

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, SEPTEMBER 14, 2011**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 14, 2011, was called to order by Vice Chair Kirsten at 7:00 p.m.

Present: Planning Commissioners – Cummins, Heinitz, Hennecke and Vice Chair Kirsten

Absent: Planning Commissioners – Jones, Kiser and Chair Olson

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Associate Planner Immanuel Bereket, Neighborhood Services Manager Joseph Wood, and Administrative Secretary Kari Chadwick

2. MINUTES

“May 11, 2011”

No Motion made because there was not a quorum of Commissioners in attendance to make the motion. Item continued to the next meeting.

“July 13, 2011”

No Motion made because there was not a quorum of Commissioners in attendance to make the motion. Item continued to the next meeting.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Kirsten called for the public hearing to consider the request for a Use Permit to allow Type 2, 14, and 19 and Alcoholic Beverage Control licenses at 27 East Locust Street. (Applicant: Olde Ice House Cellars LLC; File Number: 11-U-17)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project.

Commissioner Heinitz stated that the item looks to parallel the existing wineries that have been approved for the downtown, is that correct? Mr. Bereket stated that it has the same aspects as previous applications and approvals.

Hearing Opened to the Public

- Dean Shibler, applicant, came forward to answer questions.
- Commissioner Heinitz asked if Mr. Shibler owned the property. Mr. Shibler stated that he, his wife, and Mr. and Mrs. Greg Lewis from the Dancing Fox are the owners of the property.
- Darrell Drummond, 114 S. Sacramento Street, came forward to support the project.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Hennecke, Heinitz second, approved the request of the Planning Commission for a Use Permit to allow Type 2, 14, and 19 and Alcoholic Beverage Control licenses at 27 East Locust Street subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke and Vice Chair Kirsten
Noes: Commissioners – None
Absent: Commissioners – Jones, Kiser, and Chair Olson

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Kirsten called for the public hearing to consider the request of the Planning Commission for a Recommendation to the City Council to Approve the 2010-2016 Housing Element and Adopt an Interim Ordinance

Director Bartlam gave a PowerPoint presentation based on the information presented in the staff report. Mr. Bartlam went through the background process that has brought the Housing Element before the Commission. The approval process with the State Housing and Community Development Department was very lengthy. The document is broken up into sections; 1 – Introduction, 2 – Housing Needs Assessment, 3 – Resource and Constraints, 4 – Housing Strategy, and A – Accomplishments. The housing needs are further broken into four income categories; Above Moderate, Moderate, Low, and Extremely Low. The Extremely Low category is the toughest need to meet without government subsidies. If the State requirements are not met they can withhold funds to help subsidize the possible project such as the Eden Housing Senior Housing Project which has already been approved by the City.

Commissioner Cummins asked how far away the Eden project is from starting. Director Bartlam stated that the project is a grant away.

Hearing Opened to the Public

- Anne Cerney, 900 West Vine Street, came forward to support the approval of the document. Ms. Cerney would like to know if there are any home buyers that are being funded through the FTHB Program. Mr. Bartlam stated that there is one family that has gone through the program and purchased a home with the funds. There are several applications sitting in the approval process. One of the problems that the applicants are running into is finding homes that meet the requirements of the program within the price range allowed. The City Council has recently adjusted the requirements of the program to allow the funds to be used for rehab purposes before the applicant moves into the home. Ms. Cerney asked if that was the reason for the goal for 2024 being 23 more. Mr. Bartlam stated that the goal is based on the funding that we have received. That is a goal that can be achieved if we can find the number of families that can qualify.
- Commissioner Hennecke added that there are so many hoops to jump through for the buyers that a lot of time these types of buyers lose the home to a buyer that does not have to jump through the same hoops. Mr. Bartlam added that staff noticed this as a problem and why the Council has chosen to loosen the requirements for the applicants opening up more options for them to choose from.
- Commission Heinitz added that the lenders are also putting ridiculous requirements on the applicants.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Heinitz second, approved the request of the Planning Commission for a Recommendation to the City Council to Approve the 2010-2016 Housing Element and Adopt an Interim Ordinance subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke and Vice Chair Kirsten
Noes: Commissioners – None
Absent: Commissioners – Jones, Kiser, and Chair Olson

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

Director Bartlam pointed out the letter from the Union Pacific Railroad regarding item 3a and commented on the ridiculousness for the letter and added that he has never seen the Railroad comment on any project.

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that a memo will be provided in the next packet, but if there are any questions regarding any Council items staff would be happy to answer them.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that the Housing Element is the last part of the General Plan update. The City Council at the last meeting approved a Request for Proposals to bring on a contract planner on an hourly basis for the specific purpose of updating the Development Code.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

Vice Chair Kirsten gave a brief report regarding the last meeting.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:39 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary