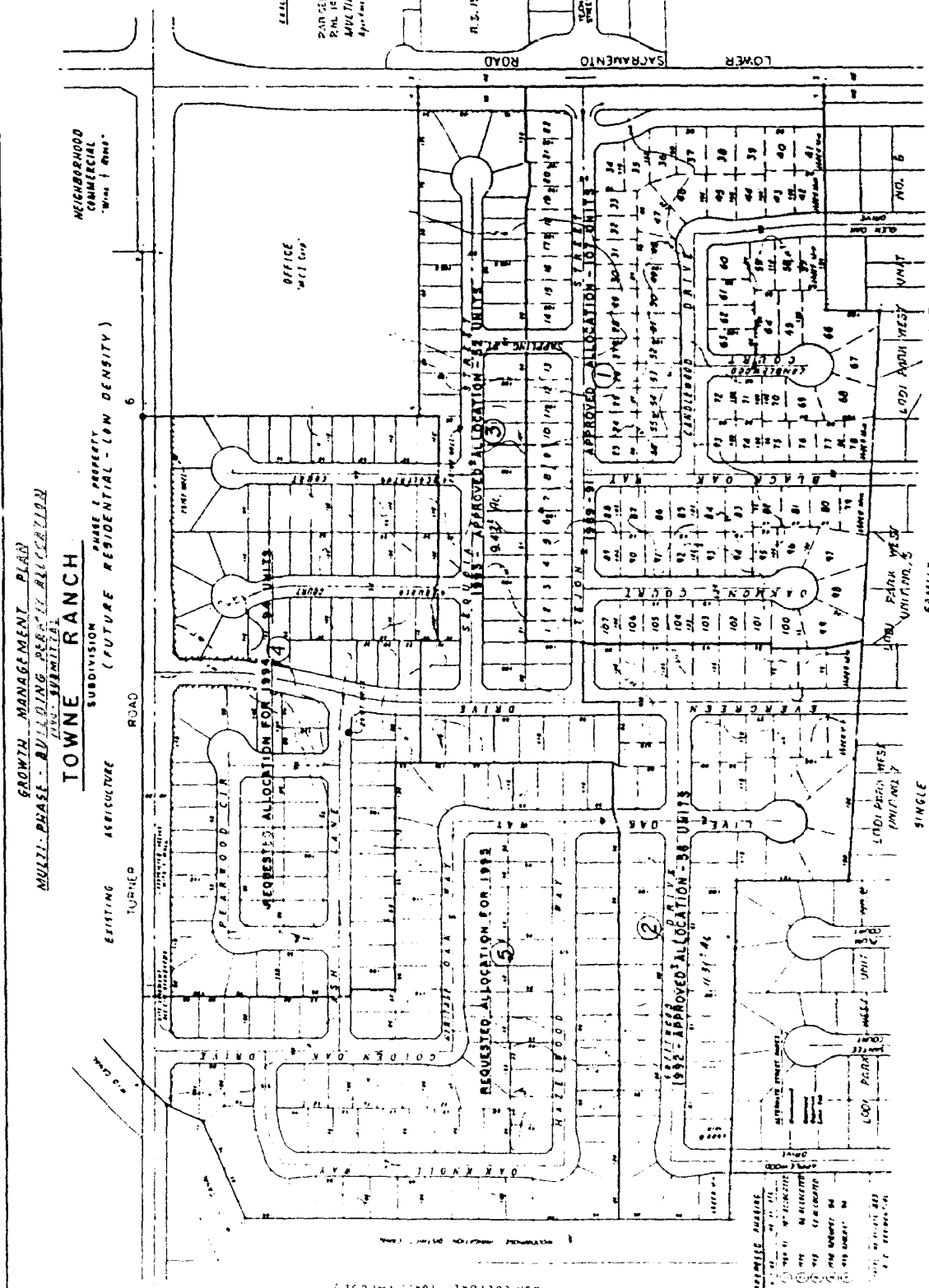
GROWTH MANAGEMENT PLAN
MULTI-PHASE BUILDING PERMIT ALLOCATION
 FIG. 1 - SUBMITTAL

TOWNE RANCH

EXISTING AGRICULTURE SUBDIVISION PHASE I PROPERTY (FUTURE RESIDENTIAL - LOW DENSITY)

NEIGHBORHOOD COMMERCIAL "W-1" ZONING

RESIDENTIAL - LOW DENSITY



AGRICULTURE (667,400 SF)

- LEGEND**
- 1. EASEMENT
 - 2. UTILITY LINE
 - 3. EXISTING CONCRETE DRIVE
 - 4. EXISTING ASPHALT DRIVE
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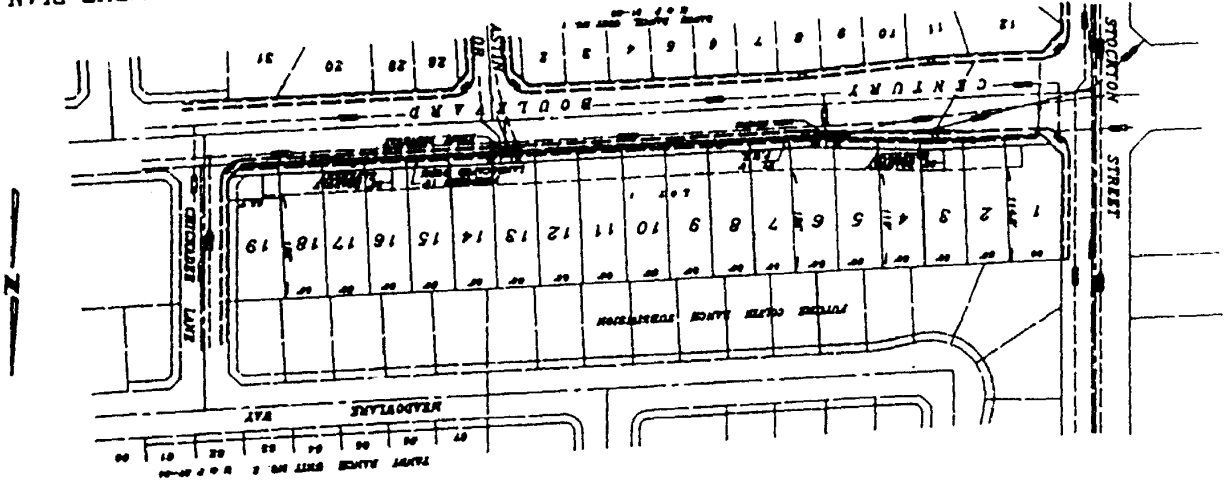
<p>DATE: 11/11/81</p> <p>BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>LAND USE</p>
<p>DEVELOPMENT PLAN</p> <p>1982 SUBMITTAL</p>	<p>RESIDENTIAL</p>
<p>BAUMBACH & PIAZZA</p> <p>CIVIL ENGINEERS</p> <p>1111 14TH STREET, SACRAMENTO, CALIF. 95811</p>	<p>RESIDENTIAL</p>
<p>FIG. 1 - SUBMITTAL</p>	<p>RESIDENTIAL - LOW DENSITY</p>

REVISID DEVELOPMENT PLAN
 1984 ALLOCATION
 LOT 1 of BANGS RANCH, UNIT NO. 1

SCALE: 1" = 200'
 MAY, 1994
 PREPARED FOR:
 BANGS RANCH L.P.
 P.O. BOX 1868
 FROEDRICK, CA 94730
 TEL (509) 534-0870
 PREPARED BY:
 SAUERBECK & PETER
 222 W. ELM STREET
 LONG BEACH, CA 90801
 TEL (562) 592-0810

REQUESTED ALLOCATION:
 FROM PREVIOUS ALLOCATION OF 86 RESIDUAL BENEFIT UNITS
 TO SINGLE FAMILY LOW BENEFIT UNITS

- NOTES:
1. SITE ADDRESS: 287 CENTURY BLVD
 A.P.N. 087-400-01
 2. THIS DEVELOPMENT CONTAINS 142 ACRES.



DECLARATION OF MAILING

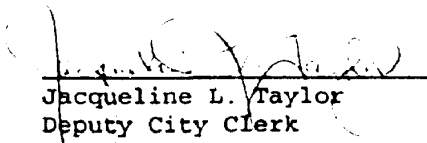
On October 11, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 11, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Deputy City Clerk

NOTE: The envelopes and mailing list were received from Carol Kulis in Community Development this morning, 10/11/94. Due to a misunderstanding, the envelopes were not received and mailed until today, although ordered at the Regular Council Meeting of October 5, 1994.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 19, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, October 19, 1994** 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 for Growth Management allocations for 1994.

