

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>PLANNING COMMISSION</b></p>	<p>REGULAR SESSION WEDNESDAY, SEPTEMBER 9, 2009 @ 7:00 PM</p>
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For information regarding this agenda please contact:  
**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “August 26, 2009”
3. PUBLIC HEARINGS
  - a. Request for Planning Commission approval of a Use Permit to allow a Type 2 (Winery) Alcoholic Beverage Control License at 1220 East Victor Road. (Applicant: Donatalli Cellars LLC; File Number: 09-U-07)

**NOTE:** The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
  - a. Summary Memo Attached
7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. ART IN PUBLIC PLACES
10. COMMENTS BY THE PUBLIC
11. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF
12. 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.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right of Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, AUGUST 26, 2009**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of August 26, 2009, was called to order by Chair Kiser at 7:01 p.m.

Present: Planning Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Mattheis, Olson, and Chair Kiser

Absent: Planning Commissioners – None

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Senior Planner David Morimoto, Assistant Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“June 24, 2009”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Olson second, approved the Minutes of June 24, 2009 as written. (Commissioners Kirsten and Mattheis abstained because they were absent from the subject meeting)

Chair Kiser pulled Announcements and Correspondence forward for discussion.

3. ANNOUNCEMENTS AND CORRESPONDENCE

Chair Kiser presented a Certificate of Resolution to Senior Planner David Morimoto for his years of service to the City of Lodi and wished him well in his retirement. Senior Planner Morimoto stated his appreciation.

Commissioner Mattheis stated his appreciation for all of David's assistance over the years both as a Commissioner and as an Architect that has dealt with the City of Lodi.

4. 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 for a Use Permit to allow a Type 2 (Winery) Alcoholic Beverage Control License at 1220 East Victor Road. (Applicant: Donatalli Cellars LLC; File Number: 09-U-07)

This item is being continued to a future meeting at the request of the applicant.

- 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 for a Use Permit to allow a Type 51 and 52 on-sale General ABC license at 217 East Lockeford Street. (Applicant: Lodi Eagle Lodge. File Number: 09-U-08).

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

Commissioner Olson asked for clarification regarding the type of license only being open to the members and not being open to the general public, but the resolution states that they will be able to rent out the hall to non-members for special events. Planner Bereket stated that staff looked into that with ABC and found that the Lodge also has a type 58 license which allows for catering.

Hearing Opened to the Public

- Todd Hausauer, representative of Lodi Eagles Lodge, came forward to answer questions. Mr. Hausauer asked for clarification regarding the live entertainment portion of the resolution. Director Bartlam stated that live entertainment is not a part of this use permit and is an administrative review process that needs to be applied for separately.
- Commissioner Heinitz asked if everything was going to be the same as at the other locations that the Eagles have occupied. Mr. Hausauer stated that it is.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Mattheis second, approved the request of the Planning Commission for a Use Permit to allow a Type 51 and 52 on-sale General ABC license at 217 East Lockeford Street subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, Mattheis, and  
Chair Kiser

Noes: Commissioners – None

- 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 consider the request for a Variance to increase the allowable maximum size of a second dwelling unit from 400 square feet to 640 square feet at 325 East Locust Street (Applicant: Salvador Saldana. File Number: 09-A-01).

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

Commissioner Mattheis asked if the building is already 780 square feet why is staff asking them to go down to 640 square feet. Planner Bereket stated that staff is requesting that the applicant relocate the proposed laundry and bathroom into the existing garage space which would leave them approximately 640 square feet of living space. Director Bartlam stated that 640 square feet is a reasonable size for a second dwelling unit. Mattheis asked if the existing space is 780 square feet. Bartlam stated that it is.

Vice Chair Cummins asked if the Fire Department has seen this application and signed off on it. Director Bartlam stated yes they have and added that the proposed dwelling sits on an alley, so access is not an issue.

