



CITY OF LODI

COUNCIL COMMUNICATION

AGEKDA TITLE: CITY OF LODI GROWTH MANAGEMENT PLAN

MEETING DATE: JULY 31, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the City of Lodi Growth Management Plan which consists of (1) Evaluation Criteria; (2) Development Plan; and (3) Priority Development Areas.

BACKGROUND INFORMATION: See Community Development Director's Memorandum dated July 19, 1991.

FUNDING: None required.


James B. Schuads
Community Development Director
Community Development Direc

JBS/cg

Attachment

APPROVED: _____

THOMAS A. PETERSON



recycled paper

MEMORANDUM, City of Lodi , Community Development Department

TO : CITY COUNCIL
CITY MANAGER
CITY ATTORNEY

FROM : PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR
PUBLIC WORKS DIRECTOR

DATE : JULY 19, 1991

SUBJECT: GROWTH MANAGEMENT - EVALUATION CRITERIA
DEVELOPMENT PLAN - PRIORITY DEVELOPMENT AREAS

Background Information The Planning Commission and Public Works and Community Development Departments have jointly developed the attached Evaluation Criteria Development Plan and Priority Development Areas.

The Evaluation Criteria was originally prepared by the Mayor's Task Force on Measure "A" and has been revised for the City's current needs.

The Development Plan was prepared by the Community Development Department and reviewed and revised by City staff and the Planning Commission.

The Priority Development Areas was prepared by the Public Works Department and reflects the location of existing City utility systems.

These three items have been recommended to the City Council as the basis for the Growth Management System as described in the Policy Document of the General Plan adopted by the City Council on June 12, 1991.

This material was previously presented to the City Council at a Shirt Sleeve Session. At that time the material was in a preliminary form, however it has not been greatly changed since that presentation.

Attachments

GROWTH MANAGEMENT - DEVELOPMENT PLAN

Development Plan - Required. An application for Growth Management Review shall be made to the Planning Commission on forms provided by the Community Development Department and shall include and be accompanied by a Development Plan.

Development Plan - Contents. The development plan shall include:

1. A map showing any street system and/or lot design proposed within the development. Any area proposed to be dedicated or reserved for parks, open-space conservation, playgrounds, school sites, public buildings, churches and other such uses must be shown. Compliance with this requirement shall not be construed to relieve the applicant from compliance with City and State Subdivision regulations or any other applicable local or state laws.
2. A map showing the location of all trees over nine (9) inches in diameter with an indication of removal or incorporation into project design.
3. If required by the Community Development Department, a map showing the topography of the proposed development at one-foot intervals must be provided by the applicant;
4. The applicant shall provide a land-use plan for the proposed development indicating the areas to be used for the various purposes; a land-use map showing existing uses within the development and uses within five hundred feet of the proposed development;
5. A plot plan for each building site or sites, except single-family residences on standard lots in the proposed development or any other portion thereof as required by the Community Development Department. A plot plan shall show the approximate location of all proposed buildings, indicate maximum and minimum distances between buildings and between buildings and property or building site lines;
6. Any or all of the following plans and diagrams may also be required to be included on the plot plan or appended thereto:
 - (a) Off-street parking and loading plan.
 - (b) A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the development and to and from adjacent public thoroughfares.
7. Elevations or perspective drawings of all proposed structures, except single-family residences and their accessory buildings. Such drawings need not be the result of final architectural decisions and need not be in detail. The purpose of such drawings is to indicate within stated limits the height of proposed buildings and the general appearance of the proposed structures to the end that the entire development will have architectural unity and be in harmony with the surrounding developments;