Information regarding this item may be obtained in the office of the Community Development Director at 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:


Jennifer M. Perrin
City Clerk

Dated: October 5, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST FOR 1994 GROWTH MANAGEMENT ALLOCATIONS

Baumbach & Piazza, Inc.
323 West Elm St.
Lodi, CA 95240

Richard Thorpe et al
River Pointe Partners
351 North Beckman Road
Lodi, CA 95240

Edward C. Davis
Lewis Homes of California
P.O. Box 276125
Sacramento, CA 95827

Fred Baker
Chris Keszler
317 W. Lodi Ave.
Lodi, CA 95240

Robert J. Lee
Lee Developments
P.O. Box 3116
San Leandro, CA 94578

Pacific Valley Housing Corp.
650 E. Blithedale Dr.
Mill Valley, CA 94941

First Colony Lodi LP
16830 Ventura Bl. #352
Encino, CA 91436

Delmar Batch
1817 W. Harney Lane
Lodi, CA 95242

Lodi Homebuilders LP
P.O. Drawer 1088
Brentwood, CA 94513

Jim Johanson
Hal Porter Homes
P.O. Drawer 1088
Brentwood, CA 94513

Greystone Homes Inc.
6601 Koll Center Pkwy
Pleasanton, CA 94566 Robert Batch

Robert Batch
1819 S. Cherokee Lane, #67
Lodi, CA 95240

Ben Schaffer
Schaffer, Suess & Boyd Realtors
122 North Church Street
Lodi, CA 95240

Wilbert Ruhl
265 Almond Dr.
Lodi, CA 95240

John Read
4719 Greenleaf Circle, Suite 1
Modesto, CA 95356

Todd Fujinaga, Attorney
2010 N. First St., Suite 315
San Jose, CA 95131

Towne, Caswell, et al Dennis Bennett
P.O. Box 1597
Lodi, CA 95241

J. Jeffrey Kirst
Bangs Ranch L.P.
P.O. Box 1259
Woodbridge, CA 95258

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P O BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

October 21, 1994

Mr. Steven E. Pechin
c/o Baumbach and Piazza, Inc.
323 West Elm Street
Lodi, CA 95240

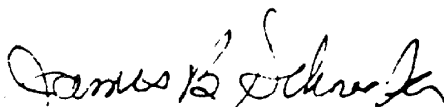
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4. Neither medium density nor high density allocations were awarded because none were requested.

Sincerely,


JAMES B. SCHRÖEDER
Deputy City Clerk

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Edward C. Davis
Lewis Homes of California
P.O. Box 276125
Sacramento, CA 95827

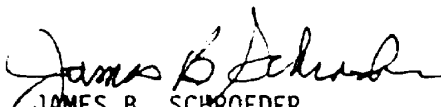
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Charles Oewel
650 East Blithedale Avenue
Suite "0"
Mill Valley, CA 94941

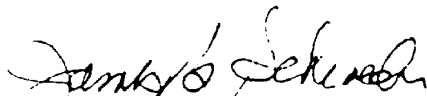
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Bob Batch
Attention Ben Schaffer
c/o Schaffer, Suess and Boyd
221 North Church Street
Lodi, CA 95240

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c/o KFC Real Estate
18826 N. Lower Sacramento Road
Woodbridge, CA 95258

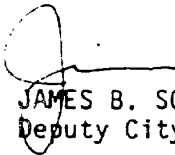
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Dennis Bennett
777 South Ham Lane
Lodi, CA 95242

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Richard Thorpe
c/o Jim Thorpe Oil Co.
351 North Beckman Road
Lodi, CA 95240

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**LODI CITY COUNCIL APPROVED BUILDING PERMIT
ALLOCATION SCHEDULE 1994**

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1994 = 402

SINGLE FAMILY 65% = 261 + 57 = 318 UNITS *

<i>PROJECT</i>	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	* ADDITIONAL ALLOC. FROM '93	APPROVED ALLOC. 1994
RIVERPOINTE	0	44	0	44
CENTURY MEADOWS 1	48	153	0	0
CENTURY MEADOWS 3	102	99	0	0
LODI WEST	215	69	0	69
LODI ESTATES	65	35	0	35
TOWNE RANCH	215	188	57	151
BANGS RANCH	104	19	0	19
	749	607	57	318

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

MEDIUM DENSITY 10% = 0 UNITS *

<i>PROJECT</i>	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	APPROVED ALLOC. 1994
LODI ESTATES	22	0	-22
BANGS RANCH	36	0	-36
	58	0	-58

* During the '93 allocation year the Planning Commission allocated all 40 of the 1994 medium density allocations to Lodi West.

HIGH DENSITY 25% = 99 + 101 + 101 + 100 + 100 + 101 = 602 UNITS

No projects have requested any of the 101, 1994 allocations for high density units. Allocations from the previous years ('89-'93) are all available.