

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JULY 22, 2015**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of July 22, 2015 was called to order by Chair Kiser at 7:00 p.m.

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

Absent: Planning Commissioners – Hennecke and Kirsten

Also Present: Senior Planner Craig Hoffman, Deputy City Attorney John Fukasawa and Administrative Secretary Kari Chadwick

2. MINUTES

“May 13, 2015”, “June 10, 2015” & “June 24, 2015”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Olson, Cummins second, approved the minutes of May 13, 2015, June 10, 2015 and June 24, 2015 as written.

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 Kiser called for the public hearing to consider the request of the Planning Commission for approval

I. Growth Management Allocation for 22 Low-Density Residential Lots; and

II. A Subdivision Map for the Vintner Square Subdivision, a 9 acre, 57 unit subdivision; and

III. Adopt Development Standards for the subdivision known as Vintner Square located within Low Density Residential Zoning District.

South of Taylor Road and west of Lower Sacramento Road

(Applicant: Vintners Square LLC; File: 2015-14 GM / S / PD; CEQA Status: Section 15183 – Previous Environmental Review)

Senior Planner Craig Hoffman stated that staff has asked to postpone this item to the August 26, 2015 Planning Commission meeting and recommends the Commission make a motion to continue the public hearing to August 26, 2015.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Slater second, continued this item to the August 26, 2015 Planning Commission Meeting. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Olson, Slater and Chair Kiser

Noes: Commissioners – None

Absent: Commissioners - Hennecke and Kirsten

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a wine production facility, Type 2 ABC license, at 1011 East Pine Street. (Applicant: Vinedos Aurora / Gerardo Espinosa; File 2015-21 U; CEQA Determination: Exempt per Section 15321)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Hearing Opened to the Public

- Gerardo Espinosa, applicant, came forward to answer questions.
- Commissioner Slater asked if there are any plans for a tasting room at this location. Mr. Espinosa stated that there are no plans for a tasting room at this time. He added that they will maintain their wine tasting room in the downtown. Mr. Slater asked if there would be special event tastings for wine club members. Mr. Espinosa stated that they would like to do some special events for wine club releases eventually. Mr. Slater asked if there were enough facilities to accommodate a large event. Mr. Espinosa stated that there are enough facilities. Mr. Slater asked that Mr. Espinosa ensure that all staff is aware of and follows the ABC rules. Mr. Espinosa stated that he will ensure that all of his staff members follow the rules of ABC.
- Chair Kiser asked if Mr. Espinosa was aware of the condition to haul away all waste and if he had any concerns with that condition. Mr. Espinosa stated that he was aware of the condition and will ensure that all waste is hauled away from the facility in a timely manner.

Public Portion of Hearing Closed

- Vice Chair Heinitz asked if there were any conditions that the applicant would have to come back to the Commission if they wanted to have a special event at this location. Mr. Hoffman stated the Type II allows for the tastings, but conditions have been added to take into consideration any parking and noise issues.
- Chair Kiser asked if this project would fall under the review process. Mr. Hoffman stated that production facilities have not had that condition placed on them in the past. Mr. Kiser stated that he would like to place it on a review list for a six month time period. Mr. Hoffman stated that he will put it on the calendar.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Slater second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321, and adopts a Resolution approving the Use Permit to allow a Type-2 ABC license at 1011 E. Pine St. subject to conditions of approval contained in the draft resolution provided with the added condition for a six month review. The motion carried by the following vote:

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

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to review existing zoning code in regard to transitional housing and expand as allowed use in all zones with residential housing as an allowed use and make recommendation to the City Council. (Applicant: City of Lodi; File 2015-22 Z; CEQA Determination: Exempt per Section 15321)

Senior Planner Craig Hoffman gave a brief presentation based on the staff report. Staff is recommending that the Planning Commission adopt the resolution recommending the City Council adopt an amended ordinance to make these changes.

Chair Kiser asked if we don't allow this the City will have to give money back to the State that is designated for housing. Mr. Hoffman stated that is correct.

Vice Chair Heinitz asked if the City could lose some of its State funding if we don't comply. Mr. Hoffman stated that is correct.

Commissioner Slater asked for clarification regarding where this will be allowed. Mr. Hoffman stated that this is allowed in any zoning code that allows residential uses. Mr. Slater asked what happens if a transitional house opens up next door and there ends up being trouble caused by some of the occupants. Mr. Hoffman stated that he would recommend they contact the appropriate agency with the State of California.

Commissioner Slater would like to see how many facilities are in the City Limits. Mr. Hoffman stated that he could contact the State and get an idea of how many facilities the city currently has. Mr. Slater mentioned not to take too much time looking into this item; it is more of a curiosity than a necessity.

Hearing Opened to the Public

- None

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Heinitz second, adopts a Resolution recommending the City Council amend the Zoning code to allow transitional and supportive housing in all zones where residential housing is an allowed use. The motion carried by the following vote:

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

4. PLANNING MATTERS/FOLLOW-UP ITEMS

- a) Downtown Vision and Direction. Mr. Hoffman does not have anything for tonight's meeting but will have something for the August 26th meeting.
- b) Art In Public Places Development Impact Fee Discussion and Possible Direction. Mr. Hoffman stated that Commissioner Kirsten requested this item and there isn't anything to report at this time. Chair Kiser stated asked to bring the item back to the next meeting, so Commissioner Kirsten can be in attendance for the discussion.

5. ANNOUNCEMENTS AND CORRESPONDENCE

Senior Planner Hoffman stated that the Tentative Looking Ahead Project List has been provided and staff is available to answer any questions.

6. ACTIONS OF THE CITY COUNCIL

None

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Chair Kiser gave a brief report regarding the The Farm Stand item approved at the meeting earlier this evening. This will be a farm to table style grocery and café.

8. ART IN PUBLIC PLACES

None

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

None

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

Mr. Hoffman stated that the Council has been delayed in appointing the two new Commissioners, so the re-organization of the Commission will be put on the August agenda.

11. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:28 p.m.

ATTEST:


Kari Chadwick
Planning Commission Secretary