Chair Kiser asked if there was going to be an issue with the address on the rear house not being visible from the street. Director Bartlam stated that the numbers will be visible from the street if placed on the proposed garage, but the distance would probably prevent them from being legible.

Hearing Opened to the Public

- Robert Gonzales, representative for the Saldanas, came forward to answer questions. Mr. Gonzales stated that the dwelling will be used for family not as a rental. The family members work in the fields and come home very dirty and would like to be able to use the restroom to shower before walking through the rest of the house.
- Commissioner Mattheis stated that currently the path to the bathroom is through the living room. Mr. Gonzales stated that that is why they want the bathroom extension, so they can enter directly into the bathroom from the outside. Mattheis asked if the applicant looked at trying to incorporate the proposed laundry and bathroom into the existing footprint. Mr. Gonzales stated that the applicant feels this is the best option for them.

Public Portion of Hearing Closed

- Commissioner Mattheis asked where the 640 square foot number came from. Director Bartlam stated that the thought process behind this number was based on accommodating a three car garage, two for the main house and one for the second dwelling unit, with the second dwelling unit upstairs. The additional square footage would then accommodate the need for a staircase. Commissioner Mattheis stated that he did not have a problem with the additional square footage based on the applicant’s explanation.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Olson, Mattheis second, approved the request of the Planning Commission for a Variance to increase the allowable maximum size of a second dwelling unit from 400 square feet to be consistent with the submitted site plan at 325 East Locust Street subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, Mattheis, and  
Chair Kiser

Noes: Commissioners – None

5. PLANNING MATTERS/FOLLOW-UP ITEMS

None

6. ACTIONS OF THE CITY COUNCIL

- a) Director Bartlam stated staff is available to answer questions regarding the memo in the packet. Mr. Bartlam congratulated Commissioners Cummins and Olson on their re-appointment to the Commission. An invitation and questionnaire will be going out for a half day long Downtown Summit on October 16<sup>th</sup> in the morning at Hutchins Street Square.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

- a) General Plan Update and Introduction.

Director Bartlam gave a brief PowerPoint presentation based on the staff report. He stated that the Draft General Plan Policies that have been provided consist of chapters 1, 2, 4, and 6 – 8. There are still three chapters outstanding and will be come to you in the very near future. The Draft General Plan is an accumulation of comments received over the passed couple of years.

Open to the public for comment

None

Closed to the public

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Chair Kiser gave a brief report on the item that came before SPARC at its meeting on August 12, 2009.

9. ART IN PUBLIC PLACES

Commissioner Kirsten gave a brief report on the meeting that occurred earlier today.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. REORGANIZATION

a) Planning Commission Chair

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Hennecke, Kirsten second, approved the nomination of Commissioner Cummins as Chair of the Planning Commission for fiscal year 2009 – 2010. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, Mattheis, and Kiser  
Noes: Commissioners – None

Chair Cummins took over the meeting.

b) Planning Commission Vice Chair

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the nomination of Commissioner Hennecke as Vice Chair of the Planning Commission for the fiscal year 2009 – 2010. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Mattheis, and  
Chair Cummins  
Noes: Commissioners – None

c) Site Plan Architectural Review Committee (SPARC)

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Hennecke, Kirsten second, approved the nomination of Commissioner Kiser to be the Planning Commission representative to SPARC for the fiscal year 2009 – 2010. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Mattheis, and  
Chair Cummins  
Noes: Commissioners – None

d) Art In Public Places Committee

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Olson second, approved the nomination of Commissioner Kirsten to be the Planning Commission representative to the Art In Public Places Committee for the fiscal year 2009 – 2010. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Mattheis, and  
Chair Cummins

Noes: Commissioners – None

e) Greenbelt Task Force

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Mattheis, Olson second, approved the nomination of Commissioner Mattheis to be the Planning Commission representative to the Greenbelt Task Force for the fiscal year 2009 – 2010. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Mattheis, and  
Chair Cummins

Noes: Commissioners – None

13. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:05 p.m.

