CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of March 2, 1992

MEETING DATE: March 18, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM	RECOMMENDATION
a.	Information only. No action required.

BACKGROUND INFORMATION: At a Special Session held on March 2, 1992, the Planning Commission reviewed and approved the staff's recommendation for the 1989, 1990 and 1991 Growth Management Allocations for single-family, medium density and high density residential uses.

Enclosed is the report submitted to the Planning Commission. It consists of sheets showing (1) the requested allocations by the developer or property owner; (2) the scoring summary using the adopted Growth Management point system; (3) the proposed 1989-1991 allocation schedule; (4) an allocation schedule showing 1992 as well as 1989-1991; (5) the estimated population as of September 1 of each year; and (6) maps depicting the various development projects.

FUNDING: None required.

James B. Schroeder
James B. Schroeder
Community Development Director
Community Development Direct

JBS/cg

Enclosures

APPROVED: Thos A. Peterson
THOMAS A. PETERSON
City Manager

recycled paper

CC-1

CCPLAN4/TXTD.01C

DEVELOPMENT PLAN ALLOCATION REQUESTS

Low Density Allocations Requested

PROJECT	'89-'91	1992	1993	1994	1995	1996	TOTALS
LODI WEST	80	53	74	58	25	0	290
MORIMOTO/NEUHARTH	0	65	0	0	0	0	65
BANGS RANCH	104	0	0	0	0	0	104
BENNETT AND COMPTON	0	0	0	0	0	0	0
COLVIN RANCH	60	0	0	0	0	0	60
CENTURY MEADOWS 1	48	62	91	0	0	0	201
JOHNSON RANCH 2	73	100	0	0	0	0	173
CENTURY MEADOWS 4	81	36	0	0	0	0	117
TOWNE RANCH	107	62	51	49	57	78	404
BRIDGEHAVEN	0	0	0	0	0	0	0
CENTURY MEADOWS 2	62	43	58	0	0	0	163
CENTURY MEADOWS 3	102	99	0	0	0	0	201

Medium Density Allocations Requested

PROJECT	'89-'91	1992	1993	1994	1995	1996	TOTALS
LODI WEST	0	0	0	0	57	0	57
MORIMOTO/NEUHARTH	0	22	0	0	0	0	22
BANGS RANCH	36	0	0	0	0	0	36
BRIDGEHAVEN	50	0	0	0	0	0	50

High Density Allocations Requested

PROJECT	'89-'91	1992	1993	1994	1995	19961	TOTALS
BENNETT & COMPTON	72	72	0	0	0	0	144

3/2/92 GMREQALL.XLS

Development Plan Scoring Summary

PROJECT	CRITERIA A	B	C	D1	D2	D3	D4	E	F	G	H	I	J	TOTALS
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	30	5	284
MORIMOTO/NEUHARTH	7	0	200	7	10	10	10	0	10	0	0	20	10	284
BANGS RANCH	5	0	200	5	10	13	10	0	15	0	0	15	10	283
BENNETT AND COMPTON	7	7	200	10	10	10	10	4	10	0	?	15	0	283
COLVIN RANCH	5	0	200	5	10	10	10	0	10	0	0	20	10	280
CENTURY MEADOWS 1	7	0	200	3	10	8	4	0	13	0	0	25	10	280
JOHNSON RANCH 2	5	0	200	5	10	8	10	0	10	0	0	20	10	278
CENTURY MEADOWS 4	3	5	200	3	10	8	4	0	10	0	0	25	10	278
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	25	0	275
BRIDGEHAVEN	7	0	200	7	10	10	10	0	10	0	0	20	0	274
CENTURY MEADOWS 2	3	0	200	3	10	8	4	0	10	0	0	25	10	273
CENTURY MEADOWS 3	3	0	200	3	10	8	4	0	10	0	0	25	10	273

? SITE PLAN AND PROJECT DESIGN - BONUS POINTS FOR MULTI-FAMILY PROJECTS WILL BE AWARDED BY THE PLANNING COMMISSION AND SPARC.

CDDDEVCR.XLS 2/27/92

PROPOSED BUILDING PERMIT ALLOCATION SCHEDULE

SINGLE FAMILY 65%

PROJECT	1989	1990	1991	TOTAL '89-'91
LODI WEST	26	27	27	80
MORIMOTO/NEUHARTH	6	7	6	19
BANGS RANCH	34	35	35	104
COLVIN RANCH	20	20	20	60
CENTURY MEADOWS 1 *	16	16	16	48
JOHNSON RANCH 2	43	43	43	129
CENTURY MEADOWS 4	29	29	29	87
TOWNE RANCH	35	36	36	107
CENTURY MEADOWS 2 *	25	26	25	76
CENTURY MEADOWS 3 *	24	24	25	73
RECOMMENDED ALLOC.	258	263	262	783
MAX. PERMITTED ALLOC.	258	263	262	783
UNUSED ALLOCATIONS	0	0	0	0

* ALLOCATIONS WERE AWARDED FOR THE PORTION OF THE PROJECT IN PRIORITY AREA ONE

MEDIUM DENSITY 10%

PROJECT	1989	1990	1991	TOTAL '89-'91
MORIMOTO/NEUHARTH	0	0	22	22
BANGS RANCH	18	18	0	36
BRIDGEHAVEN	22	22	6	50
RECOMMENDED ALLOC.	40	40	28	108
MAX. PERMITTED ALLOC.	40	40	40	120
UNUSED ALLOCATIONS	0	0	12	12

HIGH DENSITY 25%

PROJECT	1989	1990	1991	TOTAL '89-'91
BENNETT & COMPTON	99	45	0	144
RECOMMENDED ALLOC.		45	0	144
MAX. PERMITTED ALLOC.	99			
UNUSED ALLOCATIONS	0			

3/2/92 GMALLOCT.XLS

PROPOSED BUILDING PERMIT ALLOCATION SCHEDULE

SINGLE FAMILY 65%

PROJECT	1989	1990	1991	TOTAL '89-'91	REQ. '92	TOTAL '89-'92
LODI WEST	26	27	27	80	53	133
MORIMOTO/NEUHARTH	6	7	6	19	46	65
BANGS RANCH	34	35	35	104	0	104
COLVIN RANCH	20	20	20	60	0	60
CENTURY MEADOWS 1 *	16	16	16	48	0	48
JOHNSON RANCH 2	43	43	43	129	44	173
CENTURY MEADOWS 4	29	29	29	87	30	117
TOWNE RANCH	35	36	36	107	62	169
CENTURY MEADOWS 2 *	25	26	25	76	29	105
CENTURY MEADOWS 3 *	24	24	25	73	29	102
RECOMMENDED ALLOC.	258	263	262	783	293	1,076
MAX. PERMITTED ALLOC.	258	263	262	783	267	1,050
UNUSED ALLOCATIONS	0	0	0	0	-26	

* ALLOCATIONS WERE AWARDED FOR THE PORTION OF THE PROJECT IN PRIORITY AREA ONE.

