



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: February 26, 2013

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl

City Clerk

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Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Review of the Growth Management Program (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Randi Johl
City Clerk



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Review of the Growth Management Program
MEETING DATE: February 26, 2013
PREPARED BY: City Manager

RECOMMENDED ACTION: Review of the Growth Management Program.

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.

There are two issues that I feel the City Council may want to weigh in on. First is a hypothetical concern about the number of unused allocations. As of 2012, that number is 6,869 units across the three density categories. Arguably, it would be nearly impossible for all of these units to be used in any given year, or number of years for that matter. The concern that may be more realistic is the perception of the potential pace of growth which I believe is at the heart of the program. As such I would recommend that the City Council consider an action to expire a certain number of unused allocations. An exact number does not need to be decided at this point, I think some discussion about the merit of the recommendation is appropriate.

The second issue that needs some contemplation is the schedule of the program. As the system is envisioned, a competition occurs between the various applicants for allocations. In years past we would have more requests for low density allocations than available. That meant the most deserving projects would be able to move forward. With the abundance of unused allocations, the competition nature is obviated. Moreover, with the current schedule, an application may only be made in the month of May. This has the potential of artificially delaying a project that might otherwise be ready to move forward. Therefore, I would recommend that we suspend the schedule for some period of time and accept growth management requests at any time during the year as long as there are unused allocations in reserve.

FISCAL IMPACT: Not applicable.

Konradt Bartlam
City Manager

Growth Management Program

Density	Available Allocations		
	Scheduled from 1989-2012	Granted from 1989-2012	Remaining from 1989-2012
Low (0.1-7)	6,648	2,893	3,772
Medium (7.1-20)	1,023	466	557
High (20.1-30)	2,557	0	2,557
TOTAL	10,228	3,359	6,869