



# LODI CITY COUNCIL

Carnegie Forum  
305 West Pine Street, Lodi

Streaming Link:

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<https://zoom.us/j/99156688900?pwd=MThFM09HbXdYQzIxMjYpYdzJJb2gzQT09>

**AGENDA**  
**Shirtsleeve Session**  
Date: October 20, 2020  
Time: 7:00 a.m.

## SPECIAL NOTICE

**Effective immediately and while social distancing measures are imposed, Council chambers will be closed to the public during meetings of the Lodi City Council.**

**The following alternatives are available to members of the public to watch Council meetings and provide comments on agenda and non-agenda items before and during the meetings.**

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Members of the public who wish to verbally address the City Council during the meeting should email those comments to [councilcomments@lodi.gov](mailto:councilcomments@lodi.gov). Comments must be received before the Mayor or Chair announces that the time for public comment is closed. The Assistant City Clerk will read three minutes of each email into the public record. **IMPORTANT:** Identify the Agenda Item Number or Oral Communications in the subject line of your email. **Example:** Public Comment for Agenda Item Number C-17. Members of the public may also participate via Zoom at the following link: <https://zoom.us/j/99156688900?pwd=MThFM09HbXdYQzIxMjYpYdzJJb2gzQT09>

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the City Clerk at (209) 333-6702 or [cityclerk@lodi.gov](mailto:cityclerk@lodi.gov) at least 48 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Office of the City Clerk at (209) 333-6702 or [cityclerk@lodi.gov](mailto:cityclerk@lodi.gov) at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

## SPECIAL TELECONFERENCE NOTICE

### Pursuant to Executive Order N-29-20:

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020, to mitigate the spread of Coronavirus (COVID-19). In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

For information regarding this Agenda please contact:  
**Jennifer Cusmir**  
**City Clerk**  
**Telephone: (209) 333-6702**

### Informal Informational Meeting

**A. Roll Call by City Clerk**

**B. Topic(s)**

B-1 Receive Presentation and Provide Staff Direction for Amending the Growth Management Allocation Procedures (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.

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Jennifer Cusmir  
City Clerk

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# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Receive Presentation and Provide Staff Direction for Amending the Growth Allocation Procedures

**MEETING DATE:** October 20, 2020

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** Receive presentation and provide staff direction for amending the Growth Allocation procedures.

**BACKGROUND INFORMATION:** The City established its Growth Management Allocation program and the procedures for reviewing requests for Growth Allocations in 1991. Since that time the City has occasionally reviewed and implemented temporary adjustments to the procedures for granting Growth Allocations.

On June 5, 2013, the City Council approved Ordinance No. 1877, streamlining the Growth Allocation process while leaving in place the annual cap on growth. The streamlined process remained in effect through December 31, 2019, at which time the original Growth Allocation provisions adopted in 1991 again took effect.

On June 30, 2020, the City Council discussed amendments to Growth Allocation procedures. Following discussion and consideration, the Council reinstated the streamlined process established by Ordinance No. 1877 through December 31, 2020. The Council also directed staff to return with suggestions for more comprehensive revisions to the Growth Allocation program before the end of 2020.

During this Shirtsleeve session, staff will present options for amending the Growth Allocation procedures. Specific areas of discussion will include:

- Preliminary review of Tentative Maps by City Council
- Concurrent review of Tentative Maps and Growth Allocations by the Planning Commission
- Carryover of unused Growth Allocations
- Revisions to the Growth Allocation Points System
- Identification of Priority Development Areas
- Promoting a Mix of Density in Residential development

Staff will present background on each of these components of the Growth Allocation procedures and potential amendments that the City Council may wish to consider.

Based on the City Council's direction, staff will prepare draft amendments to the Growth Allocation process and with a goal of returning to the City Council by the end of the year for formal consideration of those amendments.

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John R. Della Monica, Jr.  
Community Development Director

APPROVED: \_\_\_\_\_  
Stephen Schwabauer, City Manager



Shirtsleeve Session:  
Discussion and Council Direction  
Regarding Growth Allocation  
Program

October 20, 2020

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# Purpose of Meeting

- Brief history of Growth Allocation
- Benefits of Growth Allocation
- Issues raised by Council and staff
- Staff's recommendations for changes to the Growth Allocation process
- Provide direction to staff on the procedures for reviewing and approving Growth Allocations

# History of Lodi Growth Allocation

- Late 1980s: Rapid growth in the county, concerns about Lodi community character
- Growth Management Program established in 1991 with adoption of Ordinance No. 1521
- Resolution No. 91-170: Point system for evaluating competitive Growth Allocation applications
- Resolution No. 91-171: Procedures for the review of Growth Allocation applications

# Major Features of Growth Allocation:

- Restrict population growth to 2% per year (based on prior year's population)
- Establishes procedures for review of Growth Allocations and Tentative Maps
- Establishes submittal materials for Growth Allocation applications
- Priority Development Areas (Map)
- Points System for review of projects

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# How the Growth Allocation Process Serves the City

- Matches capacity of public facilities to the demand created by future development
- Directs new development to appropriate locations
- Promotes a mix of residential densities
- Encourages high quality development



# Recent Process Changes

Approx. 2014: Council directed staff to make changes to the Growth Allocation process:

- Eliminated requirement that all Growth Allocation applications are heard once each year in November
- Allowed tentative maps to be considered with Growth Allocation applications

These changes expired in 2020

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## Council Discussion June 3, 2020

- Extended the process changes enacted in 2014 through December 31, 2020
- Directed staff to return with a more comprehensive review of the Growth Allocation program before end of year

# Staff Recommendations:

- The Growth Allocation process in its current form generally works well
- Current process, with adjustments, can be formalized through revisions to Resolutions No. 91-170 and No. 91-171
- Staff's recommendations to ensure the proper functioning of the Growth Allocation process follow ...

# Preliminary City Council review of Tentative Maps

- Council recently completed a preliminary review of a Growth Allocation/Tent. Map
- Preliminary reviews are an *informal* practice, *not* required by ordinance or resolution
- Council comments during recent a subdivision review suggest Council a majority of Council does not wish to conduct preliminary reviews

**Staff Recommendation:** Based on recent Council direction, preliminary review by the Council should not continue

# Concurrent review of Growth Allocation and Tentative Map

- Current practice (expiring December 31) allows GA and subdivision to process concurrently.
- Streamlines the review of project applications
- Requires applicants to submit a single, complete application for PC review of Growth Allocation and Maps
- Council has complete information and PC recommendation when considering Growth Allocation

**Staff Recommendation:** Continue allowing concurrent processing of GA and subdivision map

## Expire Unused Allocations?

- Current regulations allow unused allocations to roll over for later use (potentially exceeding 2% annual growth in any given year)

### Staff Recommendations:

- Allow only Medium Density and High Density residential allocations to carry over, *and*
- Establish 3-year expiration on rollover allocations, *and*
- Council reviews *all* rollover allocations every 3 years

## Revise or Eliminate Points System

- Current points system is focused on infrastructure capacity
- Does not ensure “quality” projects
- Used only when requests exceed available allocations
- Points system has not been applied to projects in recent years

## Points System (cont.)

### Staff Recommendation:

- Eliminate the points system, based on its lack of use even during periods of robust growth

### Alternatives:

- Expand the points system to include “quality” requirements (parks, open spaces, etc.)
- Establish a minimum score and require points review for all Growth Allocation requests



## Priority Development Areas

- General Plan identifies Priority Development Areas and *emphasizes* but does not *require* that growth occur in conformance with Priority Areas phasing

### **Staff Recommendation:**

- Review and possibly update Priority Areas prior to the annexation of new growth areas
- 2% annual cap may also need to be reviewed for new growth areas

## Encourage Higher Density Residential?

General Plan policy *suggests*, but does not *require*, that allocations be divided among a range of housing densities.

### **Staff Recommendation:**

- Consider connecting the allocation of high density each year to allocations for low and medium density (require a mix)
- Consider broader changes to General Plan and Zoning to require variety of densities in neighborhoods in future developments

## Final Notes:

### **Quality Development: Growth Allocations vs. Strong Development Standards**

- The Growth Allocation process is not the *only* tool for assuring quality development
- City development standards guide the quality and character of development
- State laws requires specific and objective standards for certain housing projects
- Following Growth Allocation adjustments, staff will propose development standard updates

# Next Steps

- Staff responds to tonight's Council direction
- Planning Commission Discussion/Comment - November 2020
- Council Amendment of the Growth Allocation Process – December 2020 or Early 2021
- Development Standards Updates – 2021

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# City Council Discussion and Direction