CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to consider the Planning Commission's recommendation that the City Council adopt the 2001 Growth Management Allocations.

MEETING DATE: January 2, 2002

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the Planning Commission's recommendation to approve the Year 2001 Growth Management Allocations.

BACKGROUND INFORMATION: Each year the City allocates residential building permits for a projected 2% growth in population for the current year. This year the City has 432 residential building permits to allocate. Of the 432 permits, 65% or 281 are for single-family residential units, 10% or 43 are for medium-density residential units such as duplexes and townhouses, and 25% or 108 are for high-density residential units such as apartments. As you will see on the "Planning Commission Recommended Building Permit Allocation Schedule" there is one project at this time requesting 73 single-family allocations, and there are 1,012 available. The number 1,012 is the sum of the 281 allocations from this year and the 731 unused single-family allocations remaining from previous year's allotments and expirations of undeveloped projects. There were no requests for medium or high-density allocations.

In order to obtain building permit allocations, developers submit an application stating the number they are seeking. The number requested corresponds to an approved development plan. Development plans are scored on a set of criteria established by City ordinance. The highest scoring development plans have the greatest chance of receiving their allocation request, the lowest scoring the least chance. This year the number of allocation requests did not exceed the amount available. Competitive scoring, in this instance, did not affect the ability of the development plan to obtain allocations.

Following their Public Hearing, the Planning Commission adopted the Growth Management allocation list below:

	Requested 2000 Allocations	Recommended 2000 Allocations
Almond Wood Estates	73	73
TOTAL	73	73

- **Almond Wood Estates:** The Almond Wood Estates Development Plan is located at 1640 South Stockton Street. The project is generally located South of Kettleman Lane, north of Almond Street, and east of South Stockton Street (see vicinity map). The area of the development plan includes three separate properties that encompass approximately 14.5-acres of land zoned R-2, Single-Family Residential, and is proposed to develop as a 73-lot, single-family residential subdivision. The Planning Commission recommends to the City Council that this project receive 73 single-family allocations, which is enough to complete the development.

APPROVED: _____
H. Dixon Flynn -- City Manager

The project area was annexed to the City in 1992 as part of the Neuharth North Annexation. The entire area was annexed with the intent of development as single-family residences, which is evident by its low-density residential general plan land use designation and single-family residential zoning. The project is within Priority Area One, which is the highest rank established by the Growth Management Ordinance. Priority Area ranking is based on proximity to existing development and ease of connection to existing utilities.

Each of the parcels of the project site has sat vacant and idle for ten years in anticipation of residential development. The development plan is surrounded by existing development; with the existing United Rentals commercial development to the north, the Colvin Ranch single-family residential subdivision to the south, the Fawnhaven and Noma Ranch single-family residential subdivisions to the east, and developed industrial land across South Stockton Street to the west. .

Given that the development is within Priority Area One and that the project area has been within the City for a decade, staff finds that the proposed residential subdivision is appropriate and essentially an infill development.

An additional project was submitted prior to this year's deadline. That project, generally located on Harney Lane between Mills Avenue and Lower Sacramento Road, has not been presented to the Planning Commission as yet. The applicant is preparing a Traffic Study pursuant to the requirements of the Public Works Department. Staff intends to process this project as soon as it is ready for consideration.

FUNDING: None required

Konradt Bartlam
Community Development Director

Prepared by: Mark Meissner, Associate Planner

MM

Attachment

PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 2001

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 2001 = 432

SINGLE FAMILY 65%=1,012 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 2000	RECOMMENDED ALLOC. 2000
ALMOND WOOD ESTATES	0	0	0	74	74	74
	0	0	0	74	74	74

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

MEDIUM DENSITY 10%=337 UNITS*

There are no projects to request the 43, year 2001 allocations for medium density units.

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

HIGH DENSITY 25%=1,333 UNITS *

There are no projects to request the 108, year 2001 allocations for high density units.

* 1,225 Allocations from the previous years ('89-'00) are available.

NOTE: Due to engineering delays, only one of the two expected development plans was reviewed. We expect to review the Luckey/Lackyard Development Plan early next year.

MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission

From: Community Development Department

Date: October 10, 2001

Subject: The request of Concord Development Inc. & Allen Liu for approval of the Almond Wood Estates Property Growth Management Development Plan for 74 single-family residences at 1640 South Stockton Street, and a recommendation of approval to the City Council to award 74 building permit allocations.

SUMMARY

The Almond Wood Estates Development Plan is located at 1640 South Stockton Street. The project is generally located South of Kettleman Lane, north of Almond Street, and east of South Stockton Street (see vicinity map). The area of the development plan includes three separate properties that encompass approximately 14.5-acres of land zoned R-2, Single-Family Residential, and is proposed to develop as a 74-lot, single-family residential subdivision.

BACKGROUND

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. The 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.

Each year the City allocates residential building permits for a projected 2% growth in population for the current year. This year the City has 432 residential building permits to allocate. Of the 432 permits, 65% or 281 are for single-family residential units, 10% or 43 are for medium-density residential units such as duplexes and townhouses, and 25% or 108 are for high-density residential units such as apartments. As you will see on the "Staff Recommended Building Permit Allocation Schedule" there are two projects, which have requested single-family allocations. The City has received 151 single-family allocation requests and there are 1,012 available.

The project area was annexed to the City as part of Neuharth North Annexation approved in April of 1992. The area was annexed with the intent of development as single-family residences, which is evident by its General Plan land use designation, zoning, and previous project approvals. In 1994 the original development plan became the Lodi Estates Development Plan, which included an additional property and a total of 100-lots. This plan was approved in 1994 and later obtained a tentative subdivision map, which was never finalized and ended up expiring in 1998. During the 1998 Growth Management Allocation Process the Planning Commission expired the Lodi Estates Development Plan, and the City Council subsequently expired the 100 allocations.