ATTEST:

Konradt Bartlam  
Planning Commission Secretary

*Use Permit - Type 2 (Winery) ABC - Donatalli Cellars at 1220 E. Victor Rd.*

Item 3a.

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** September 9, 2009

**APPLICATION NO:** Use Permit: 09-U-07

**REQUEST:** Request for Planning Commission approval of a Use Permit to allow a Type 2 (Winery) Alcoholic Beverage Control License at 1220 East Victor Road. (Applicant: Donatelli Cellars LLC; File Number: 09-U-07).

**LOCATION:** 1220 East Victor Road  
(APN: 049-040-71)  
Lodi, CA 95240

**APPLICANT:** Donatelli Cellars, LLC.  
1220 East Victor Road  
Lodi, CA 95240

**PROPERTY OWNER:** Ram Investments, LLC  
142 North Cluff Avenue  
Lodi, CA 95240

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Use Permit request to allow a Type 2 (Winery) Alcoholic Beverage Control License at 1220 East Victor Road, subject to the conditions on the attached resolutions.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** HI, Heavy Industrial

**Zoning Designation:** M-2, Heavy Industrial

**Property Size:** 2.29 acres (99,752.4 sq. ft.). The site is fully developed, but tenant improvements will be required to accommodate the proposed use.

The adjacent zoning and land use are as follows:

**North:** M-2, Heavy Industrial. The uses north of the project site are a mixture of industrial and commercial uses with residences scattered throughout.

**South:** C-2, Heavy Industrial. There are a variety of commercial uses to the south, including retail stores, offices, service businesses and heavy industrial uses.

**East:** C-2, Heavy Industrial. The area east of the project is mostly developed with heavy industrial uses.

**West:** C-2, Heavy Industrial. The area west of the project is mostly developed with heavy industrial uses.

**SUMMARY**

The applicant is requesting approval of a Use Permit to open a small winery operation in an existing building located at 1220 East Victor Road. The business will be owned and operated by three partners who cultivate their own grapes. The primary function of the winery is to crush grapes of the partners. There will be no retail sales of individual bottles and no wine tasting services are offered. The applicants intend to sell their products to distributors, restaurants and

stores by case lot. The applicants expect to produce 600-1000 cases of wine per year. Staff has notified all property owners within 300 feet of the site for this public hearing and has not received any opposition.

## **BACKGROUND**

The winery will occupy a portion (2,400 sq. ft.) of the 40,000 sq. ft. building located at 1220 Victor Road, Lodi. Available City records indicate that the building has been used for heavy industrial uses since its construction in late 1975. The building will have a small office, a warehouse and tank area, and a barrel storage room. Grapes will be delivered to the site in 1/2 ton bins using flatbed trucks. The use meets off-street parking requirements. The area surrounding the site is all zoned M-2, heavy Industrial and is developed with a variety of commercial and industrial uses.

## **ANALYSIS**

The applicant is requesting approval of a Use Permit to allow winemaking operation at 1220 East Victor Road. The applicants, who grow their own grapes, will crush grapes at this location. According to the project description provided by the applicant, the winery will only produce approximately 600-1000 cases of wine. There will be neither wine tasting services nor retail sales out of the site. The subject property and all the surrounding properties are zoned M-2, Heavy Industrial and permit a variety of industrial uses, including wineries. All the winemaking operation will be enclosed in the existing building. Inside of the building will be steel storage tanks, areas for barrels, and a crushing area. The grape crushing will involve bringing the grapes into the winery by 1/2 ton bins using small flatbed trucks. Given the limited capacity of the winery, the number of trucks should be limited. The property will be renovated to accommodate the proposed use (condition Number 11).