MEDIUM DENSITY 10%

PROJECT	1989	1990	1991	TOTAL '89-'91	REQ. '92	TOTAL '89-'92
MORIMOTO/NEUHARTH	0	0	22	22	0	22
BANGS RANCH	18	18	0	36	0	36
BRIDGEHAVEN	22	22	6	50	0	50
RECOMMENDED ALLOC.	40	40	28	108	0	108
MAX. PERMITTED ALLOC.	40	40	40	120	41	161
UNUSED ALLOCATIONS	0	0	12	12	41	

HIGH DENSITY 25%

PROJECT	1989	1990	1991	TOTAL '89-'91	REQ. '92	TOTAL '89-'92
BENNETT & COMPTON	99	45	0	144	0	144
RECOMMENDED ALLOC.	99	45	0	144	0	144
MAX. PERMITTED ALLOC.	99	101	101	301	103	404
UNUSED ALLOCATIONS	0	56	101	157	103	

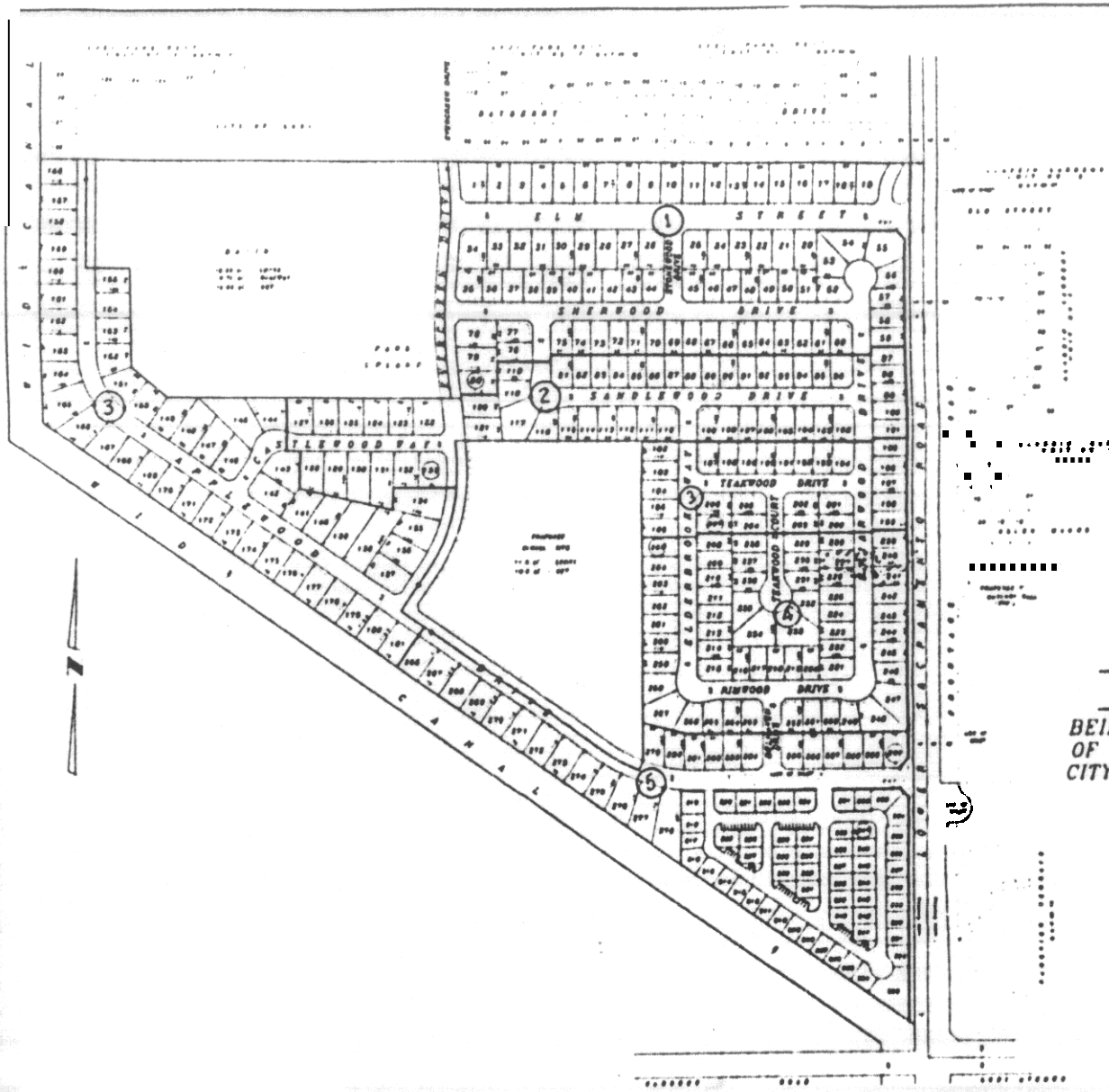
3/2/92 GMALLOC2.XLS

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	1,020	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
Sep-92	54,111	1,082	Est. 2.630	411	267	41	103
Sep-93	55.193	1,104	Est. 2.630	420	273	42	105
Sep-94	56,297	1,126	Ea. 2.630	421	278	43	107
Sep-95	57,423	1,148	Ea. 2.630	437	284	44	109
Sep-96	58.571	1.171	Ea. 2.630	445	289	45	111
Sep-97	59,742	1,195	Est. 2.630	454	295	45	114
Sep-98	w.937	1,219	F a 2.630	463	MI	46	116
Sep-99	62,156	1,243	Fa 2.630	473	307	47	118
Sep-00	63399	1,268	Ea. 2.630	482	313	48	121
Sep-01	64.667	1,293	Ea. 2.630	492	320	49	123
Sep-02	65,960	1,319	Ea. 2.630	502	326	50	126
Sep-03	67.279	1,346	Ea. 2.630	512	333	51	128
Sep-04	68,625	1,373	Ea. 2.630	522	339	52	131
Sep-05	69,998	1,400	Ea. 2.630	532	346	53	133
Sep-06	71398	1,428	Ea. 2.630	543	353	54	136
Sep-07	72,826	1.457	Ea. 2.630	554	360	55	139
	Totals:	23,293	N/A	8,874	5,768	887	2,219

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.



PROPOSED PHASING

1 1989-90-91 REQUESTED ALLOCATION - 80 UNITS
2 1992 REQUESTED ALLOCATION - 53 UNITS
3 1993 REQUESTED ALLOCATION - 74 UNITS
4 1994 REQUESTED ALLOCATION - 50 UNITS
5 1995 REQUESTED ALLOCATION - 25 R-1 UNITS
57 MED. DENSITY UNITS