This development plan will develop at approximately 5.2 dwelling units per acre with an average lot size of around 5,966 square-feet. The density and lot sizes are consistent with the R-2, single-family zoning of this property and the developments to the south and east. The applicants propose to begin development in early 2002 and anticipate completion of the project within the year 2002.

ANALYSIS

The Growth Management Ordinance was written to establish orderly development at a rate no greater than two percent per year, and to create competition between projects vying for available building permit allocations. Since the establishment of the Growth Management Ordinance in 1991, the City has grown at an average of 1.2% per year. Given that there are only two small projects this year, there is a surplus of building permit allocations and essentially no competition. As required, the projects have been scored; but pending a recommendation of approval from the Planning Commission and subsequent approval from the City Council, the project will be fully allocated and ready to obtain tentative subdivision maps.

The Almond Wood Estates will be adjacent to the existing United Rentals commercial development to the north, the Colvin Ranch single-family residential subdivision to the south, the Fawnhaven and Noma Ranch single-family residential subdivisions to the east, and developed industrial land across South Stockton Street to the west. The project site will front on South Stockton Street on its west boundary and Almond Drive on its south boundary. Primary access to the project area will be from South Stockton Street at its west boundary, and Almond Drive on the south boundary. Development of this project will enhance access to the existing subdivisions to the east by providing the connection of Elgin Avenue to Stockton Street and a second access point to Almond Drive via the westward extension of Ravenwood Way.

As with all residential subdivisions that rear to a street, the City requires a reverse frontage wall and landscaping. This project will be conditioned to provide a 15-foot area that will contain the curb, landscaping, meandering sidewalk, and 7-foot tall decorative masonry wall on Stockton and Almond. Staff is also recommending what has become the standard residential street design, which includes a parkway and bow-outs at various intersections. Commercial developments rearing to residential zones are required to screen themselves from residences; however, in this situation they existed prior to the land being designated residential. For this reason, the development plan is conditioned to provide an 8-foot tall decorative masonry block wall along its northern boundary.

This project is within Priority Area One. Priority Areas One, Two and Three were established with the adoption of the Growth Management Ordinance and were ranked based on proximity to existing development and the ability to connect to existing utilities. There is about 85.19-acres of the original 473-acres of Priority Area One land remaining. There is approximately 47.52-acres of Priority Area One contained in 11 parcels to the south of the Sunwest Shopping Center fronting Lower Sacramento Road, about 18.22-acres contained in four parcels at the southeast corner of Lodi Fronting Harney Lane and Cherokee Lane, and 19.45-acres of the 5 parcels in and adjacent to this project area. The remaining Priority Area One land South of Wal-Mart on Lower Sacramento Road and the corner of Cherokee and Harney is not within the City Limits. Given that the development is within Priority Area One and that the project area has been within the City for a decade, staff finds that the proposed project is appropriate and essentially an infill development.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Almond Wood Estates Development Plan, and recommend approval of the requested allocations to the City Council, subject to the conditions set forth in the attached Resolution.

ALTERNATIVE PLANNING COMMISSION ACTIONS

- Approve the Almond Wood Estates Development Plan with Alternate Conditions
- Deny the Development Plan
- Continue the Request

Respectfully Submitted,

Mark Meissner
Associate Planner

Reviewed and Concur,

Konradt Bartlam
Community Development Director

MGM/mgm

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE:	October 10, 2001
APPLICATION NO:	Growth Management Development Plan GM-01-001
REQUEST:	The request of Concord Development Inc. & Allen Liu for approval of the Almond Wood Estates Property Growth Management Development Plan for 74 single-family residences at 1640 South Stockton Street, and a recommendation of approval to the City Council to award 74 building permit allocations.
LOCATION:	1640 South Stockton Street (APN's: 062-060-04, 12 & 13)
APPLICANT:	Concord Development Inc. & Allen Liu 158 Jackson Street San Jose, CA 95112
OWNER:	Same as Applicant
Site Characteristics:	The project area is currently vacant in anticipation of development. The area is entirely within the City limits of Lodi. The area to the north is a heavy equipment rental and construction materials center. To the west across South Stockton Street is a developed industrial area. To the east of the project site is a mature single-family residential subdivision zoned R-2, single-family. To the south of the project site is a newly developed single-family residential subdivision zoned R-2, Single-Family Residential. The project site fronts on South Stockton Street along its western boundary and Almond Drive on its southern boundary. The project site is relatively flat with no unusual or extraordinary topographic features.
General Plan Designation:	LDR, Low-Density Residential
Zoning Designations:	R-2, Single Family Residential
Property Size:	14.5 acres

Adjacent Zoning and Land Use:

North:	C-M, Commercial Light Industrial & C-2, General Commercial; GC, General Commercial.
South:	R-2, Single-Family Residential; LDR, Low Density Residential.
East:	R-2, Single-Family Residential; LDR, Low Density Residential.
West:	M-2, Heavy Industrial; HI, Heavy Industrial.

Neighborhood Characteristics:

To the north is a heavy equipment, tools rental, and bulk construction materials yard; and also a recreational vehicle sales lot. To the west of the project site are various heavy industrial uses including a towing yard, auto repair, cable TV switching facility, and miscellaneous warehouse

uses. To the east of the southern two thirds of the project site is a 4,356 square foot residential lot with a home fronting Almond Drive, and a 4.89-acre residential lot with a home and other small buildings also fronting Almond Drive. To the east of the northern third of the project site are the Fawnhaven and Noma Ranch single-family residential subdivisions approved in 1984 and 1986. To the south of the project site is the fully developed Park Place Community or what was originally the Colvin Ranch single-family residential subdivision approved in 1992. The project site fronts on South Stockton Street along its western boundary and Almond Drive on its southern boundary.

