



CITY OF LODI COUNCIL COMMUNICATION

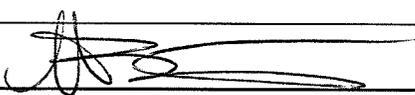
AGENDA TITLE: Set Public Hearing for May 15, 2013, to Consider Revisions to the Growth Management Ordinance by Expiring Unused Allocations and Suspending the Required Schedule
MEETING DATE: May 1, 2013
PREPARED BY: City Manager

RECOMMENDED ACTION: Set Public Hearing for May 15, 2013, to consider revisions to the Growth Management Ordinance by expiring unused allocations and suspending the required schedule.

BACKGROUND INFORMATION: The City's Growth Management Program was instituted in 1991. The allocation system gives priority through point assignments to projects that reduce impacts on services, infrastructure, and resources. The ordinance sets an annual growth limit of two percent of the City's population, compounded annually. Once the amount of allocation units is figured, the City requires that the allocation of units be distributed among housing types as follows; 65 percent low density, 10 percent medium density and 25 percent high density.

The Growth Management Ordinance includes a priority location area and a point system to assist the City with prioritizing issuance of growth management allocations. The priority location area designates lands available for development and provides development categories of one, two or three, with Priority Area 1 being the first priority area for development. The priority areas are based on availability of city services (e.g., water, wastewater, storm drains, streets, police, fire and parks). The point system was established to rate projects based on various project merits in order to determine if one project should be approved before another, particularly if there are more allocation requests than there are available allocations. However, because the City has had only one growth management allocation request of 12 units since 2006, surplus allocations have accumulated at a fairly rapid pace. The table below provides the numerical history of the program.

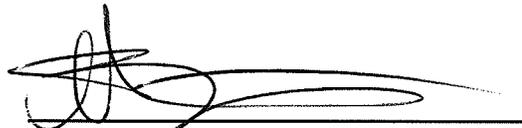
Density	Available Allocations		
	Scheduled from 1989-2012	Granted from 1989-2012	Remaining from 1989-2012
Low (0.1-7)	6,648	2,893	3,755
Medium (7.1-20)	1,023	466	557
High (20.1-30)	2,557	0	2,557
TOTAL	10,228	3,359	6,869

APPROVED: 
Konradt Bartlam, City Manager

The table does not reflect the units that will be added as a result of the 2013 population estimate. This number is calculated once we receive the estimate from the State Department of Finance in the Spring. In 2012, the total was 447 allocations.

The Public Hearing will provide community input for two recommendations. The first is to expire a quantity of unused allocations and the second to suspend the established schedule for the allocation program.

FISCAL IMPACT: Not Applicable

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Konradt Bartlam
City Manager



**Please immediately confirm receipt
of this fax by calling 333-6702**

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: PUBLIC HEARING TO CONSIDER REVISIONS TO THE GROWTH
MANAGEMENT ORDINANCE BY EXPIRING UNUSED ALLOCATIONS
AND SUSPENDING THE REQUIRED SCHEDULE**

PUBLISH DATE: SATURDAY, MAY 4, 2013

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
LNS ACCT. #0510052 City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, MAY 2, 2013

**ORDERED BY: RANDI JOHL
CITY CLERK**

Jennifer M. Robison
JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at 1:25 pm (time) on 5/2/13 (date) 2 (pages)
Phoned to confirm receipt of all pages at _____ (time) _____ JMR _____ MB (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER REVISIONS TO THE GROWTH MANAGEMENT ORDINANCE BY EXPIRING UNUSED ALLOCATIONS AND SUSPENDING THE REQUIRED SCHEDULE

On Thursday, May 2, 2013, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider revisions to the Growth Management ordinance by expiring unused allocations and suspending the required schedule (attached and marked as Exhibit A) was posted at the following locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

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

Executed on May 2, 2013, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 15, 2013

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 15, 2013**, 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 item:

- a) **Revisions to the Growth Management ordinance by expiring unused allocations and suspending the required schedule.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, 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 close of the public hearing.

By Order of the Lodi City Council:


Randi Johl
City Clerk

Dated: May 1, 2013

Approved as to form:



D. Stephen Schwabauer
City Attorney

EXHIBIT B

Public Hearing to Consider Revisions to the Growth Management Ordinance by Expiring Unused Allocations and Suspending the Required Schedule

Mailing List

John Beckman
Building Industry Association of the Delta
1701 W. March Lane, Suite F
Stockton, CA 95207