8. Engineering data as described in the City of Lodi Public Improvements Design Standards .

Development Schedule

1. An application shall be accompanied by a development schedule indicating to the best of the applicant's knowledge the approximate date when construction of the project can be expected to begin, the anticipated rate of development and the completion date. The development schedule, if approved, shall become a part of the development plan and shall be adhered to by the owner or owners of the property and his successors in interest. The City may require posting of a performance guarantee by the applicant to ensure construction in accordance with the development plan and within the development schedule .
2. From time to time the Planning Commission shall compare the actual development accomplished with the approved development schedules.
3. If, in the opinion of the Planning Commission, the owner or owners of property are failing or have failed to meet the approved schedule, the Planning Commission may initiate proceedings to amend or revoke the approval of the development plan.
4. If the Final Subdivision Map is not filed one year after approved, the Planning Commission may forfeit the approved allocations to the next project on the list.
5. If the Planning Commission determines that a proposed Development Plan will require multi-year allocation to complete, each year of the development schedule shall be approved for a stated number and type of residential units.
6. Tentative Subdivision Maps will not be accepted until the Planning Commission has approved the Development Plan and Development Schedule and allocated the number of units either on a single-year or multi-year basis.
7. In the event that an approved Development Plan is amended to the point that it conflicts with the original proposal, it must go through the allocation process again.

Evaluation Criteria

(The criteria listed below have been developed to be consistent with current City policies and State laws.)

<u>A. Agricultural Land Conflicts</u>	<u>Score</u>
1. Project does not require conversion of vacant agricultural land	10
2. Project is adjacent to agricultural land on one side	7
3. Project is adjacent to agricultural land on two sides	5
4. Project is adjacent to agricultural land on three sides	3
5. Project is surrounded by agricultural land	0
<u>B. Onsite Agricultural Land Mitigation</u>	
1. Project needs no agricultural land mitigation	10
2. Adequate onsite buffer has been provided as a part of site layout for all adjacent agricultural land	7
3. Onsite buffer provided as a part of site layout for only part of the project	5
4. No buffer between project and adjacent agricultural land	0
<u>C. General Location</u> (see map)	
1. Project located within Priority Area 1	200
2. Project located within Priority Area 2	100
3. Project located within Priority Area 3	0
<u>D. Relationship to Public Services</u>	
1. <u>General Location</u>	
a. Project abuts existing development on four sides	10
b. Project abuts existing development on three sides	7
c. Project abuts existing development on two sides	5
d. Project abuts existing development on one side	3
e. Project is surrounded by undeveloped land	0

2. Wastewater
- a. Project is located adjacent to existing Master Plan sanitary sewers or mains designed to serve the project 10
 - b. Project will extend a Master Plan Line within its boundaries 8
 - c. Project will extend a Waster Plan line outside of its boundaries but within existing right-of-way (0 if right-of-way is necessary) 4
 - d. Project requires construction of a new lift station for which funds are available in the Sewer Impact Fee Fund 0
 - e. Project requires construction of a new lift station for which funds are not available in the Sewer Impart Fee Fund — *
3. Water
- a. Project is located adjacent to existing Master Plan water mains or mains designed to serve the project 10
 - b. Project will extend Master Plan lines within its boundaries 8
 - c. Project will extend Master Plan lines outside its boundaries, but within existing right-of-way (0 if outside right-of-way) 4
 - d. Project requires construction of a new water well for which funds are available in the water impact fee fund 0
 - e. Project requires construction of new water well for which funds are not available in the water impact fee fund *
 - f. Project improves the existing system (i.e., eliminates dead-ends, loops master plan lines, provides a well site) +1 to 3
4. Drainage
- a. Project is served by an existing drainage basin and Master Plan line or mains designed to serve the project 10

- b. Project will extend a Master Plan line or expand an existing basin within its boundaries 8
- c. Project will extend a Master Plan line or expand an existing basin outside of its boundaries but within existing rights-of-way (0 points if right-of-way is necessary) 4
- d. Project requires construction of a new basin for which funds are available in the Master Drainage Impact Fee Fund 0
- e. Project requires construction of a new basin for which funds are not available in the Drainage Impact Fee Fund *

E. Promotion of Open Space

Points shall be awarded on the basis of the percentage of coverage of the total loss of project area by roof area and paved areas onsite (exclusive of streets).

20% or less	10 points
30% or less	8 points
40% or less	6 points
50%	4 points
60%	2 points
70% or greater	0 points

Project owner shall submit an analysis of the percentage of impervious surface of the site.