NOTES

1. THIS DEVELOPMENT CONTAINS 100.1 ACRES
2. ALL TREES ARE WALNUT AND ARE NOT SUITABLE TO BE SAVED DURING DEVELOPMENT

REVISED FEBRUARY, 1992

DEVELOPMENT PLAN

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

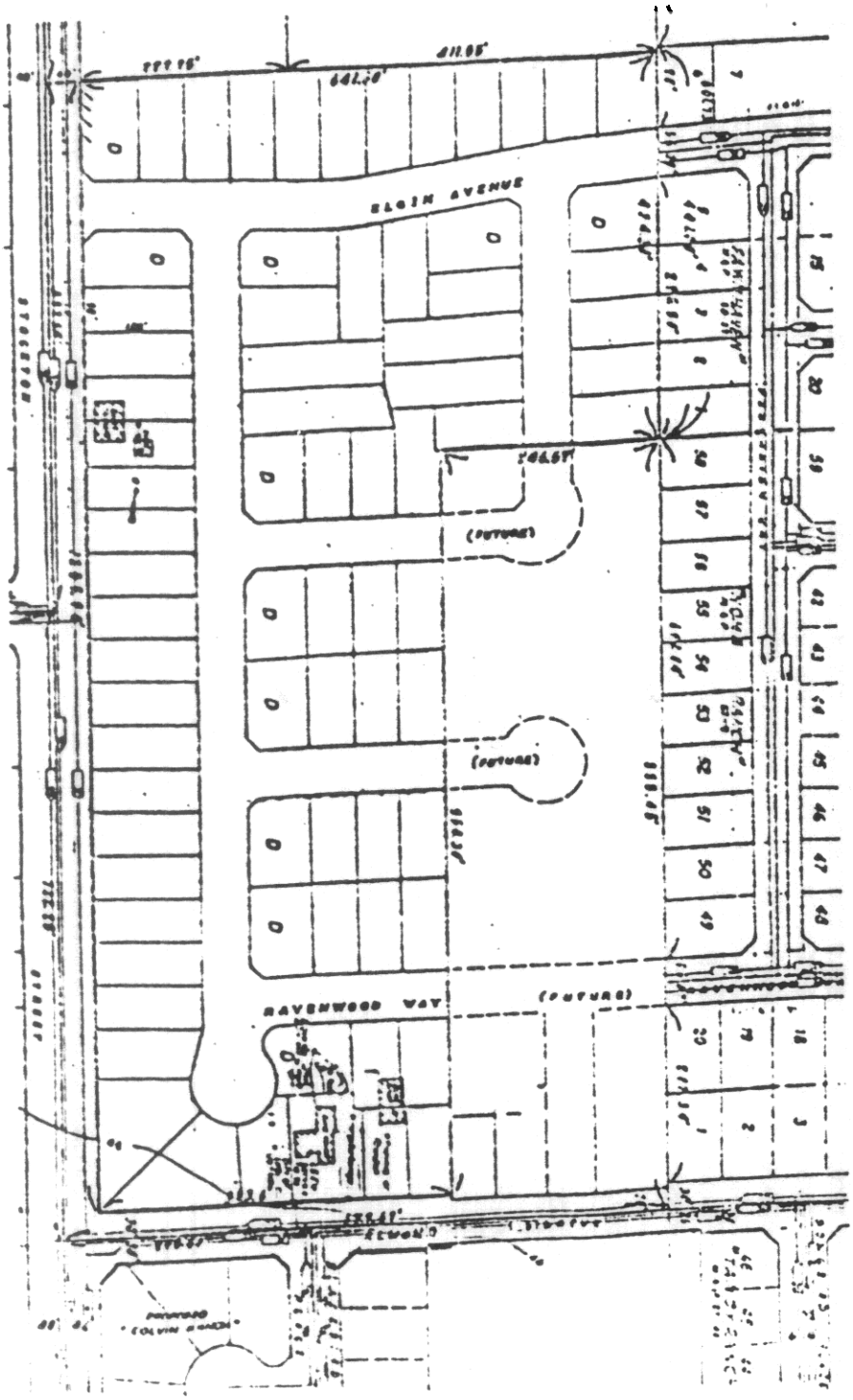
AUGUST, 1991

SCALE: 1" = 150'

Prepared for
[illegible]

Prepared by
BAUMBACH & PIAZZA
LODI, CA 95240
[illegible]

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

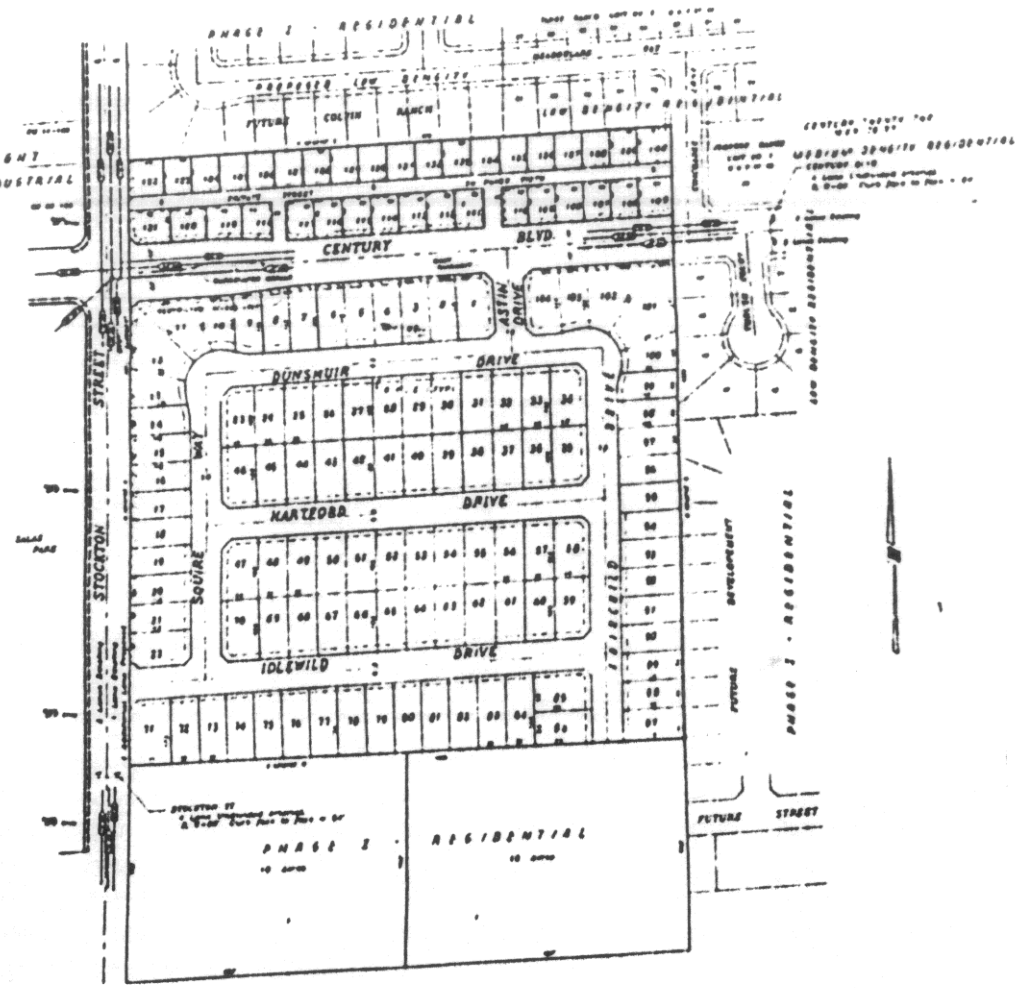


N

Morimoto/Neuharth

Development Plan
87 Single Family Units

Lodi, California



PROPOSED LAND USE & PHASING

LOTS 1-104 R-2
LOTS 105-140 PD MEDIUM DENSITY
PROPOSED AS SINGLE PHASE PROJECT
PROPOSED 1989 [illegible] ALLOCATION 100 R-2 UNITS
36 PD (MEDIUM DENSITY) UNITS

REVISED FEBRUARY, 1992

DEVELOPMENT PLAN
BANGS PROPERTY

BEING A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 13, T3N, R6E, MDB&M.
CITY OF LODI, SAN JOAQUIN COUNTY
CALIFORNIA

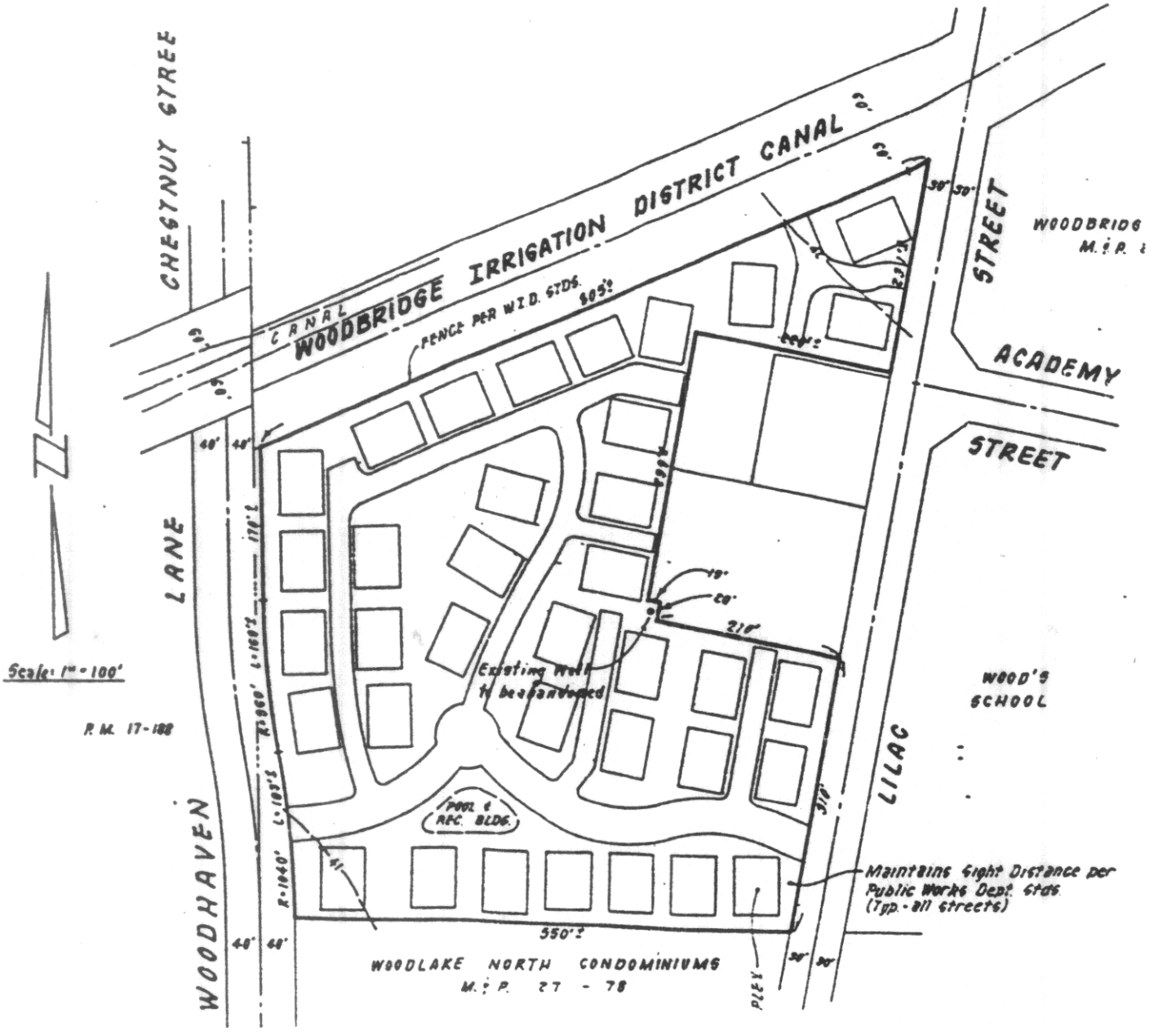
OCTOBER, 1991 SCALE 1" = 100'

