

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, AUGUST 29, 2000**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 29, 2000 commencing at 7:03 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Land, Nakanishi and Pennino

Absent: Council Members – Mayor Mann

Also Present: City Manager Flynn, City Attorney Hays and City Clerk Blackston

B. CITY COUNCIL CALENDAR UPDATE

City Clerk Blackston reviewed the weekly calendar.

C. TOPIC(S)

1. Discussion of the City's Housing Allocation Program

With the aid of overheads (filed) Community Development Director Bartlam reported on the background of the Growth Management Program. The program began in 1991, although allocations were retroactive back to 1989. It is based on a maximum 2% population growth per year. Each year state demographers and the Department of Finance determines a population figure from information they receive regarding the number of building permits issued, the number of units demolished, and attendance reports from Lodi Unified School District and local private schools. Lodi's population for the year 2000 is 57,935, with a person-per-household figure of 2.709. Mr. Bartlam stated that realistically the population could be 5% higher due to overcrowding in illegal units.

Mr. Bartlam explained that the program divides housing units into three density categories: low, medium, and high. Single-family and low-density are considered the same both in terms of general plan and product type. The theory behind the designation of 65% single-family, 10% medium-density, and 25% high-density was to mirror the program to the way Lodi had been developed. Consequently, there is a preponderance of single-family units that are eligible to be allocated on a given year. Mr. Bartlam reported that Lodi has the smallest household size in the county, of all the cities in the unincorporated area. He attributed this to an older population.

In 1991, the majority of land was designated for residential development. Mr. Bartlam stated that the number of units in the program (1,000) could be doubled before it would be necessary to annex any more land. He estimated that if the rate of growth continues as it has historically, this amounts to between 5 and 10 years.

Since 1989 there have been 2,350 single-family allocations. In 1999 only 17 new units were allocated, and just two units were allocated in 1998. Mr. Bartlam reported that this year two projects have been submitted for a total of 103 units. Up until 1997 all of the allocations that have been requested were given. Currently, there is an excess allocation in all three categories. There are 447 units available in medium-density residential and 1,119 in high-density. Mr. Bartlam noted that there has not been a multi-family unit built in Lodi since 1989. There is a strong market and high demand for quality apartments, but no interest from developers in doing such a project. Mr. Bartlam warned that this should give cause for concern, as well as for the possibility of not meeting our regional fair share of housing. The state requires cities to have a broad mix of housing types and affordability. Lodi is required to have an updated housing element by 2003.

Continued August 29, 2000

In regard to removing excess allocations, Mr. Bartlam stated that removing half of the high-density allocations would be appropriate as long as a balance remains of 200-300 units. He recommended not removing any medium-density allocations as it could be perceived as sending a bad signal to the market.

In response to Mayor Pro Tempore Nakanishi, Mr. Bartlam reported that although the State Department of Housing and Community Development has the ability to sanction cities, the real concern would be having a public interest law firm, that advocates affordable housing, file a suit against the city.

Mr. Bartlam stated that there are currently 1,198 allocated unbuilt single-family houses in Lodi. Approximately half of all projects allocated have not been built. In 1999, Lodi grew by only 1.3%. There will be 740 single-family units left over after the 103 units are allocated this year.

In response to Council Member Land, Mr. Bartlam stated that development of medium- to high-density units can be encouraged by predesignating land.

Mr. Bartlam recommended modifying the Growth Management Program to 70% single-family. He also recommended reversing the percentages for medium- and high-density to: 25% medium-density and 10% high-density. In summary, Mr. Bartlam stated that the Growth Management Program has not had an affect on growth in the City; the market has paced growth.