F. Traffic

- 1. Project widens or improves an existing facility 10
- 2. Project will extend Master Plan streets within its boundaries a
- 3. Project will extend Master Plan streets outside its boundaries, but within existing right-of-way (0 if outside right-of-way) 4
- 4. Project requires roadway improvements for which funds are available in the Street Impact Fee Program 0
- 5. Project requires roadway improvements for which funds are not available in the Street Impact Fee Program *

6. Project improves circulation by providing additional access to adjacent development (including non-vehicular access) +1 to 5

G. Housing

1. Cow and Moderate Income Housing. A point credit will be awarded with the following schedule:

25% or more of units low and moderate	10
20%-24%	8
15%-19%	6
10%-14%	4
5%-9%	2
Less than 5% low and moderate or low and moderate housing proposed	0

* Indicates project cannot proceed without provision for construction of the appropriate facility.

H. Site Plan and Project Design--Bonus Points (These criteria shall only apply to multi-family projects).

1. Landscaping. (Planning Commission shall evaluate and provide between 10 and 0 points) (These criteria shall only apply to multi-family projects)*
2. Architectural Design. (SPARC Committee shall evaluate and provide between 10 and 0 points) (These criteria shall only apply to multi-family projects.)

Section I Schools has been added by the Community Development Department to the Task Force Recommendations to address the problem of school impaction in **Lodi**. Recent court decisions have stated that local governments have the power to consider the availability of school facilities when reviewing development projects.

I. Schools

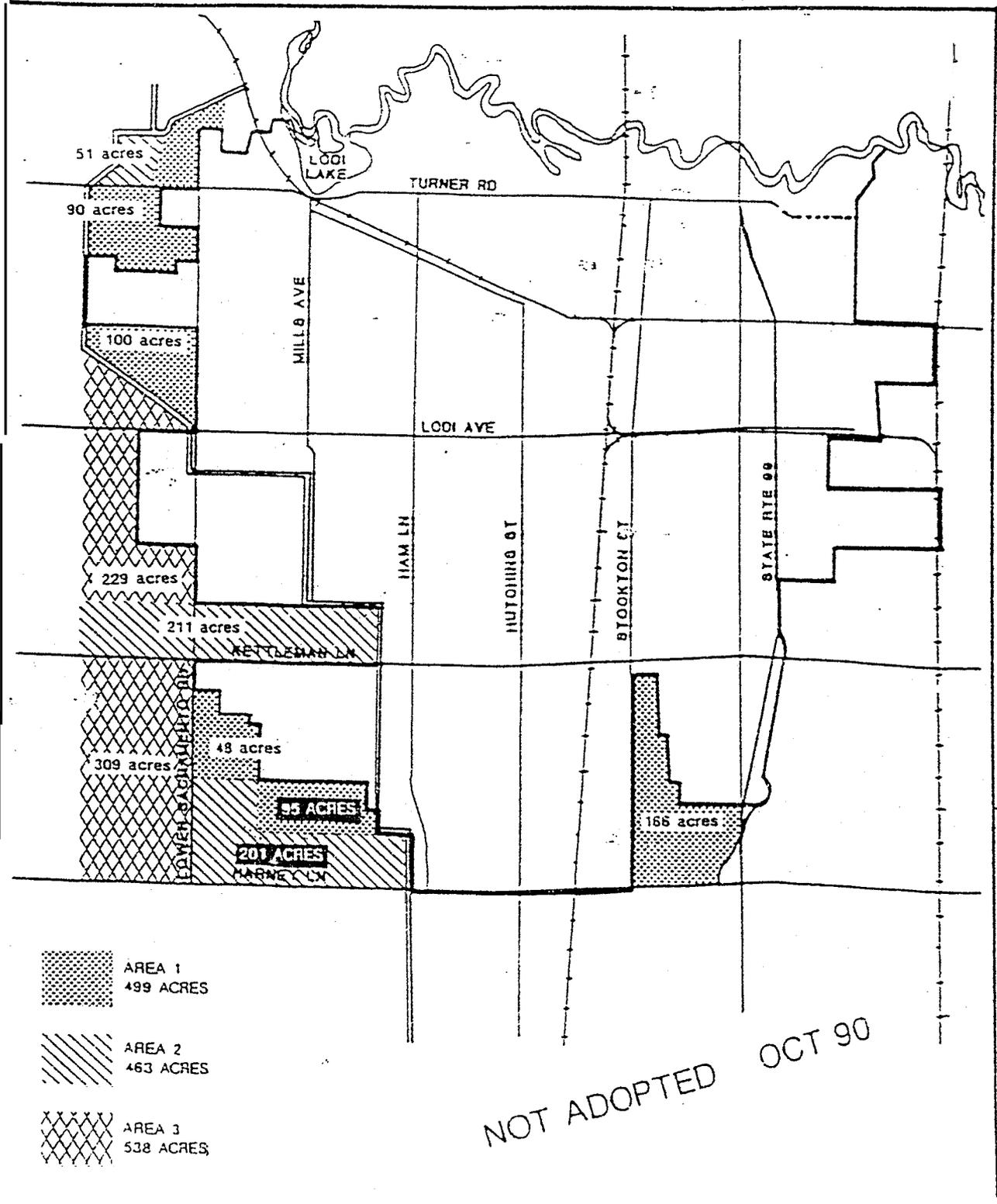
Project is within 1/4 mile of an existing (or proposed) elementary school	10
Project is within 1/2 mile of an existing (or proposed) elementary school	5
Project is more than 1/2 mile from an existing or proposed elementary school	0
Project is within 1/2 mile of an existing(or proposed) middle school	10