PREPARED FOR:
[illegible]

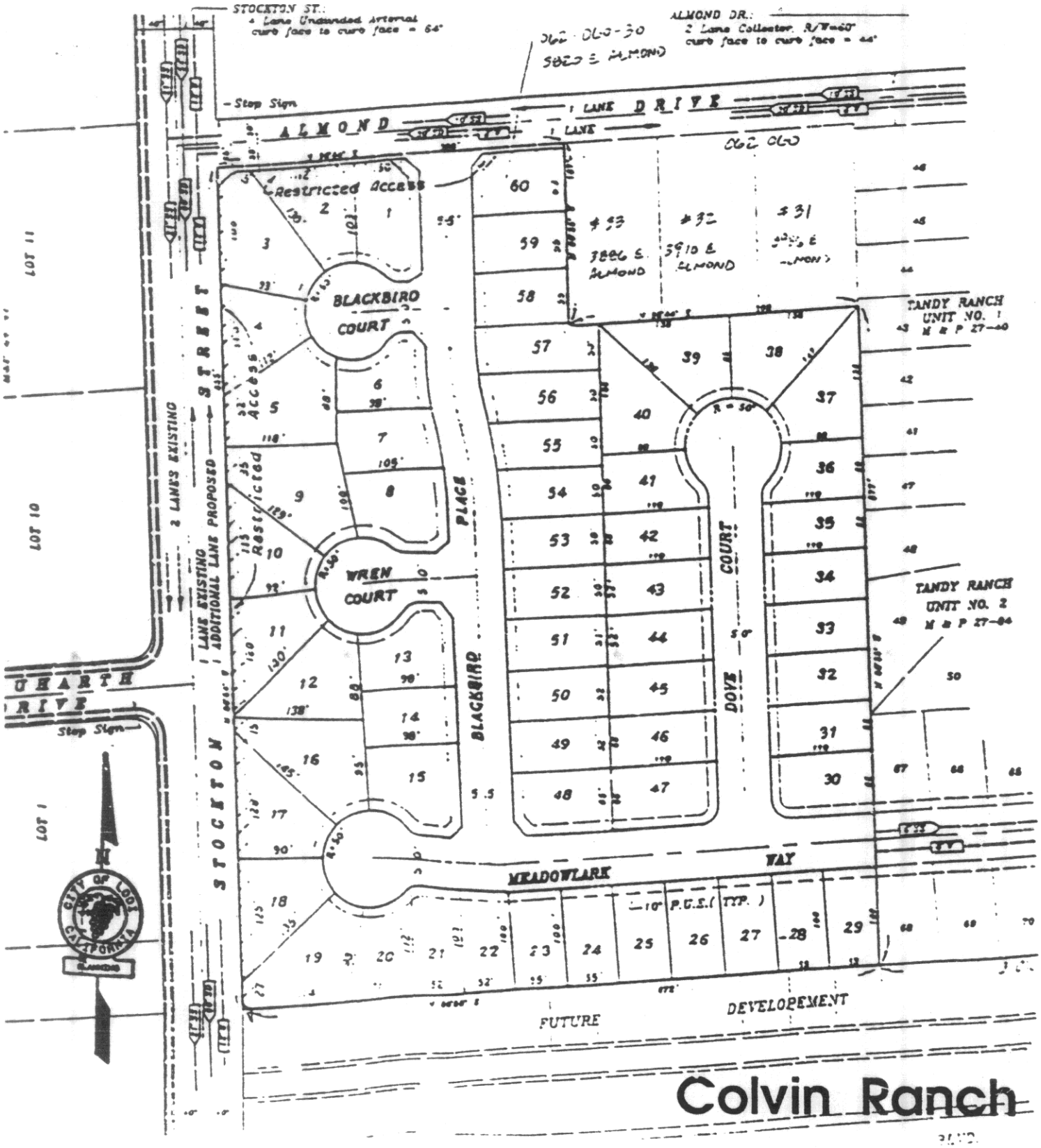
PREPARED BY:
BAUMBACH & PIAZZA
[illegible]

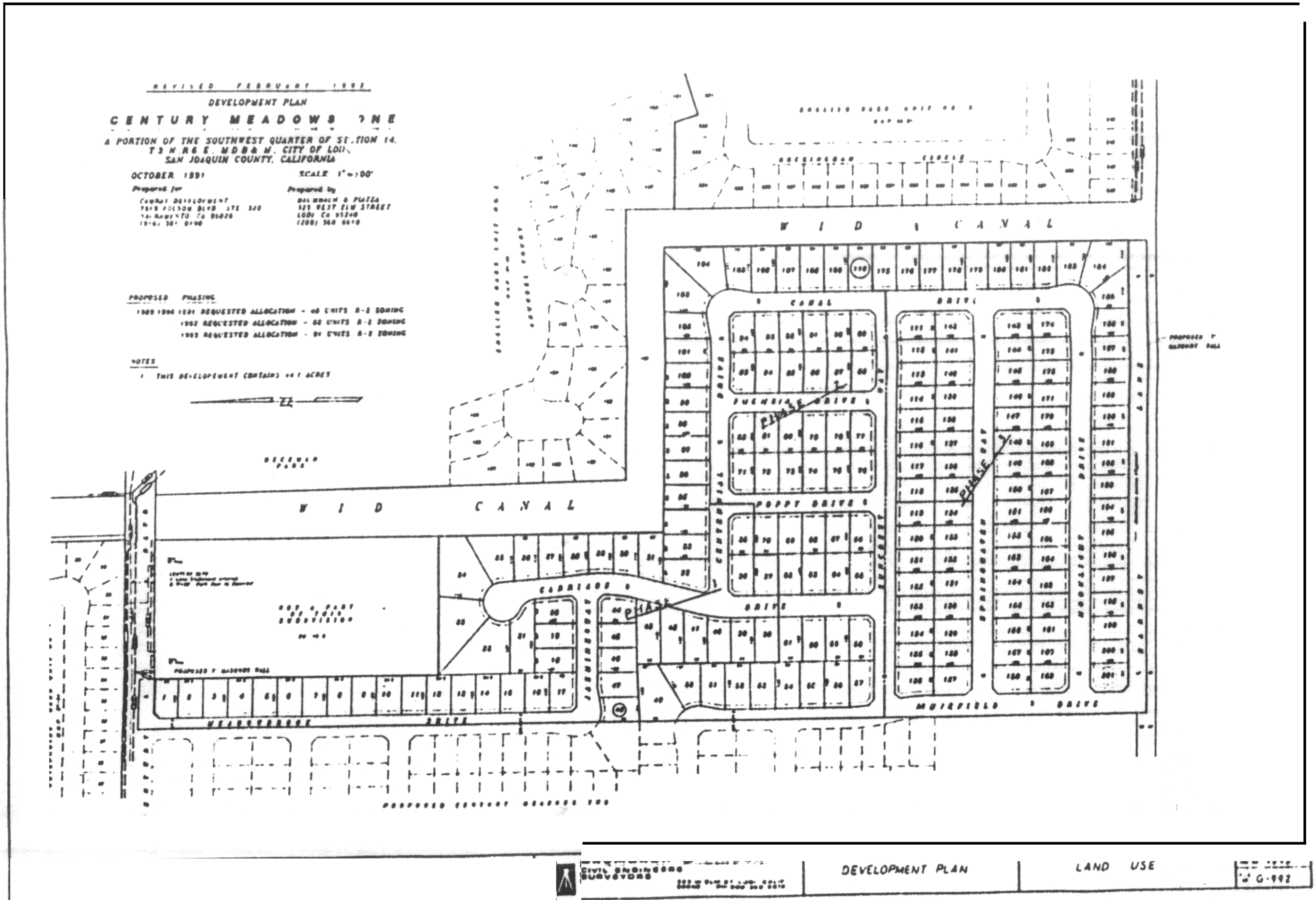
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