D. COMMENTS BY PUBLIC ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:27 a.m.

ATTEST:

Susan J. Blackston
City Clerk

City of Lodi Residential Growth Management Schedule 2000

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	423	275	42	106
Jan-00	57,935	1,159	2.709	428	278	43	107
Jan-01	59,094	1,182	Est. 2.709	436	283	44	109
Jan-02	60,276	1,206	Est. 2.709	445	289	45	111
Jan-03	61,482	1,230	Est. 2.709	454	295	45	114
Jan-04	62,712	1,254	Est. 2.709	463	301	46	116
Jan-05	63,966	1,279	Est. 2.709	472	307	47	118
Jan-06	65,245	1,305	Est. 2.709	482	313	48	121
Jan-07	66,550	1,331	Est. 2.709	491	319	49	123
TOTALS:				8,142	5,292	814	2,036

** 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.

2000 Development Plan Scoring Summary

CRITERIA

PROJECT	A <i>Agricultural Land Conflicts (Adjacency)</i>	B <i>On Site Agricultural Land Mitigation (Buffer)</i>	C <i>General Location (Priority Area)</i>	D1 <i>Relationship to Existing Development</i>	D2 <i>Relationship to Public Services (Wastewater)</i>	D3 <i>Relationship to Public Services (Water)</i>	D4 <i>Relationship to Public Services (Drainage)</i>	E <i>Promotion of Open Space (Percentage)</i>	F <i>Traffic (Street Improvements)</i>	G <i>Housing (Affordability)</i>	H <i>Site Plan and Project Design</i>	I <i>Schools (Proximity)</i>	J <i>Fire Protection (Proximity)</i>	TOTALS
<i>Single Family Projects</i>														
PERLEGOS PROPERTY	5	0	200	5	10	10	10	0	10	0	0	15	10	275
BECKMAN PROPERTY	5	0	200	5	10	10	10	0	10	0	0	15	10	275

CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-1999

TOTAL RESIDENTIAL UNITS (1989-1999)=4,471

SINGLE FAMILY 65%=2,906 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	ALLOC.'S REC. '99	ALLOCATION TOTALS
BANG'S RANCH	34	35	35	0	0	19	0	0	0	0	0	123
BRIDGETOWN	0	0	0	0	0	0	53	51	36	0	0	140
CENTURY MEADOWS 1	16	16	16	0	0	0	52	55	45	0	0	200
CENTURY MEADOWS 2	25	26	25	0	29	0	0	0	60	0	0	165
CENTURY MEADOWS 3	24	24	25	0	29	0	51	50	0	0	0	203
CENTURY MEADOWS 4	29	29	29	33	0	0	0	0	0	0	17	137
COLVIN RANCH	20	20	20	0	0	0	0	0	0	0	0	60
FUGAZI BROTHERS	0	0	0	0	5	0	0	0	0	-5	0	0
JOHNSON RANCH 2	43	43	43	44	0	0	0	0	0	0	0	173
LODI ESTATES	6	7	6	-46	0	35	0	0	0	-100	0	0
LODI WEST	26	27	27	80	55	69	0	0	53	41	0	378
PARISIS PROPERTY	0	0	0	0	0	0	39	0	0	0	0	39
RICHARDS RANCH [Ⓜ]	0	0	0	0	34	0	0	15	0	0	0	49
RIVERPOINTE	0	0	0	0	0	44	0	0	0	0	0	44
SASAKI PROPERTY	0	0	0	0	0	0	0	0	0	60	0	60
SUNWEST XIV	0	0	0	0	0	0	0	31	36	0	0	67
THAYER PROPERTY	0	0	0	0	0	0	34	0	0	0	0	34
TSUTAOKA PROPERTY	0	0	0	0	0	0	0	63	0	0	0	63
TOWNE RANCH	35	36	36	56	52	151	37	0	6	6	0	415
	258	263	262	259	204	318	266	265	236	2	17	2,350

* 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 Richard's Ranch Project by resolution #96-40.

EXPIRED

CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-1999

TOTAL RESIDENTIAL UNITS (1989-1999)=4,471

MEDIUM DENSITY 10%=447 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	ALLOC.'S REC. '99	ALLOCATION TOTALS
BANG'S RANCH **	18	18	0	0	0	-36	0	0	0	0	0	0
LODI WEST	0	0	0	0	57	0	0	0	0	-57	0	0
BRIDGEHAVEN	22	22	6	0	0	0	0	0	0	-50	0	0
LODI ESTATES **	0	0	22	0	0	-22	0	0	0	0	0	0
SASAKI PROPERTY	0	0	0	0	0	0	0	0	100	3	0	103
SUNWEST GARDEN	0	0	0	0	0	0	0	0	18	0	0	18
WOODHAVEN PARK	0	0	0	0	75	0	0	0	0	0	0	75
	40	40	28	0	132	-58	0	0	118	-104	0	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%=1,118 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	ALLOC.'S REC. '99	ALLOCATION TOTALS
BENNETT & COMPTON	99	45	0	0	-144	0	0	0	0	0	0	0
	99	45	0	0	-144	0	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 2000