Section 17.72.040 of the Lodi Municipal Code requires a Use Permit for new Off-Sale and On-Sale alcohol licenses as well as changes in license type. The City established the Use Permit requirement to gain local control over whether or not a license is appropriate for a particular location. The State Department of Alcoholic Beverage Control primarily controls issuance based on concentration of licenses within a particular Census Tract. Census Tract 45 covers the project area. According to the State Department of Alcoholic Beverage Control guidelines, the project area is not over concentrated and the Planning Commission or City staff does not need to make a finding of public need or convenience in order to approve an additional Type 2 (Winery) Alcoholic Beverage Control License. Therefore, approval of this Use Permit would not require a determination that public convenience or necessity would be served by the issuance of this permit.

With respect to parking, the project parcel was part of a Tentative Parcel Map 93-P-005, which was approved by the Planning Commission on July 12, 1993. As part of the Parcel Map (93-P-005) the Planning Commission approved in 1993, provisions were made to provide parking spaces for the project site at vacant land located at 1234 Mounce St (A.P.N 409-040-68). The vacant lot located at 1234 Mounce St (A.P.N 409-040-68) serves as shared common parking space. Given the entire project area measures 40,000 sq. ft. in area, 54 parking spaces are required (1 for every 750). A total of 71 parking spaces are allocated for the project parcel at the common parking lot.

Staff has contacted various City departments for review and approval. Their requirements for approval have been added to the attached resolution. The proposed use is consistent with the City's vision of making Lodi a wine tasting tourist destination point. The wine industry is a large part of this vision and adds a character of the City by promoting local wineries and viticulture. All of the wine making operations will take place within the building space. The only operation

that will take place outside is the unloading of the grapes from the trucks where they will be transported into the building. This unloading should be minimal and of no significant effect to the surrounding area. It is staff's opinion that the proposed location for the winery is appropriate. The area is industrial in nature. No wine tasting has been proposed as part of this application. There will be no retail sale of wine by bottles. Skins and seeds from the crushing operation will be hauled off-site to the Central Valley Waste facility or to a farm for composting within 12 hours (condition number 12). The applicant's request is no different than other wine making operations the Planning Commission has approved in the past. We, therefore, are recommending that the Use Permit be approved, subject to the attached resolution.

#### **ENVIRONMENTAL ASSESSMENT**

The project was found to be categorically exempt according to the California Environmental Quality Act, Article 19 15321 Class 21 (a) (2). The project is classified as an "Enforcement Action by Regulatory Agencies" because it is the "adoption of an administrative decision or order enforcing...the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." The project was also found to be categorically exempt according to the California Environmental Quality Act, Article 19 15332 Class 32 (a) (b) (c) (d) and (e). The project is classified as in-fill development meeting the conditions described therein. No significant impacts are anticipated and no mitigation measures have been required. No significant impacts are anticipated and no mitigation measures have been required.

#### **PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on August 27, 2009. 26 public hearing notices were sent for both meetings to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