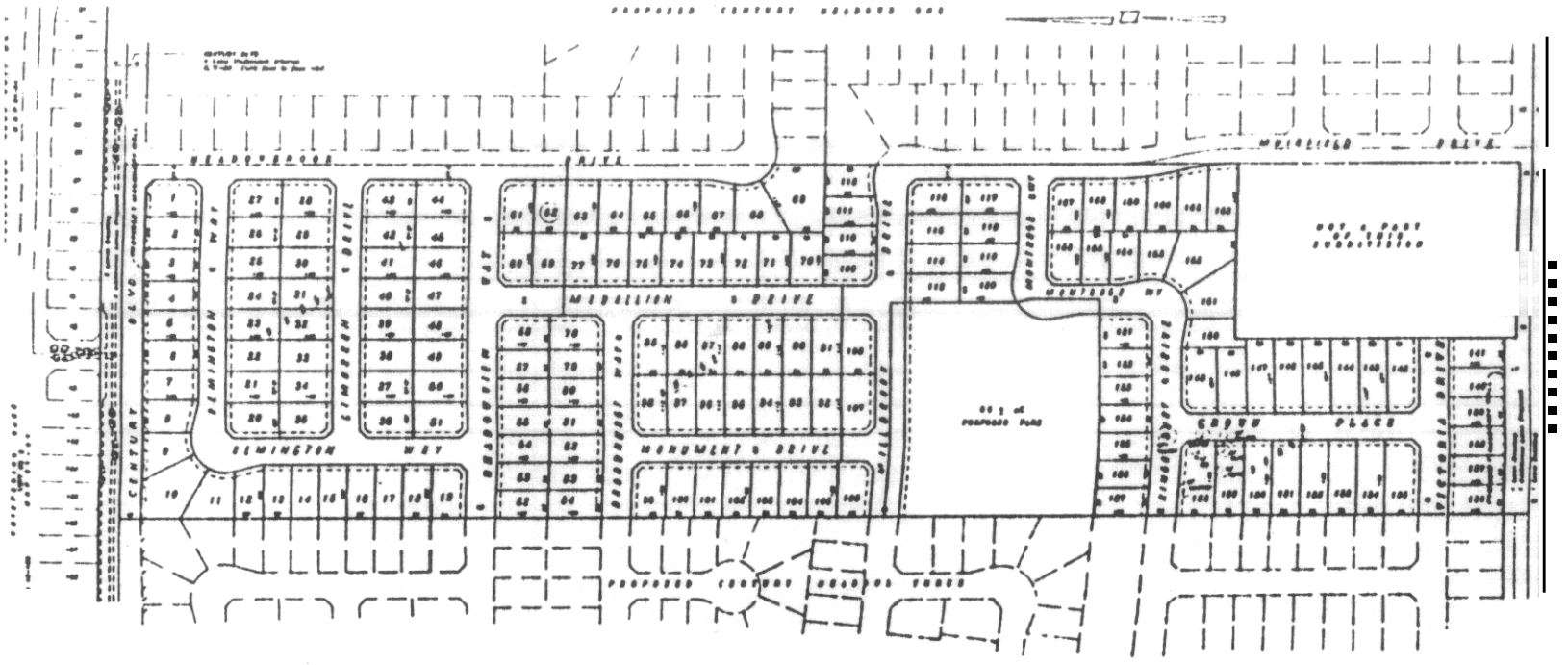
SHEET 1 OF 2
[illegible]
[illegible] 9.97

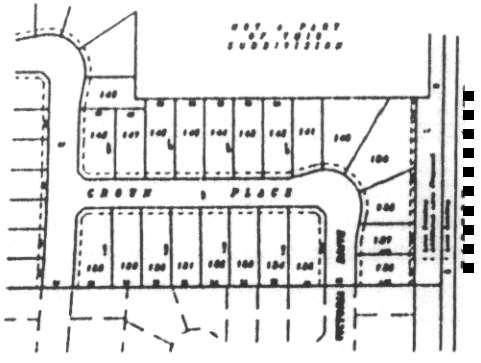


Bennett & Compton


STOCKTON ST.:
4 Lane Undivided Arterial
curb face to curb face = 64'
ALMOND DR.:
2 Lane Collector. R/W=60'
curb face to curb face = 44'
Stop Sign
ALMOND DRIVE
1 LANE
1 LANE
Restricted Access
BLACKBIRD COURT
WREN COURT
BLACKBIRD PLACE
DOVE COURT
R = 50'
TANDY RANCH UNIT NO. 1
M & P 27-40
TANDY RANCH UNIT NO. 2
M & P 27-84
2 LANES EXISTING
1 LANE EXISTING
ADDITIONAL LANE PROPOSED
STOCKTON STREET
Restricted Access
LOT 11
LOT 10
LOT 1
HEARTH DRIVE
Stop Sign
MEADOWLARK WAY
P.U.E. (TYP.)
FUTURE DEVELOPEMENT
CITY OF LODI
CALIFORNIA
Colvin Ranch


REVISED FEBRUARY 1992
DEVELOPMENT PLAN
CENTURY MEADOWS ONE
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,
T 3 N, R 6 E, MDB & M, CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA
OCTOBER 1991
SCALE 1" = 100'
Prepared for
Prepared by
PROPOSED PHASING
REQUESTED ALLOCATION
NOTES
THIS DEVELOPMENT CONTAINS
ACRES
WID CANAL
CANAL DRIVE
POPPY DRIVE
CARRIAGE DRIVE
MUIRFIELD DRIVE
HEARTHROOK DRIVE
PHASE
PROPOSED CENTURY MEADOWS TWO
CIVIL ENGINEERS
SURVEYORS
DEVELOPMENT PLAN
LAND USE
G-992





ALTERNATE DESIGN

PROPOSED PHASING

1000 1000 1001 REQUESTED ALLOCATION - [illegible] UNITS, R-2 ZONING
1002 REQUESTED ALLOCATION - [illegible] UNITS, R-2 ZONING
1003 REQUESTED ALLOCATION - [illegible] UNITS, R-2 ZONING