ENVIRONMENTAL ASSESSMENTS:

Negative Declaration ND-01-06 was prepared for this project. No significant impacts are anticipated; however, mitigation measures have been required.

PUBLIC HEARING NOTICE:

Legal Notice for the Development Plan was published on September 29, 2001. A total of 26 notices were sent to all property owners of record within a 300-foot radius of the subject property.

RECOMMENDATION:

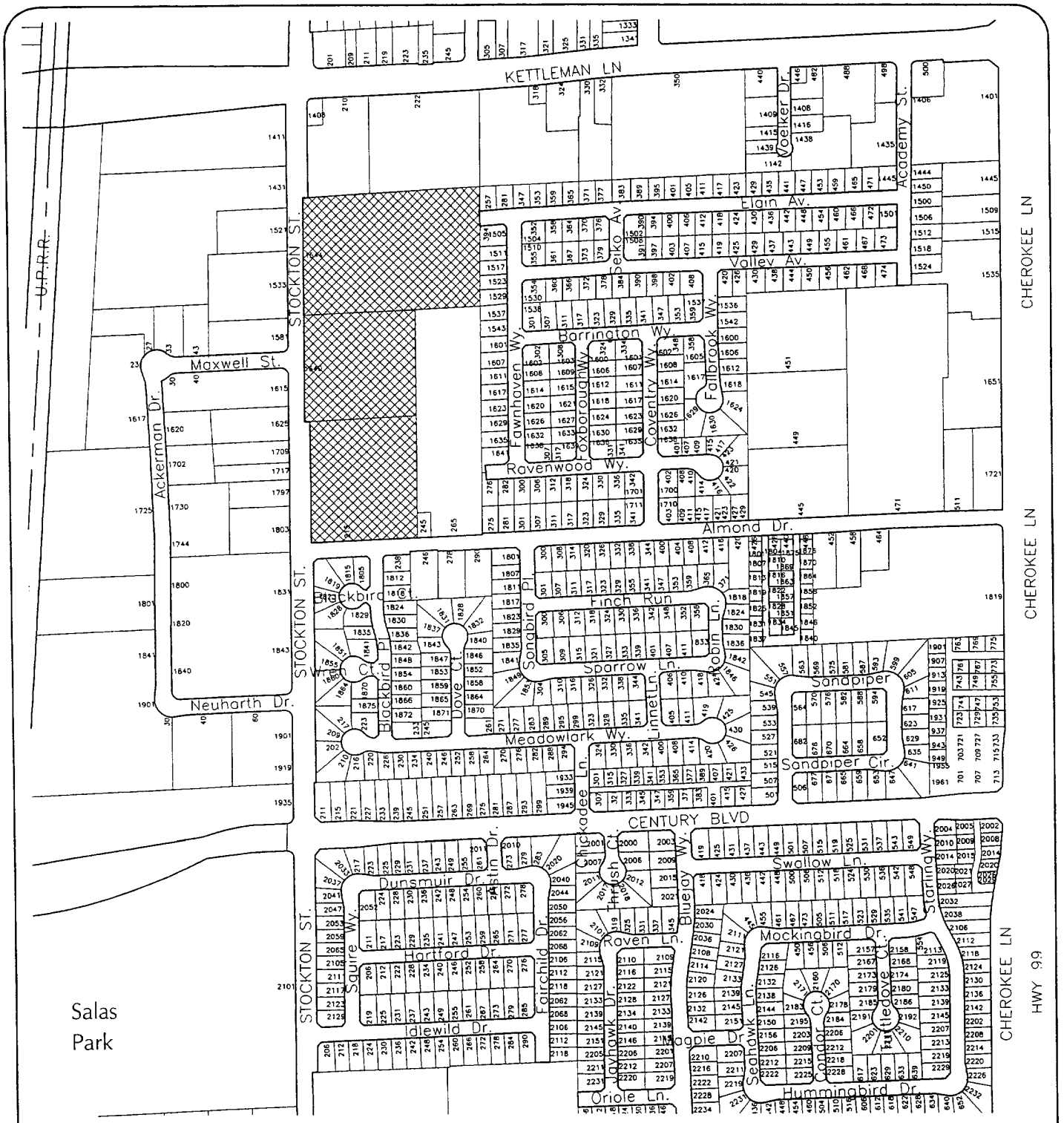
Staff recommends that the Planning Commission approve the request of Concord Development Inc. & Allen Liu for the Almond Wood Estates Property Growth Management Development Plan for 74 single-family residences at 1640 South Stockton Street, and recommend approval to the City Council to award 74 building permit allocations, subject to the conditions set forth in the attached resolutions.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Almond Wood Estates Property Development Plan with Alternate Conditions
- Deny the Development Plan
- Continue the Request

ATTACHMENTS:

1. Vicinity Map
2. Development Plan Map
3. City of Lodi Residential Growth Management Schedule
4. Staff Recommended Building Permit Allocation Schedule
5. City Council Awarded Building Permit Allocations
6. Development Plan Scoring Summary
7. Draft Resolutions
8. Negative Declaration

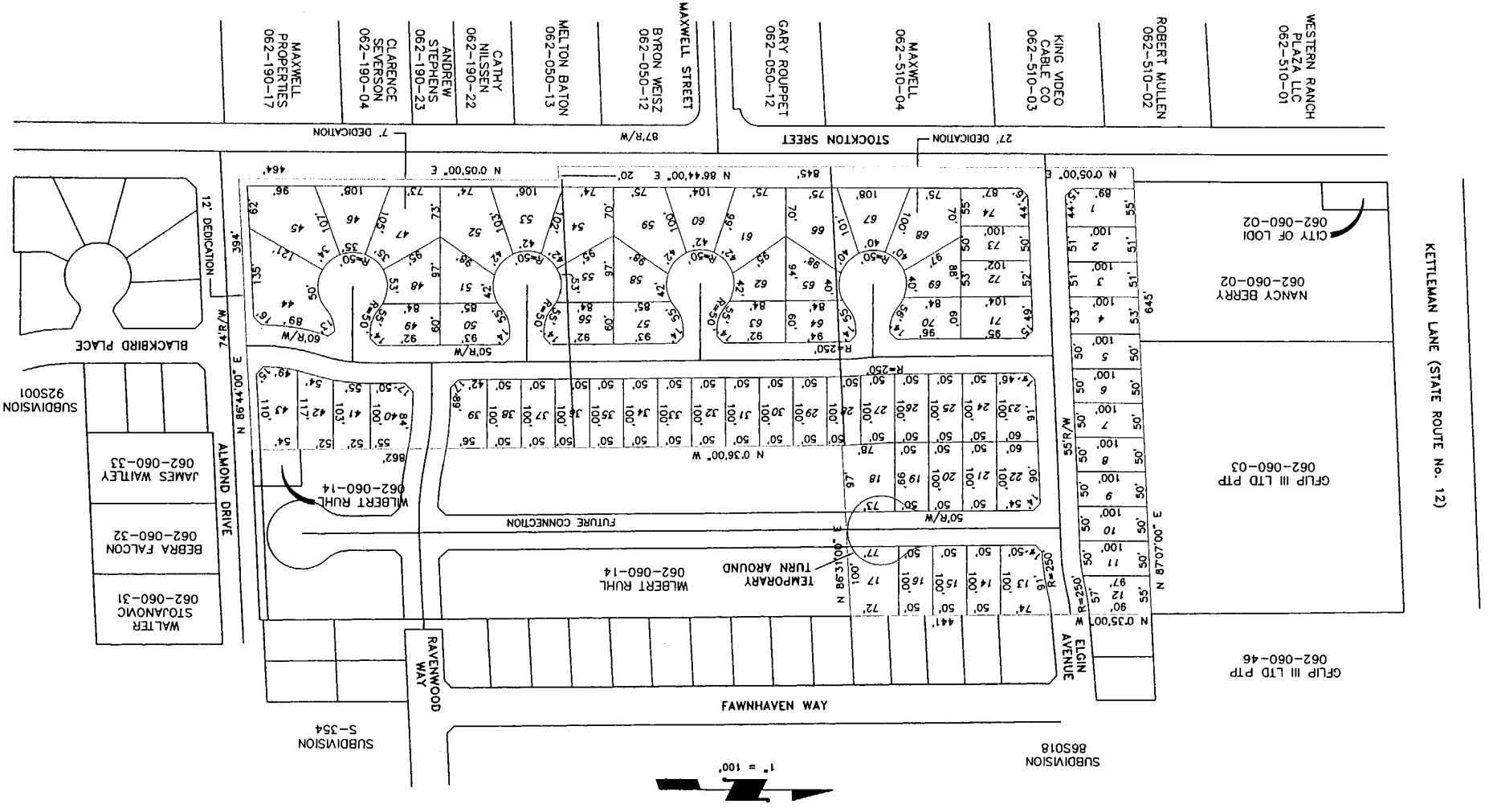


VICINITY MAP

SCALE: 1"=500'

ALMOND WOOD ESTATES

14.5 ACRES
76 LOTS



City of Lodi Residential Growth Management Schedule 2001

Adopted: September 18, 1991 under Ordinance #1521

	Year	Population	% Actual Growth	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	0.26%	1,064	2.664	399	259	40	100
	Jan-93	53,701	0.97%	1,074	2.680	401	261	40	100
	Jan-94	53,903	0.38%	1,078	2.680	402	261	40	101
	Jan-95	54,694	1.47%	1,094	2.697	406	264	41	102
	Jan-96	54,473	-0.40%	1,089	2.662	409	266	41	102
	Jan-97	54,812	0.62%	1,096	2.659	412	268	41	103
	Jan-98	55,681	1.59%	1,114	2.684	415	270	42	104
Historical	Jan-99	56,926	2.24%	1,139	2.695	423	275	42	106
	Jan-00	57,935	1.77%	1,159	2.709	428	278	43	107
	Jan-01	58,600	1.15%	1,172	2.710	432	281	43	108
Projected	Jan-02	59,772	2.00%	1,195	Est. 2.710	441	287	44	110
	Jan-03	60,967	2.00%	1,219	Est. 2.710	450	293	45	113
	Jan-04	62,186	2.00%	1,244	Est. 2.710	459	298	46	115
	Jan-05	63,430	2.00%	1,269	Est. 2.710	468	304	47	117
	Jan-06	64,699	2.00%	1,294	Est. 2.710	477	310	48	119
	Jan-07	65,993	2.00%	1,320	Est. 2.710	487	317	49	122
					TOTALS:	8,113	5,273	811	2,028

** 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 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.

STAFF RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 2001

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 2001 = 432

SINGLE FAMILY 65%=1,012 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 2000	RECOMMENDED ALLOC. 2000
ALMOND WOOD ESTATES	0	0	0	74	74	74
	0	0	0	74	74	74

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

MEDIUM DENSITY 10%=337 UNITS*

There are no projects to request the 43, year 2001 allocations for medium density units.

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

HIGH DENSITY 25%=1,333 UNITS *

There are no projects to request the 108, year 2001 allocations for high density units.

* 1,225 Allocations from the previous years ('89-'00) are available.

NOTE: Due to engineering delays, only one of the two expected development plans is being reviewed at this time. We expect to bring the Luckey/Lackyard Development Plan to the Planning Commission before the end of this year.

CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-2000

TOTAL RESIDENTIAL UNITS (1989-2000)=4,899

SINGLE FAMILY 65%=3,184 UNITS (1989-2000)

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	ALLOC.'S REC. '00	ALLOCATION TOTALS
BANG'S RANCH	34	35	35	0	0	19	0	0	0	0	0	0	123
BECKMAN PROPERTY	0	0	0	0	0	0	0	0	0	0	0	46	46
BRIDGETOWN	0	0	0	0	0	0	53	51	36	0	0	0	140
CENTURY MEADOWS 1	16	16	16	0	0	0	52	55	45	0	0	0	200
CENTURY MEADOWS 2	25	26	25	0	29	0	0	0	60	0	0	0	165
CENTURY MEADOWS 3	24	24	25	0	29	0	51	50	0	0	0	0	203
CENTURY MEADOWS 4	29	29	29	33	0	0	0	0	0	0	17	0	137
COLVIN RANCH	20	20	20	0	0	0	0	0	0	0	0	0	60
FERRAZZI BROTHERS	0	0	0	0	0	0	0	0	0	0	0	0	0
JOHNSON RANCH 2	43	43	43	44	0	0	0	0	0	0	0	0	173
LODI ESTATES	0	0	0	46	0	332	0	0	0	100	0	0	0
LODI WEST	26	27	27	80	55	69	0	0	53	41	0	0	378
PARISIS PROPERTY	0	0	0	0	0	0	39	0	0	0	0	0	39
PERLEGOS PROPERTY	0	0	0	0	0	0	0	0	0	0	0	57	57
RICHARDS RANCH €	0	0	0	0	34	0	0	15	0	0	0	0	49
RIVERPOINTE	0	0	0	0	0	44	0	0	0	0	0	0	44
SASAKI PROPERTY	0	0	0	0	0	0	0	0	0	60	0	0	60
SUNWEST XIV	0	0	0	0	0	0	0	31	36	0	0	0	67
THAYER PROPERTY	0	0	0	0	0	0	34	0	0	0	0	0	34
TSUTAOKA PROPERTY	0	0	0	0	0	0	0	63	0	0	0	0	63
TOWNE RANCH	35	36	36	56	52	151	37	0	6	6	0	0	415
	258	263	262	259	204	318	266	265	236	2	17	103	2,453

* 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 Parisis 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 1989-2000

TOTAL RESIDENTIAL UNITS (1989-2000)=4,899

MEDIUM DENSITY 10%=490 UNITS (1989-2000)

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	ALLOC.'S REC. '00	ALLOCATION TOTALS
BANG'S RANCH **	18	18	0	0	0	-36	0	0	0	0	0	0	0
LODI WEST	0	0	0	0	57	0	0	0	0	-57	0	0	0
BRIDGEHAVEN	22	22	6	0	0	0	0	0	0	0	0	0	0
LODI ESTATES **	0	0	22	0	0	-22	0	0	0	0	0	0	0
SASAKI PROPERTY	0	0	0	0	0	0	0	0	100	3	0	0	103
SUNWEST GARDEN	0	0	0	0	0	0	0	0	18	0	0	0	18
WOODHAVEN PARK	0	0	0	0	75	0	0	0	0	0	0	0	75
	40	40	28	0	132	-58	0	0	118	-104	0	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%=1,225 UNITS (1989-2000)

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	ALLOC.'S REC. '00	ALLOCATION TOTALS
BENNETT & COMPTON	99	45	0	0	-144	0	0	0	0	0	0	0	0
	99	45	0	0	-144	0	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

2001 Development Plan Scoring Summary

CRITERIA

PROJECT	A Agricultural Land Conflicts (Adjacency)	B On Site Agricultural Land Mitigation (Buffer)	C General Location (Priority Area)	D1 Relationship to Existing Development	D2 Relationship to Public Services (Wastewater)	D3 Relationship to Public Services (Water)	D4 Relationship to Public Services (Drainage)	E Promotion of Open Space (Percentage)	F Traffic (Street Improvements)	G Housing (Affordability)	H Site Plan and Project Design	I Schools (Proximity)	J Fire Protection (Proximity)	TOTALS
Single Family Projects														
LUCKEY/LACKYARD PROPERTY	5	0	100	5	0	4	4	0	0	0	0	20	10	148
ALMOND WOOD ESTATES	7	0	200	10	10	10	10	0	10	0	0	15	10	282

RESOLUTION NO. P.C. 01-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE BUILDING PERMIT ALLOCATION SCHEDULE FOR 2001.

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-01-001, in accordance with City Ordinance number 1521, and Resolution number 91-171.

WHEREAS, the project area is made up of the following properties:
1544 & 1640 South Stockton Street & 816 Almond Drive;

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 2001 as identified in this Resolution.

Dated: September 26, 2001

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 September 26, 2001, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Secretary, Planning Commission

STAFF RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 2001

TOTAL RESIDENTIA_ UNITS TO BE ALLOCATED FOR 2001 = 432

SINGLE FAMILY 65%=1,012 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 2000	RECOMMENDED ALLOC. 2000
ALMOND WOOD ES~ATES	0	0	0	74	74	74
	0	0	0	74	74	74

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

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There are no projects to request the 43, year 2001 allocations for medium density units.

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There are no projects to request the 108, year 2001 allocations for high density units.

* 1,225 Allocations from the previous years ('89-'00) are available.

NOTE: Due to engineer ng delays, only one of the two expected development plans is being reviewed at this time. We expect to bring the Luckey/Lackyard Development Plan to the Planning Commission before the end of this year.

RESOLUTION NO. PC. 01- __

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF CONCORD DEVELOPMENT, INC. & ALLEN LIU FOR THE ALMOND WOOD ESTATES PROPERTY GROWTH MANAGEMENT DEVELOPMENT PLAN AT 1640 SOUTH STOCKTON STREET.

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed meeting, as required by law, on the requested development plan to create the Almond Wood Estates Property Development Plan in accordance with City Ordinance number 1521; Resolution number 91-170.

WHEREAS, the project proponent is Concord Development, Inc. & Allen Liu, 158 Jackson Street, San Jose, CA 95112;

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

WHEREAS, the property is zoned R-2, Single-Family Residential;

WHEREAS, the property is located at 1640 South Stockton Street (APN's 062-060-04, 12 & 13).

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

1. Negative Declaration File No. ND-01-06 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder.

2. It is found that approval of the development plan will result in good planning practice.

3. It is hereby found that neither the design nor planned improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

4. It is hereby found that the development plan is unlikely to cause public health problems.

5. It is further found that approval of the development plan will not conflict with easements acquired by the public at large for access through or use of the property within the proposed parcel.

6. Growth Management Application No. GM-01-001 is hereby approved, subject to the following conditions:

    a. An 8-foot high decorative block wall shall be constructed along the northern boundary of the development plan to separate the residences of this development plan from the commercial properties to the north.

    b. The alternative street design with parkway should be used in this development. Street rights-of-way (R/W) and curb-to-curb (c-c) street widths shall be as follows:
        i. Elgin Avenue: 55' R/W; 34' c-c.
        ii. Ravenwood Way: 55' R/W; 34' c-c.
        iii. New north-south street parallel to Stockton Street:
            1. Almond Drive to Ravenwood Way: 60' R/W; 39' c-c.
            2. Ravenwood Way to Elgin Avenue: 50' R/W; 30' c-c.

iv. New north-south street parallel to Fawnhaven Way: 50' R/W; 30' c-c.

c. Traffic calming measures should be provided in the form of bow-outs at the Elgin Avenue and Ravenwood Way intersections.

d. The developer shall obtain an easement from the adjacent parcel owner to allow construction of the temporary turnaround south of Lots 17 and 18; or, the project layout shall be reconfigured to accommodate the required access and maneuvering room for fire protection equipment within the project boundaries using standard street designs.

e. If this project is developed in phases, the following improvements shall be constructed with the first phase:

   i. All street and public utility improvements on Stockton Street and Almond Drive, including under grounding of existing overhead utilities and installation of a reverse frontage wall, landscaping and irrigation.
   ii. Traffic striping modifications in Stockton Street.

f. Reverse frontage walls, landscaping and irrigation improvements are required on Stockton Street and Almond Drive and shall be constructed by the developer at the developer's expense to the approval of the Public Works Director and Community Development Director. The design of the wall shall be compatible with the existing reverse frontage walls on adjacent developments. The developer shall provide for on-going maintenance and replacement of the wall, landscaping and irrigation improvements using one of the options listed below as approved by the City Council on September 15, 1999:

   i. One-time, lump sum payment: The improvements shall be publicly owned and the developer shall make a lump sum prepayment to the City for on-going maintenance. The current fee is $49 per lineal foot. The fee required will be the fee in effect at the time of final map filing.
   ii. Homeowner's Association: The improvements shall be privately owned and the developer shall form a Homeowners Association, which will assess and collect fees from homeowners to pay for future maintenance costs.
   iii. Formation of a 1972 Act Landscape and Lighting District.

Dated: October 10, 2001

I hereby certify that Resolution No. 01-?? was passed and adopted by the Planning Commission of the City of Lodi at its meeting held on October 10, 2001, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Secretary, Planning Commission

Draft Minutes from October 10, 2001

PUBLIC HEARING

The request of Concord Development Inc. & Allen Liu for approval of the Almond Wood Estates Property Growth Management Development Plan for 76 single-family residences at 1640 South Stockton Street, and a recommendation of approval to the City Council to award 76 building permit allocations. Associate Planner Meissner presented the matter to the Commission. This year the City had 432 building permits to allocate. Of the 432 permits, 281 were for single-family units. The subject project was the only one requesting allocations. The area of the Development Plan included three separate properties encompassing about 14.5 acres of land zoned R-2. The major access to the subdivision will be from South Stockton Street and Almond Drive. The subdivision would develop approximately 5.2 dwelling units per acre with an average lot size of 6,000 square feet. Proposed development will begin in early 2002. A few conditions for the project were a 7-foot-high decorative masonry wall along Stockton and Almond Streets with a 15-foot-deep landscaped area containing a meandering sidewalk, landscaped parkways, and bow-outs at the Elgin and Ravenwood intersections. An 8-foot-tall decorative masonry block wall along the project northern boundary to separate the residences from the commercial area was also being required Staff was recommending approval of the project.

Commissioner Heinitz asked about sewer and water services for the project. Community Development Director Bartlam replied the project would be connected to the existing water & sewer systems. The water supply will be addressed at the tentative map stage.

Commissioner Phillips asked if Lodi Unified School District had any land reserved for a school site within the proposed project. Community Development Director Bartlam responded "no" but Richard's Ranch, which is located nearby, did have a school site.

Hearing Opened to the Public

Troy Wright, 2880 Tracy Blvd, Tracy, CA. Mr. Wright represented Concord Development. He was concerned about item 6 (d) on the Resolution regarding the construction of a temporary turnaround south of Lots 17 and 18. He wanted to speak with the adjacent property owner to the south to see if he could obtain an easement from them to allow the construction of the temporary turnaround. He asked if there were funds available for the wall being required between the residential development and the commercial business located next to the proposed project. Community Development Director Bartlam replied that the City would not subsides the wall that was being required.

Commissioner Heinitz asked why the turnaround was being required on lots 17 & 19. Associate Planner Meissner stated that since the street was so short, the fire engines needed a place to turnaround.

Curtis Jenkins, 1537 Fawnhaven Way, Lodi. Mr. Jenkins had no problem with the proposed project. He was concerned about a neighboring property that had been posted due to it being a potential fire hazard, yet the owner had done nothing. He mentioned that other surrounding vacant land needed to be cleaned up also.