#### **ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

Respectfully Submitted,

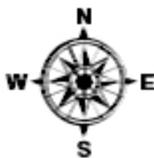
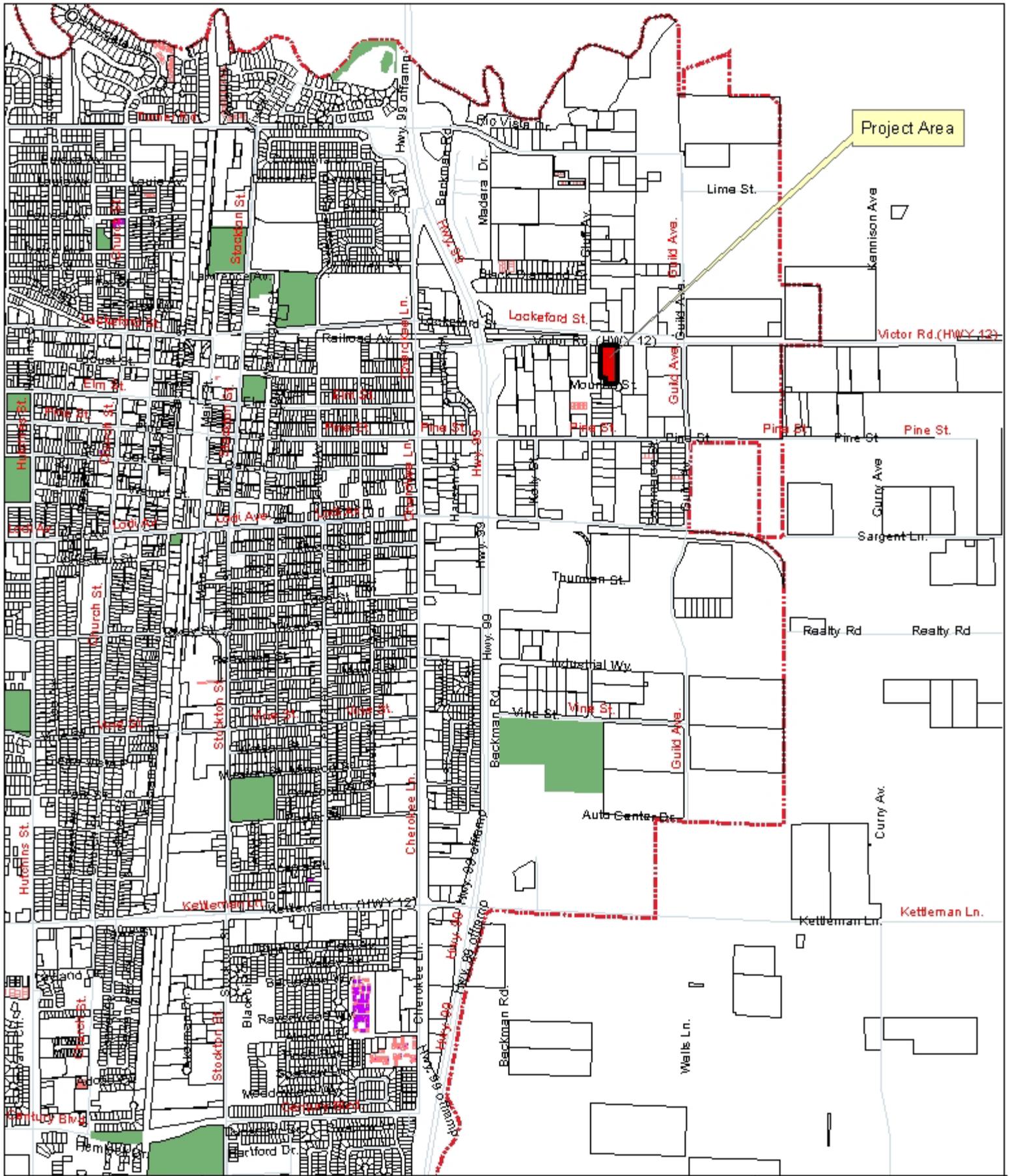
Concur

Immanuel Bereket  
Assistant Planner

Konradt Bartlam  
Community Development Director

#### **ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map
3. Site Plan
4. Floor Plan
5. Draft Resolutions



# Vicinity Map

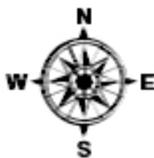


**Robinson Projection**  
Central Meridian: -60.00

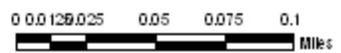




Project Area



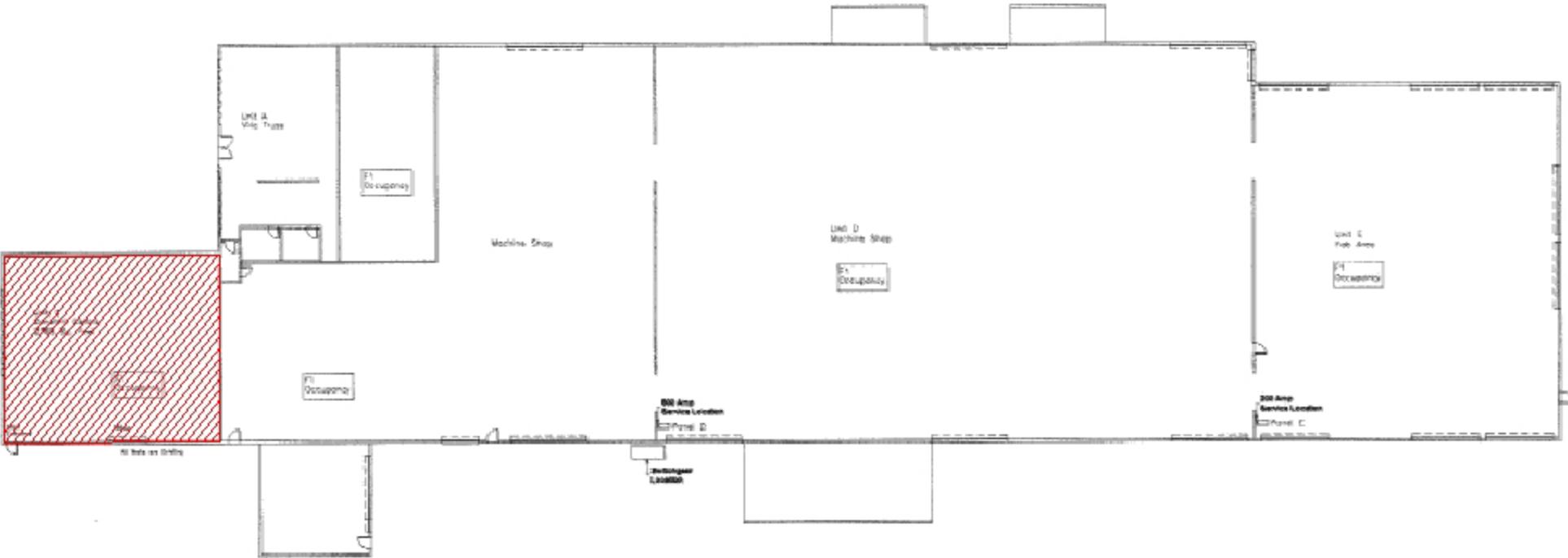
# Aerial Photo

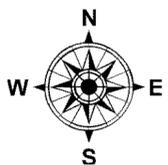
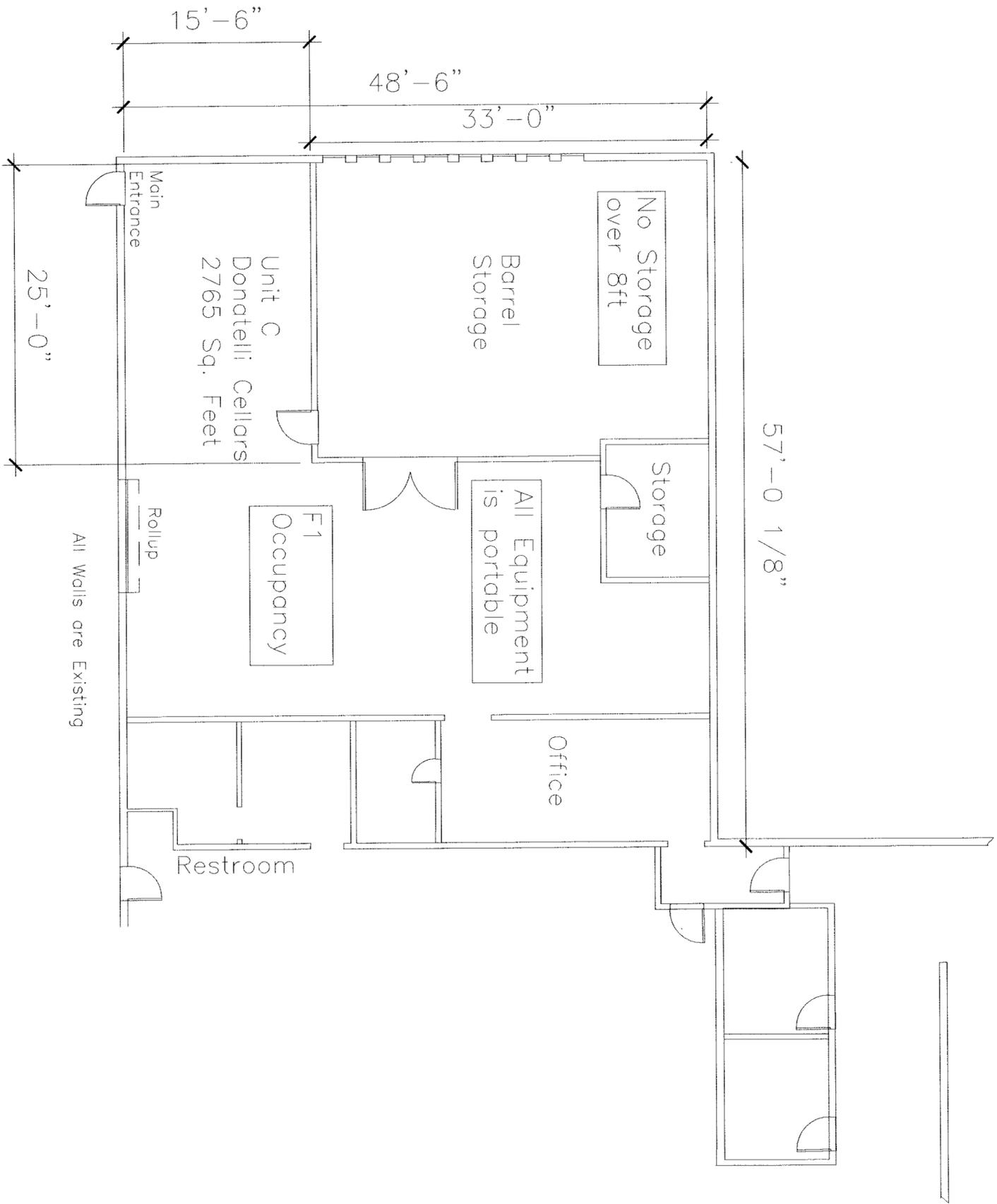


**Robinson Projection**  
Central Meridian: -60.00



**Donatelli Cellars LLC.  
1220 East Victor Road, Unit C  
Lodi, CA 95240**





**FLOOR PLAN**  
**Donatelli Cellars LLC, Unit C**  
**1220 East Victor Road**  
**Lodi, CA 95240**

Robinson Projection  
 Central Meridian: -60.00



**RESOLUTION NO. P.C. 09-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF DONATALLI CELLARS LLC FOR A USE PERMIT ALLOW A TYPE-2 (WINERY) ABC LICENSE FOR DONATALLI CELLARS LLC ALCOHOLIC BEVERAGE CONTROL LICENSE AT 1220 EAST VICTOR ROAD**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.72.070; and

**WHEREAS**, the project proponent is Donatalli Cellars, LLC., 1220 East Victor Road, Lodi CA 95240; and

**WHEREAS**, the project is located at 1220 East Victor Road, Lodi CA 95240; and

**WHEREAS**, the project parcel has a General Plan designation of HI, Heavy Industrial and is zoned M-2, Heavy Industrial; and

**WHEREAS**, the project parcel is owned by Ram Investments, LLC., 142 North Cluff Avenue, Lodi, CA 95240 (APN: 049-040-71) and:

**WHEREAS**, the requested Use Permit to allow wine crushing and wholesale retail thereof is an enforcement action in accordance with the City of Lodi Zoning Ordinance; and

**WHEREAS**, Census Tract 45 in which the proposed wine crushing is located currently has no over concentration of ABC licenses; and

**WHEREAS**, the State Department of Alcoholic Beverage Control has training available that clearly communicates State law concerning the sale of alcoholic beverages.