NOTES
1 THIS DEVELOPMENT CONTAINS [illegible] ACRES
2 EXISTING TREES ARE NOT WORTH SAVING AND WILL BE REMOVED

REVISED FEBRUARY 1992
DEVELOPMENT PLAN

CENTURY MEADOWS TWO

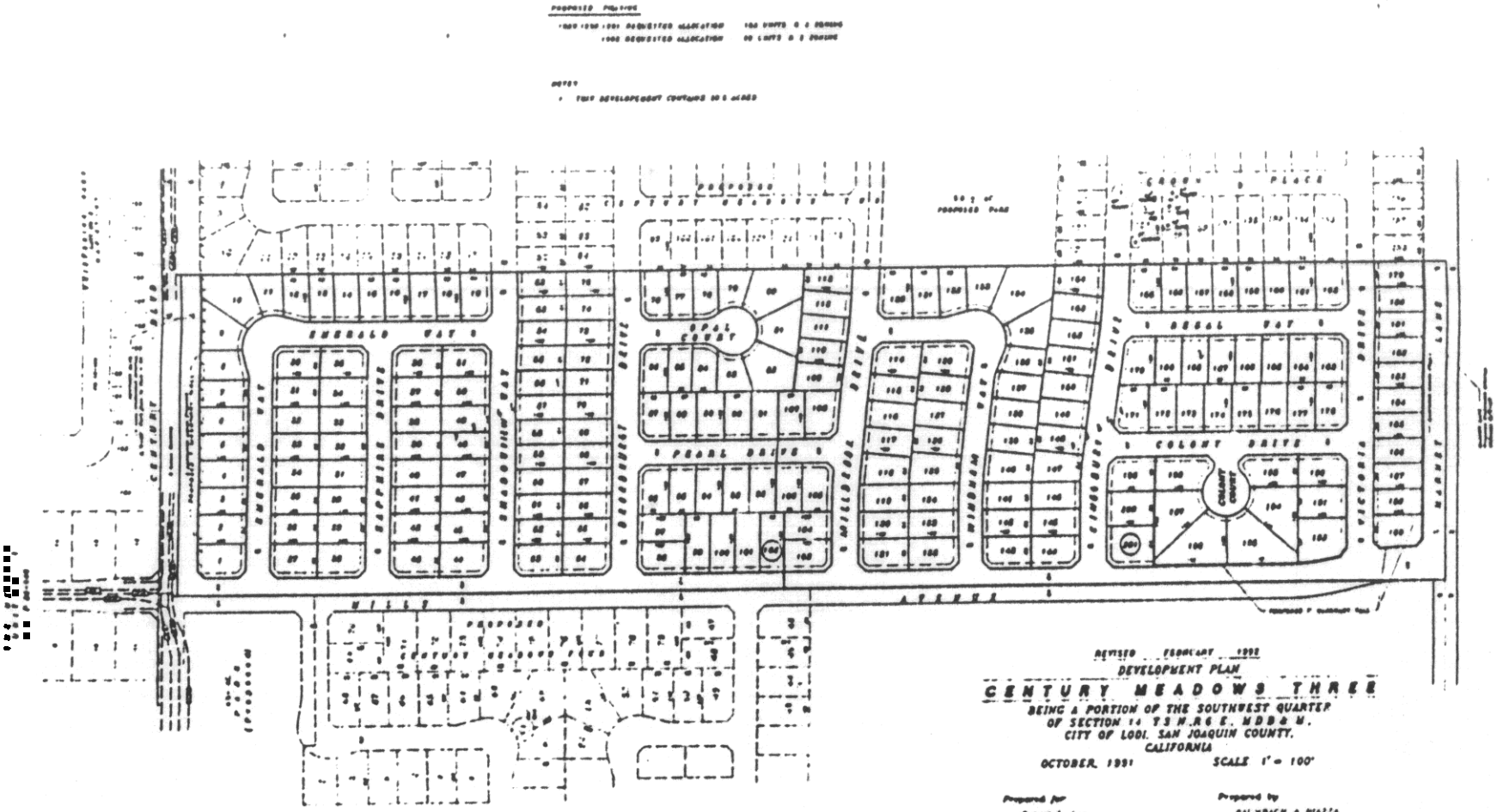
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, T.3 N., R.6 E., M.D.B.& M.
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

OCTOBER, 1991 SCALE 1"=100'

Prepared for:
DELMAR BATCH
1767 EAST MARNEY LANE
LODI, CA 95240
(209) 368-1140

Prepared by:
BAUMBACH & PIAZZA
323 WEST ELM STREET
LODI, CA 95240
(209) 368-6610

	CIVIL ENGINEERS SURVEYORS	DEVELOPMENT PLAN	LAND USE	G-993



REVISED FEBRUARY 1992

DEVELOPMENT PLAN

CENTURY MEADOWS THREE

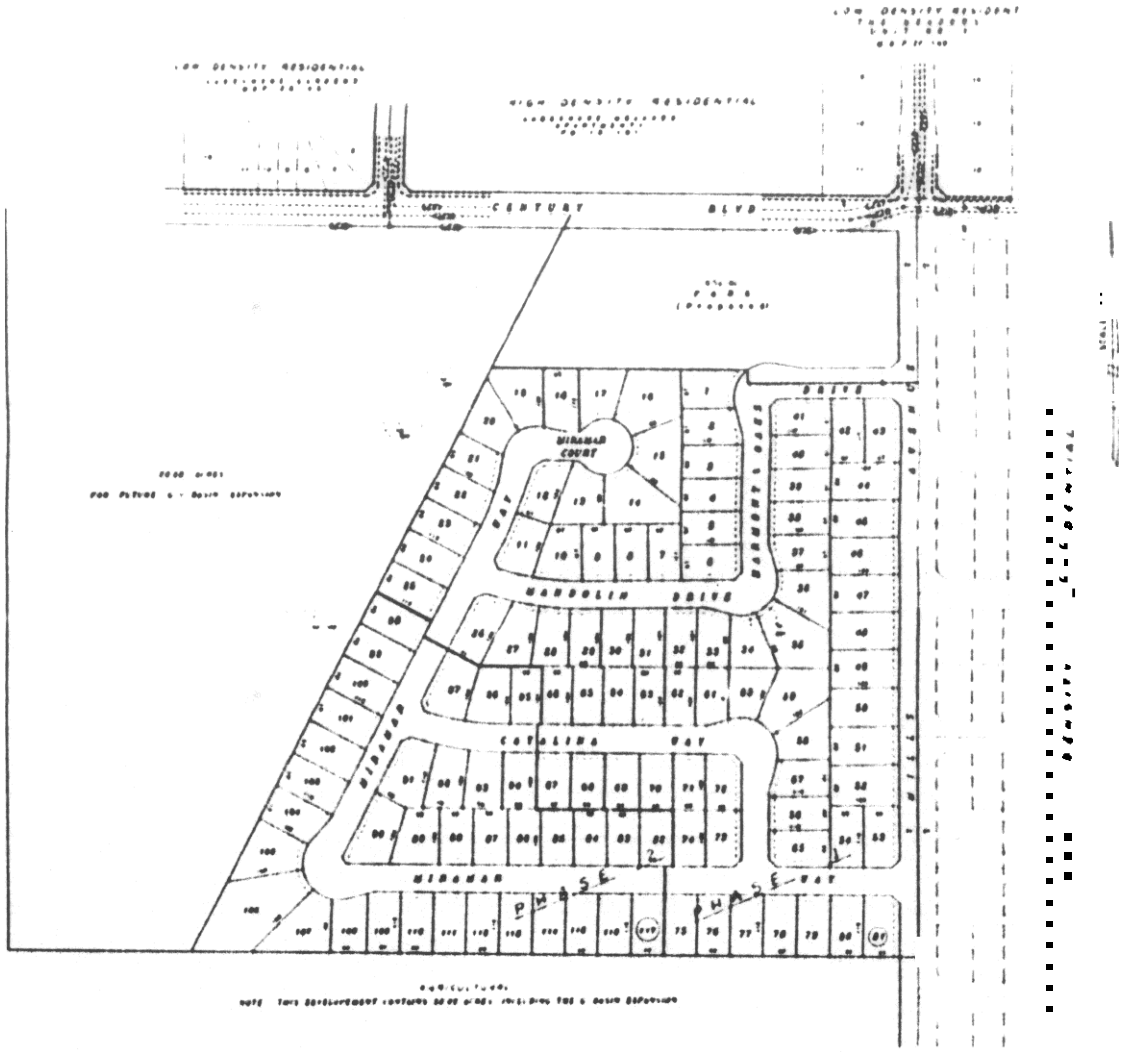
BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 14 T3N,R6E, MDB&M,
CITY OF LODI, SAN JOAQUIN COUNTY,
CALIFORNIA

OCTOBER 1991 SCALE 1" = 100'

Prepared for
Robert L. Lee
Hawaii, San Francisco
2200 Powell Street, Suite 1025
Emeryville, CA 94608
(415) 420-1727

Prepared by
BAUMBACH & PIAZZA
925 WEST ELM STREET
LODI, CA 95240
(209) 368-6618

BAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS	DEVELOPMENT PLAN	LAND USE	SHEET 1 OF 2	G-994



PROPOSED PHASING

1989-1990-1991 - REQUESTED ALLOCATION [illegible] UNITS

1992 - REQUESTED ALLOCATION [illegible] UNITS

• SECOND REVISION - 2/26/89 •

REVISED FEBRUARY 1992

DEVELOPEMENT PLAN

CENTURY MEADOWS FOUR

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, T 3 N R 6 E, M D B & M, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

OCTOBER, 1991 SCALE 1" = 100'

Prepared for

DELMAR HATCH
1767 EAST HARNEY LANE
LODI, CA 95240
(209) 369-1140

Prepared by

BAUMBACH & PIAZZA
323 WEST ELM STREET
LODI, CA 95240
(209) 369-6470

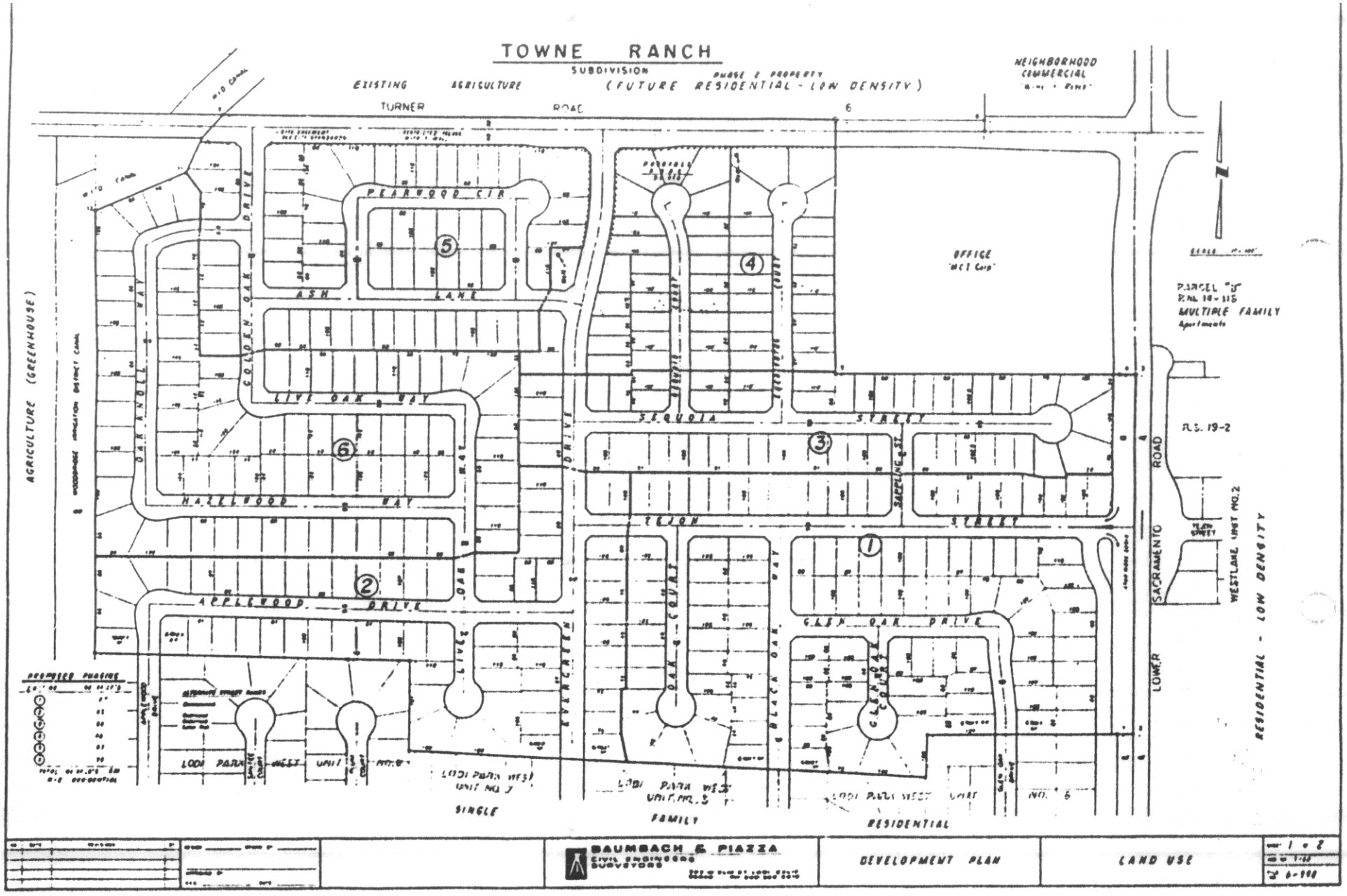
ALTERNATE STREET NAMES

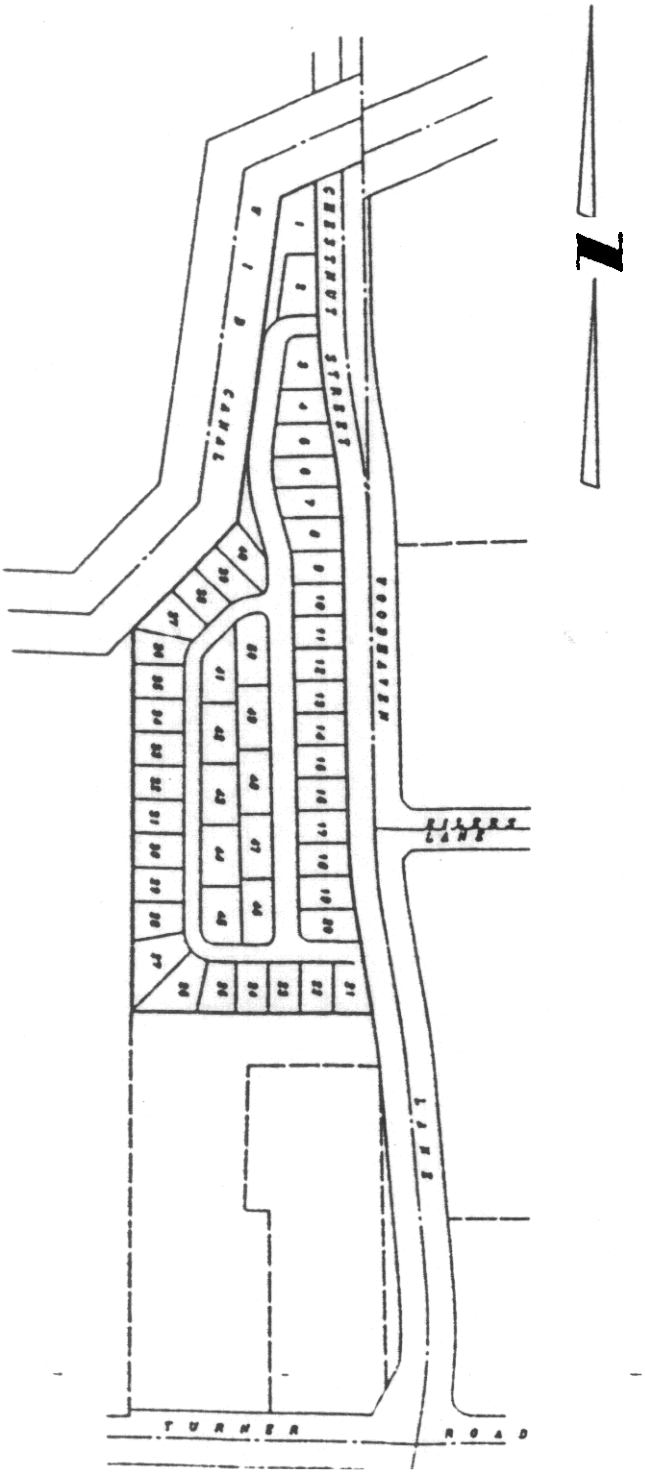
CASPIAN
CHESAPEAKE
GALLELAND
MONTEROSE
TAN OAKS
[illegible]

BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS

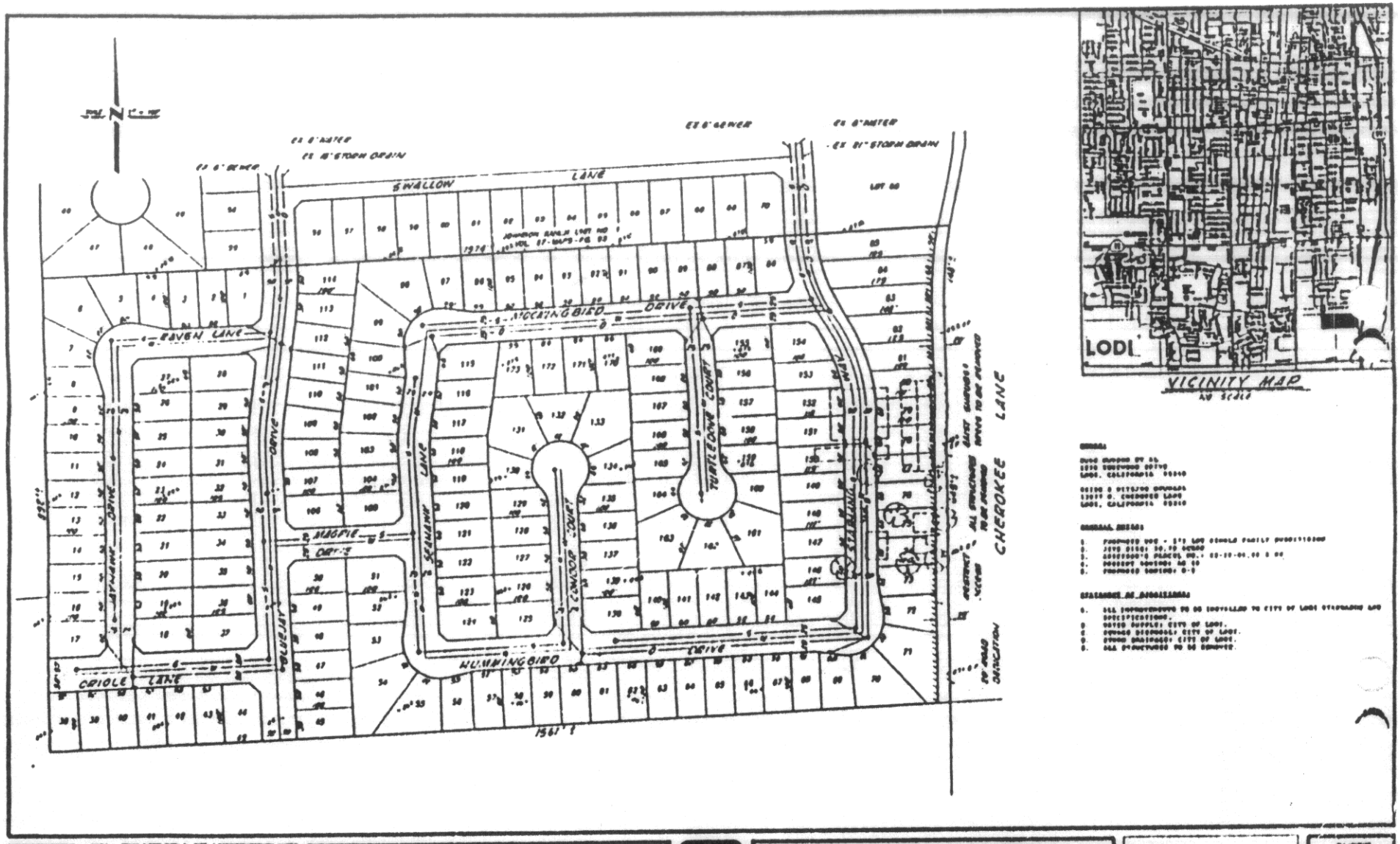
DEVELOPMENT PLAN

LAND USE


TOWNE RANCH
SUBDIVISION
PHASE 2 PROPERTY
EXISTING AGRICULTURE (FUTURE RESIDENTIAL - LOW DENSITY)
TURNER ROAD
NEIGHBORHOOD COMMERCIAL
OFFICE
PARCEL "B"
MULTIPLE FAMILY
Apartments
AGRICULTURE (GREENHOUSE)
PEARWOOD CIR
ASH LANE
GOLDEN OAK DRIVE
OAK KNOLL WAY
LIVE OAK WAY
HAZELWOOD WAY
APPLEWOOD DRIVE
SEQUOIA STREET
TEJON STREET
SAPPLING ST
OAK COURT
BLACK OAK WAY
GLEN OAK DRIVE
GLEN OAK COURT
EVERGREEN DRIVE
LIVE OAK WAY
LOWER SACRAMENTO ROAD
WESTLAKE UNIT NO. 2
RESIDENTIAL - LOW DENSITY
PROPOSED PHASING
LODI PARK WEST UNIT NO. 7
LODI PARK WEST UNIT NO. 5
LODI PARK WEST UNIT NO. 6
SINGLE FAMILY RESIDENTIAL
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
DEVELOPMENT PLAN
LAND USE



Bridgehaven



DEVELOPMENT PLAN

JOHNSON RANCH UNIT NO. 2

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, T 3N, R 6E, MDB & M

LODI, CALIFORNIA

THOMPSON · HYSELL ENGINEERS

APPROVED BY:

SHEET NUMBER 1 OF 1

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of March 9, 1992

MEETING DATE: March 18, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM	RECOMMENDATION
a, b, c, d and e	Information only. No. action required.

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of March 9, 1992:

a. Continued until April 13, 1992 the request of Baumbach and Piazza. Inc. Consulting Engineers on behalf of James Anagnos. et al for approval of a Tentative Parcel Map to create two parcels from one parcel at 801 East State Route 12 (APN 027-040-30) in an area zoned C-S, Comnercial Shopping.

b. Conditionally approved the request of Phillippl Engineering. Inc. on behalf of Lodi Plaza Llmited Partnership for approval of a Tentative Parcel Map to create six parcels from one parcel at 2448 West Kettleman Lane In an area zoned C-S, Commercial Shopping.

c. Accepted the request of Ralph Cundiff. Ad-Art, Inc. on behalf of Lodi Honda to withdraw the following:

1. request for a Use Permit to install a programmable electronic display identification sign on an existing 70-foot high sign structure at 1700 South Cherokee Lane in an area zoned C-2, General Commercial; and

2. request for a Zoning Variance to increase the sign size at 1700 South Cherokee Lane in an area zoned C-2. General Commercial.

d. Determined that a Zoning Hardship did not exist and denied the request of Anthony 0. Azevedo to reduce the required side yard setback from 5 feet to 3 feet 4 inches to permit an illegally erected carport to remain at 1227 South Washington Street in an area zoned R-1*, Single-Family Residential - Eastside.

APPROVED Thos. A. Peterson

THOMAS A PETERSON

recycled paper

e. Set a hearing for 7:30 p.m., Monday, April 27. 1992 to consider a Sign Ordinance Amendment to permit A-Frame or free standing signs on private property.

FUWDING: None required.

James B. Schroeder
Community Development Director

JBS/cg