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 2000 = 428

SINGLE FAMILY 65%=834 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 2000	RECOMMENDED ALLOC. 2000
PERLEGOS PROPERTY	0	0	0	57	57	57
BECKMAN PROPERTY	0	0	0	46	46	46
	0	0	0	103	103	103

* 556 allocations from expirations and unused allocations from previous years are available.

MEDIUM DENSITY 10%=294 UNITS*

There are no projects to request the 43, year 2000 allocations for medium density units.

* 251 allocations from expirations and unused allocations from previous years are available.

HIGH DENSITY 25%=1,225 UNITS *

There are no projects to request the 107, year 2000 allocations for high density units.

* 1,118 Allocations from the previous years ('89-'99) are available.

GROWTH MANAGEMENT VACANT LOT INVENTORY

CITY OF LODI, COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT SUBDIVISIONS WITH VACANT LOTS

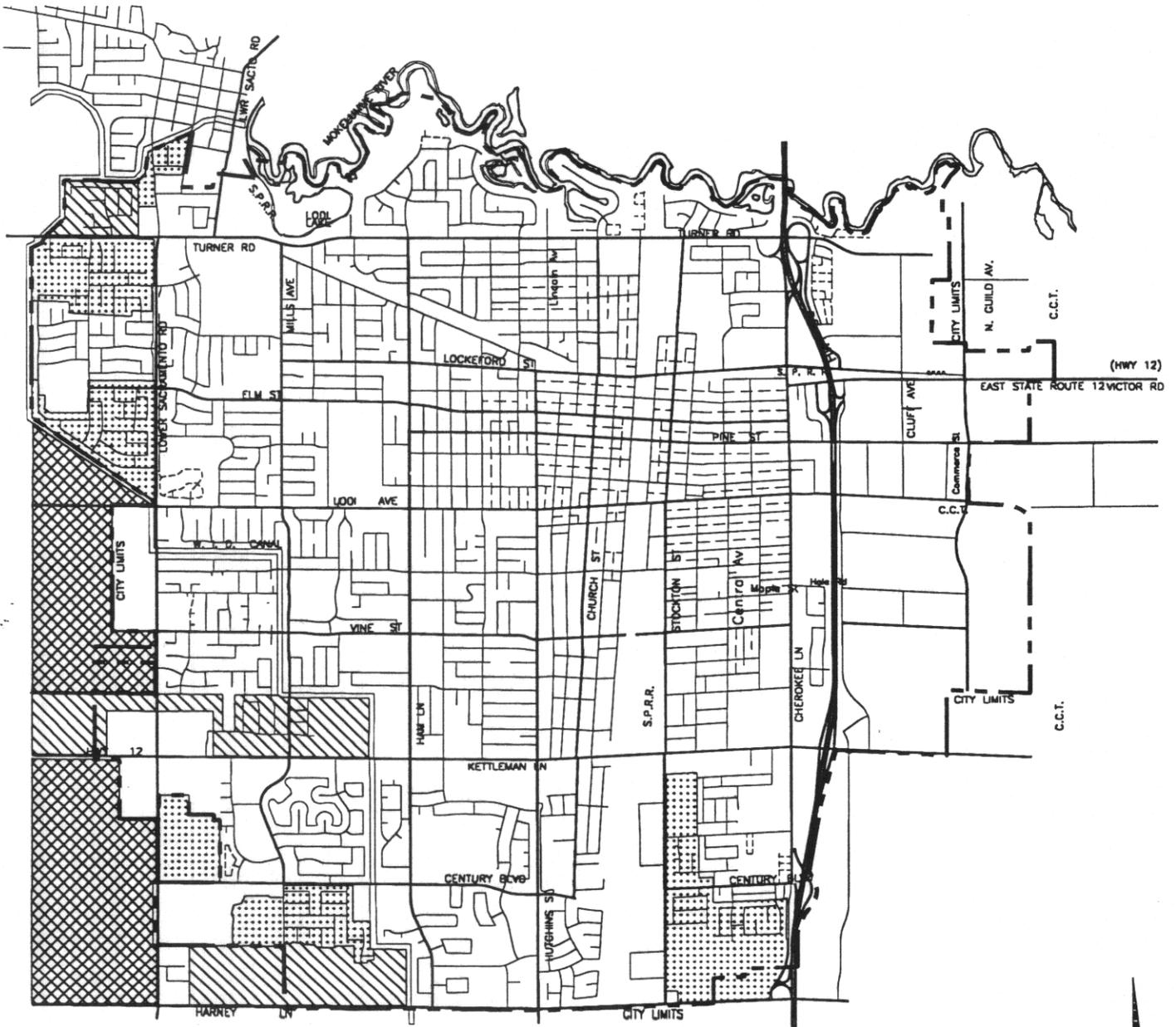
NO.	CURRENT SUBDIVISIONS (Developer)	GROWTH MGMT. ALLOC.	LOTS MAPPED		FINISHED HOMES	UNDER CONST.	VACANT
			TENT.	FINAL			
1	SUNWEST (14) (Chris Keszler)	67	0	59	12	2	45
2	BANGS RANCH (1-3) (J. Jeffrey Kirst)	106	0	106	100	0	6
3	CENTURY MEADOWS 1 (1-2) (Lewis Homes)	200	52	48	48	0	0
4	CENTURY MEADOWS 2 (1-3) (Delmar Batch)	165	60	105	105	0	0
5	CENTURY MEADOWS 3 (1-3) (Pacific Valley Housing)	203	101	102	102	0	0
6	CENTURY MEADOWS 4 (Delmar Batch)	137	137	0	0	0	0
7	COLVIN RANCH (Ronald B. Thomas)	60	0	60	12	26	22
8	LODI WEST (1-4) (Robert Batch)	378	43	335	229	63	43
9	RICHARDS RANCH (J. Jeffrey Kirst)	49	34	0	0	0	0
10	TOWNE RANCH (1-6) (Towne Ranch Assoc. Ltd.)	415	72	330	226	26	78
11	WOODHAVEN PARK (Sunrise Development)	75	0	59	33	24	2
12	RIVERPOINTE (Jim Thorpe)	44	0	43	6	5	32
13	CENTURY RANCH (J. Jeffrey Kirst)	16	0	16	16	0	0
14	BRIDGETOWNE (Fred Baker)	140	36	104	70	12	22
15	PARISIS PROPERTY (Angelo Parisi)	39	39	0	0	0	0
16	THAYER RANCH (Joanne Thayer)	34	34	0	0	0	0
17	MILLSBRIDGE (Tokay Development, Inc.)	63	0	63	13	26	24
18	SASAKI (D&B Kettleman Partners)	163	154	0	0	0	0
TOTALS:		2,354	762	1,430	972	184	274

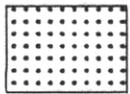
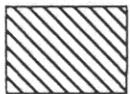
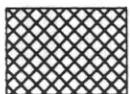
There are 1,198 allocated but unbuilt Growth Management Allocations



COMMUNITY DEVELOPMENT
DEPARTMENT

RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



-  TOTAL PRIORITY AREA 1
473 ACRES
-  TOTAL PRIORITY AREA 2
328 ACRES
-  TOTAL PRIORITY AREA 3
517 ACRES

Adopted: September 18, 1991 under Ordinance #1521

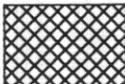




COMMUNITY DEVELOPMENT
DEPARTMENT

ALLOCATED
RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



-  ALLOCATED PRIORITY AREA 1
344 ACRES
-  ALLOCATED PRIORITY AREA 2
135 ACRES
-  ALLOCATED PRIORITY AREA 3
NONE

Adopted: September 18, 1991 under Ordinance #1521