Commissioner McGladdery suggested that the Resolution require the turnaround only when homes are built on lots 16, 17, 18 & 19. Community Development Director Bartlam felt that the language could be modified on the Resolution to resolve the turnaround issue.

The Planning Commission on motion of Commissioner McGladdery, Beckman second approved the request of Concord Development Inc. & Allen Liu for approval of the Almond Wood Estates Property Growth Management Development Plan for 76 single-family residences at 1640 South Stockton Street, and a recommendation of approval to the City Council to award 76 building

permit allocations with added language to 6 (d) of the Resolution to read, "At the time lots 16, 17, 18, or 19 are developed, the developer shall obtain an easement from the adjacent parcel owner to allow construction of the temporary turnaround south of Lots 17 and 18; or, the project layout shall be reconfigured to accommodate the required access and maneuvering room for fire protection equipment within the project boundaries using standard street designs" by the following vote:

AYES:	Commissioners:	Beckman, Crabtree, Heinitz, McGladdery, and Phillips,
NOES:	Commissioners:	
ABSENT:	Commissioners:	Mattheis
ABSTAIN:	Commissioners	

RESOLUTION NO. PC. 01- 27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF CONCORD DEVELOPMENT, INC. & ALLEN LIU FOR THE ALMOND WOOD ESTATES PROPERTY GROWTH MANAGEMENT DEVELOPMENT PLAN AT 1640 SOUTH STOCKTON STREET.

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed meeting, as required by law, on the requested development plan to create the Almond Wood Estates Property Development Plan in accordance with City Ordinance number 1521; Resolution number 91-170.

WHEREAS, the project proponent is Concord Development, Inc. & Allen Liu, 158 Jackson Street, San Jose, CA 95112;

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

WHEREAS, the property is zoned R-2, Single-Family Residential;

WHEREAS, the property is located at 1640 South Stockton Street (APN's 062-060-04, 12 & 13).

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

1. Negative Declaration File No. ND-01-06 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder.

2. It is found that approval of the development plan will result in good planning practice.

3. It is hereby found that neither the design nor planned improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

4. It is hereby found that the development plan is unlikely to cause public health problems.

5. It is further found that approval of the development plan will not conflict with easements acquired by the public at large for access through or use of the property within the proposed parcel.

6. Growth Management Application No. GM-01-001 is hereby approved, subject to the following conditions:

    a. An 8-foot high decorative block wall shall be constructed along the northern boundary of the development plan to separate the residences of this development plan from the commercial properties to the north.

    b. The alternative street design with parkway should be used in this development. Street rights-of-way (R/W) and curb-to-curb (c-c) street widths shall be as follows:
        i. Elgin Avenue: 55' R/W; 34' c-c.
        ii. Ravenwood Way: 55' R/W; 34' c-c.
        iii. New north-south street parallel to Stockton Street:
            1. Almond Drive to Ravenwood Way: 60' R/W; 39' c-c.
            2. Ravenwood Way to Elgin Avenue: 50' R/W; 30' c-c.

iv. New north-south street parallel to Fawnhaven Way: 50' R/W; 30' c-c.

c. Traffic calming measures should be provided in the form of bow-outs at the Elgin Avenue and Ravenwood Way intersections.

d. At the time lots 16, 17, 18, or 19 are developed, the developer shall obtain an easement from the adjacent parcel owner to allow construction of the temporary turnaround south of Lots 17 and 18; or, the project layout shall be reconfigured to accommodate the required access and maneuvering room for fire protection equipment within the project boundaries using standard street designs.

e. If this project is developed in phases, the following improvements shall be constructed with the first phase:

   i. All street and public utility improvements on Stockton Street and Almond Drive, including under grounding of existing overhead utilities and installation of a reverse frontage wall, landscaping and irrigation.
   ii. Traffic striping modifications in Stockton Street.

f. Reverse frontage walls, landscaping and irrigation improvements are required on Stockton Street and Almond Drive and shall be constructed by the developer at the developer's expense to the approval of the Public Works Director and Community Development Director. The design of the wall shall be compatible with the existing reverse frontage walls on adjacent developments. The developer shall provide for on-going maintenance and replacement of the wall, landscaping and irrigation improvements using one of the options listed below as approved by the City Council on September 15, 1999:

   i. One-time, lump sum payment: The improvements shall be publicly owned and the developer shall make a lump sum prepayment to the City for on-going maintenance. The current fee is $49 per lineal foot. The fee required will be the fee in effect at the time of final map filing.
   ii. Homeowner's Association: The improvements shall be privately owned and the developer shall form a Homeowners Association, which will assess and collect fees from homeowners to pay for future maintenance costs.
   iii. Formation of a 1972 Act Landscape and Lighting District.

Dated: October 10, 2001

I hereby certify that Resolution No. 01-27 was passed and adopted by the Planning Commission of the City of Lodi at its meeting held on October 10, 2001, by the following vote:

AYES:	Commissioners:	Beckman, Heinitz, Phillips, McGladdery, and Crabtree
NOES:	Commissioners:	
ABSENT:	Commissioners:	Mattheis
ABSTAIN:	Commissioners:	

ATTEST: _____
Secretary, Planning Commission

RESOLUTION NO. P.C. 01-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE BUILDING PERMIT ALLOCATION SCHEDULE FOR 2001.

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 Numbers GM-01-001 & 2, in accordance with City Ordinance number 1521, and Resolution number 91-171.

WHEREAS, the project areas are made up of the following properties:
1640 South Stockton Street & 1041 East Harney Lane.

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 2001 as identified in this Resolution.

