

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, SEPTEMBER 11, 2013**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 11, 2013 was called to order by Chair Jones at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Kiser, Olson, Slater and Chair Jones

Absent: Planning Commissioners – Hennecke and Kirsten

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

2. MINUTES

“August 14, 2013”

MOTION / VOTE:

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, Chair Jones called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to establish a batch plant at 1560 East Pine Street. (Applicant: Reyes Jaramillo; File 13-U-11; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)

Chair Jones stated that a letter was received from the applicant requesting the item be continued to the October 9, 2013 Planning Commission Meeting.

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Kiser, Heinitz second, approved the request to continue the Use Permit to establish a batch plant at 1560 East Pine Street to the October 11, 2013 Planning Commission Meeting. The motion carried by the following vote:

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

Chair Jones stated that item 3b) has been postpone to a future meeting.

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for:
- I. Growth Management Allocation for 232 Low Density Residential Lots; and
  - II. A Vested Subdivision Map for the Proposed Rosegate Subdivision, a 50 acre, 232 lot, single-family residential subdivision

(Applicant: FCB Homes, Inc.; File #'s: 13-S-01 and 13-GM-01; CEQA Status: Project Environmental Impact Report, State Clearinghouse No. 2005092096, Certified on November 15, 2006)

4. PLANNING MATTERS/FOLLOW-UP ITEMS

a. Review of the Draft Climate Action Plan

Associate Planner Bereket introduced the AECOM consultant representative, Culley Thomas, who has been working on this item with the City.

Mr. Thomas gave a PowerPoint presentation based on the staff report and the draft document. The State of California has encouraged Municipalities to create a Climate Action Plan (CAP). Requirements within this document are not going to be placing any restrictions on existing home or business owners. The primary objectives of this CAP were to develop an emissions inventory, develop reduction measures, and use it for future project streamlining. The City of Lodi Electric Utility Department has already taken steps to reduce the electrical emission and the CAP takes advantage of that. A number of outreach workshops were done such as meetings with stake holders, focus groups, and a booth at the Farmer's Market. One of the incentives the State is providing is the ability to streamline the California Environmental Quality Act (CEQA) requirements for greenhouse emissions for future developments. The Electric Utility Department and the Transit Division are already working to develop a plan to eliminate the City's emissions which helps to take the pressure off of the individual community member. The largest emissions come from electricity and natural gas. In this area the transportation emissions are already under control. Energy/electricity emissions are easier to mitigate than gas.

Chair Jones asked why the energy emissions were so high when we partner with NCPA which is primarily hydro electric. Mr. Thomas stated that it is cleaner, but still is the highest contributor to greenhouse emissions. Jones asked if this will be more stringent than the CARB regulations. Mr. Thomas stated that CARB focuses on big production plants and the CAP focuses on the local developments. Jones stated that CARB has mandates for cars, so is this going to add additional regulations to the diesel vehicles. Thomas stated that this is only focusing on the local development. Associate Bereket stated that there will not be any direct demands placed on individual homeowners and the private sector. Thomas stated that the CAP will take some credit for the reductions that will occur with the state CARB regulations.

Mr. Thomas stated that the emissions projections have been calculated out on the same time line as the growth in the General Plan. The recession has had an obvious impact on the growth and the projections are not going to be accurate for this time. The State regulations are one of the biggest factors in driving down emissions. The increase in renewable energy usage going to thirty-three percent for Investor owned Utilities and now Municipal owned Utilities has played a huge factor in the lower of emissions. Large Hydro is not included in the renewable energy category. The goal was to build on the existing programs offered by the City such as solar and transit.

Chair Jones asked if any money will be trickling down from the state and/or federal level to assist with these programs. Mr. Thomas stated that it isn't clear at this point if there will be any programs to assist with these programs.

Chair Jones asked how the food waste was going to be collected. Mr. Thomas stated that most Cities are combining it with yard waste. Jones asked if Waste Management was on board with this idea. Bereket stated that they have been consulted throughout this process and have been provided with the draft plan.

Commissioner Olson stated that she feels that the document is a plan without any action. She would like to know how the plan streamlines CEQA as an incentive for a builder. Mr. Thomas stated that the community reduction can be used to the advantage of the individual development. Olson stated that it becomes a mitigation measure for them. Thomas agreed. Olson stated that the regulations are voluntary and she would like to see some more muscle put behind them. She added that this seems like a document that is going to be put on a shelf. Olson wanted to know if that is why we chose 2008 as our starting point, we now start off showing a reduction since we haven't had any growth. Mr. Thomas stated that the guideline from the State was to start with a date from 2005 to 2008. Olson asked if the City has taken any action to help with reductions. Joseph Wood, Neighborhood Services

Manager, came forward and stated that the City has been very active in creating an electric fleet and increasing the availability of charging stations.

Vice Chair Kiser asked if the Title 24 regulations are also helping with this. Mr. Wood stated that the voluntary reductions are an added benefit to the regulations that the City is placing on itself. Mr. Wood added that the various codes are separate but any reduction benefits in emissions will be a credit to the plan. The direction that was given by the City Council was to not create any mandatory regulations to the Citizens and try to carry the burden through our own operations.

Commissioner Slater asked if there was any plan to expand the on-bill financing. PG&E offers a program where you can on-bill up to one million and finance it over ten years. The City offers a two year plan and that doesn't give the School District an opportunity to participate.

Deputy City Attorney Janice Magdich asked if the Commission would like to have other staff members here that can address the specific questions. Commissioner Olson stated that she would appreciate that. Ms. Magdich added that the City has three electric charging stations; one at the Library, one at City Hall, and one at the MSC on Ham Lane. The 2013 Building Codes are scheduled to be adopted on the first meeting in November.

Commissioner Olson asked if the composting project had been eliminated. Mr. Thomas stated that the pilot program was discontinued. Mr. Bereket stated that the pilot program ran for about 60 days and was not very successful. Commissioner Slater stated that the School District was attempting to enter into the program, but there was some issue with transporting the product.

Item Opened to the Public for Comment

- None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

None

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Vice Chair Kiser gave a brief report regarding the new Fire Station 2 that will be located at 2 South Cherokee Lane.

4. ART IN PUBLIC PLACES

None

8. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

None

9. COMMENTS BY STAFF AND COMMISSIONERS (NON-AGENDA ITEMS)

None

10. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:45 p.m.

ATTEST:

Konradt Bartlam  
Planning Commission Secretary