Project is within 1 mile of an existing or proposed middle school	5
Project is more than 1 mile of an existing or proposed middle school	0
Project is within 1 mile of an existing or proposed high school	10
Project is within 2 miles of an existing or proposed high school	5



COMMUNITY DEVELOPMENT
DEPARTMENT

PRIORITY DEVELOPMENT AREAS



DECLARATION OF MAILING

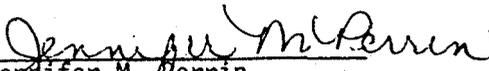
On July 18, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 July 18, 1991, at Lodi, California.

Alice M. Reimche
City Clerk



Jennifer M. Ferrin
Deputy City Clerk



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: July 31, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk

Telephone: 333-6702

SPECIAL JOINT MEETING OF THE LODI CITY COUNCIL & THE PLANNING COMMISSION NOTICE OF PUBLIC HEARING

July 31, 1991

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council AND **the Planning Commission will conduct a public hearing to consider the following matter;**

- a) **City of Lodi Growth Management Plan**

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:

Alice M. Reimche
City Clerk

Dated: July 17, 1991

Approved as to form:

Bobby W. McNeil

City Attorney

NOTICE OF SPECIAL COUNCIL MEETING
MAILING LIST
EXHIBIT "B"

Phillip A. Pennino
1502 Keagle Way
Lodi, CA 95242

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2328 Brittany Lane
Lodi, CA 95240

David M. Hinchman
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Lodi, CA- 95240

James W. Pinkerton
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Lodi, CA 95240

Jack A. Sieglock
1702 Timberlake Circle
Lodi, CA 95242

KCVR Radio
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Lodi, CA 95241

KSIN Radio
3171 Ralph Avenue
Stockton, CA 95206

City Clerk
City of Lodi

Community Development Director

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141 South Avena Avenue
Lodi, CA 95240

Roger Stafford
801 South Mills Avenue
Lodi, CA 95240

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Lodi, CA 95240

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COUN/16/TXTA.02J

Tamma Adamek
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Lodi, CA 95240

King Videocable
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Lodi, CA 95240

Stockton Record
City Editor
P.O. Box 900
Stockton, CA 95209

Lodi Magazine
P. O. Box 648
Lodi, CA 95241

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City of Lodi

Assistant City Manager
City of Lodi

City Attorney
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445 Madrone Court
Lodi, CA 95240

Neumiller & Beardslee
Attention: Thomas Terpstra
5th Floor Waterfront Office Tower II
509 West Weber Avenue
Stockton, CA 95203

NOTICE OF PUBLIC HEARING
AT A SPECIAL JOINT MEETING OF THE
LODI CITY COUNCIL AND THE
LODI PLANNING COMMISSION

On Wednesday, July 31, 1991 at 7:30 p.m.,
the Lodi City Council and the Lodi Planning Commission
will conduct a public hearing to consider:

- a) City *of* Lodi Growth Management Plan.

Any questions regarding this
matter may be directed to the
City Clerk's office at
333-6702

Note: Please run regular columnar bordered ad

File 7/31/91
followup