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project was found to be categorically exempt according to the California Environmental Quality Act, Article 19 15321 Class 21 (a) (2). The project is classified as an “Enforcement Action by Regulatory Agencies” because it is the “adoption of an administrative decision or order enforcing...the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.” The project was also found to be categorically exempt according to the California Environmental Quality Act, Article 19 15332 Class 32 (a) (b) (c) (d) and (e). The project is classified as in-fill development meeting the conditions described therein. No significant impacts are anticipated and no mitigation measures have been required. No significant impacts are anticipated and no mitigation measures have been required.
2. The proposed use is consistent with the City’s vision of making Lodi a wine tasting tourist destination point.
3. The wine crushing operation adds to the character of the City by promoting local wineries and viticulture and the City’s long term vision of making Lodi into a wine tourism destination.
4. The proposed use is expected to be compatible with the surrounding use and neighborhood.
5. No land use problems or issues are anticipated as a result of this project.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 09-U-07 is hereby approved, subject to the following conditions:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this Use

Permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.

2. No alcohol consumption shall be permitted by approval and issuance of this Use Permit.
3. The project proponent shall operate and abide by the requirements and conditions of the State of California Department of Alcoholic Beverage Control License Type-2.
4. Prior to the issuance of a Type-2 license, the project proponent and on-site manager shall complete Licensee Education on Alcohol and Drugs as provided by the State Department of Alcoholic Beverage Control.
5. The conditions of the Use Permit are subject to review by staff and the Planning Commission for compliance.
6. No variance from any City of Lodi adopted code, policy or specification is granted or implied by the approval of this resolution.
7. All winery waste shall not be stored outside and shall be properly disposed of within 12 hours of crush activity.
8. All delivery truck cueing shall take place off of the public right-of-way.
9. All temporary and permanent signage proposed in connection with the wine crushing operation shall be reviewed and approved by the Community Development Department.
10. The office and sales aspect of the business shall be ancillary to the wine crushing, warehouse and storage portion of the business.
11. The applicant shall submit complete and adequate Tenant Improvement plans to the Building Division for review and approval. The said plans shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building Code.
12. Wine storage may require additional fire protection systems. The applicant shall submit detailed plan of racking systems to Building Dept.

Dated: September 9, 2009

I certify that Resolution No. 09- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on September 9, 2009 by the following vote:

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSENT:       Commissioners:

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

# Item 6a.



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** City of Lodi Planning Commissioners  
**From:** Rad Bartlam, Community Development Director  
**Date:** Planning Commission Meeting of 9/9/09  
**Subject:** Past meetings of the City Council and other meetings pertinent to the Planning Commission

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In an effort to inform the Planning Commissioners of past meetings of the Council and other pertinent items staff has prepared the following list of titles.

If you have any questions, please feel free to contact the Planning Department or visit the City of Lodi website at: <http://www.lodi.gov/city-council/AgendaPage.html> to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
September 1, 2009	SHIRTSLEEVE	Presentation of City of Lodi's Sewer System Management Plan (PW)
September 2, 2009	REGULAR	Public Hearing to Consider Adoption of Resolution Levying Annual (2010) Assessment for Downtown Lodi Business Improvement Area No. 1 and Confirming the Downtown Lodi Business Partnership 2009-10 Annual Report (as Approved by Council on August 19, 2009) (CM)
		Consider Authorizing the City Manager to Enter into Memorandum of Understanding between Northern California Power Agency and the City of Lodi Regarding the Lease, Development, and Cleanup of the Lodi Energy Center Site (CA)