Dated: October 10, 2001

I hereby certify that Resolution No. 01-28 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on October 10, 2001, by the following vote:

AYES: Beckman, Heinitz, Phillips, McGladdery, and Crabtree

NOES:

ABSENT: Mattheis

ABSTAIN:

ATTEST: _____
Secretary, Planning Commission

STAFF RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 2001

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 2001 = 432

SINGLE FAMILY 65%=1,012 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 2000	RECOMMENDED ALLOC. 2000
ALMOND WOOD ESTATES	0	0	0	74	74	74
	0	0	0	74	74	74

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

MEDIUM DENSITY 10%=337 UNITS*

There are no projects to request the 43, year 2001 allocations for medium density units.

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

HIGH DENSITY 25%=1,333 UNITS *

There are no projects to request the 108, year 2001 allocations for high density units.

* 1,225 Allocations from the previous years ('89-'00) are available.

NOTE: Due to engineering delays, only one of the two expected development plans is being reviewed at this time. We expect to bring the Luckey/Lackyard Development Plan to the Planning Commission before the end of this year.

RESOLUTION NO. 2002-04

A RESOLUTION OF THE LODI CITY
COUNCIL APPROVING THE 2001
GROWTH MANAGEMENT ALLOCATIONS

==========

BE IT RESOLVED, that the Lodi City Council does hereby approve the 2001 Growth Management Allocations as recommended by the Lodi Planning Commission, as shown as follows:

	Requested 2001 Allocations	Recommended 2001 Allocations
Almond Wood Estates	74	74
TOTAL	74	74

Dated: January 2, 2002

==========

I hereby certify that Resolution No. 2002-04 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 2, 2002, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and Mayor Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

SUSAN J. BLACKSTON
City Clerk

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: January 2, 2002
Time: 7:00 p.m.

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2002** 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 at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Planning Commission's recommendation that the City Council adopt the 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:

Susan J. Blackston
City Clerk

Dated: December 19, 2001

Approved as to form:

Randall A. Hays
City Attorney

DECLARATION OF MAILING

SET PUBLIC HEARING FOR JANUARY 2, 2002 TO CONSIDER GROWTH MANAGEMENT ALLOCATIONS

On December 20, 2001 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 notification of public hearing to be held on January 2, 2002 regarding Growth Management Allocations, 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 December 20, 2001, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON
CITY CLERK, CITY OF LODI

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

decmail/forms

Growth Management
Almondwood

1) 06205013;BACON, MELTON L & KATHERINE L ;11191 CALABASH AVE ;FONTANA ;CA;92336
2) 06206012;CONCORD DEVELOPMENT INC ;1637 CAMINO LINDO ;SOUTH PASADENA ;CA;91030
3) 06219022;NILSSEN, CATHY M TR ;612 NEVINS DR ;LODI ;CA;95242
4) 06219023;STEPHENS, ANDREW & MARGARET TR;2328 WINTERGREEN CT ;LODI ;CA;95242
5) 06233055;DAVIS, PATRICIA J ETAL ;1607 FAWNHAVEN WAY ;LODI ;CA;95240
6) 06233090;BOWEN, CURT ETAL ;1641 FAWNHAVEN WAY ;LODI ;CA;95240
7) 06206014;RUHL, WILBERT & R ;265 ALMOND DR ;LODI ;CA;95240
8) 06205012;ROUPPET, GARY E ;1581 S STOCKTON ST ;LODI ;CA;95240
9) 06205004;GAMBLIN, K DOUGLAS & R V TR ;3444 E JAHANT RD ;ACAMPO ;CA;95220
10) 06205011;WEISZ, BYRON L TR ETAL ;1615 S STOCKTON ST ;LODI ;CA;95240
11) 06206013;LIU, ALLEN H ;1637 CAMINO LINDO ;SOUTH PASADENA ;CA;91030
12) 06219004;SEVERSON, CLARENCE C & L ;11374 MICKIE GROVE ;LODI ;CA;95240
13) 06219017;MAXWELL PROPERTIES ;PMB 80 270 REDWOOD SHORES PKWY ;REDWOOD SHORES ;CA;94065
14) 06233050;HERNANDEZ, GREGORY & JUTTA ;1635 FAWNHAVEN WAY ;LODI ;CA;95240
15) 06233051;HICKEY, GARY G & PAULA ;1629 FAWNHAVEN WAY ;LODI ;CA;95240
16) 06233052;MIRELES, GUSTAVO & MARIA M ;1623 FAWNHAVEN WAY ;LODI ;CA;95240
17) 06233053;SINGH, HARPREET ;1617 FAWNHAVEN WAY ;LODI ;CA;95240
18) 06233054;SISK, PHILLIP & TEENA ;1611 FAWNHAVEN WAY ;LODI ;CA;95240
19) 06233056;ZAPARA, TERRY ETAL ;1601 FAWNHAVEN WAY ;LODI ;CA;95240
20) 06233057;KEITHLEY, SCOTT & JENNIFER M ;1543 FAWNHAVEN WAY ;LODI ;CA;95240
21) 06233058;JENKINS, CURTISS & EDYTHE M TR;1537 FAWNHAVEN WAY ;LODI ;CA;95240
22) 06240001;HUGHES, GEORGE LLOYD & JANICE ;1529 FAWNHAVEN WAY ;LODI ;CA;95242
23) 06240002;AKBAR, NOORUL ETAL ;134 SWAIN DR ;LODI ;CA;95240
24) 06240003;BARBA, LEANDRO JR & P ;2425 WOODLAKE CT ;LODI ;CA;95242
25) 06240004;YBARRA, ALBERT A & KRISTEN L ;1151 FAWNHAVEN WAY ;LODI ;CA;95240
26) 06251003;KING VIDEO CABLE CO ;PO BOX 173838 ;DENVER ;CO;80217

Growth Management
Almondwood

1) 06205013;BACON, MELTON L & KATHERINE L ;11191 CALABASH AVE ;FONTANA ;CA;92336
2) 06206012;CONCORD DEVELOPMENT INC ;1637 CAMINO LINDO ;SOUTH PASADENA ;CA;91030
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