

LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE (SPARC)

Teleconference Meeting

Streaming Link: <https://www.facebook.com/CityofLodi/>

REGULAR SESSION

WEDNESDAY,

AUGUST 26, 2020

@ 5:15 PM

SPECIAL NOTICE

Effective immediately and while social distancing measures are imposed, Council chambers will be closed to the public during meetings of the Lodi Site Plan and Architectural Review Committee. All Committee Members will appear telephonically or via Zoom.

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

Viewing:

Members of the public may view and listen to the meeting at: <https://www.facebook.com/CityofLodi/>

or

Please click the link below to join the meeting:

<https://zoom.us/j/95153294706?pwd=UE5tVUI2bDVUb0tJMDFLa1dQZnVIUT09>

Passcode: 872114

Or iPhone one-tap: Us: +16699009128,,95153294706

Or Telephone: Dial Us: +1 669 900 9128; Webinar ID: 951 5329 4706

Public Comment:

As always, members of the public can send written comments to the SPARC prior to the meeting by emailing sparccomments@lodi.gov. These emails will be provided to the members of the SPARC and will become part of the official record of the meeting.

Members of the public who wish to verbally address the SPARC during the meeting should email those comments to sparccomments@lodi.gov. Comments must be received before the Chair announces that the time for public comment is closed. Staff will read five minutes of each email into the public record. **IMPORTANT:** identify the Agenda Item Number or description in the subject line of your email. Example: Public Comment for Agenda Item Number 4a Sunset.

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 Community Development Department at (209) 333-6711 or sparccomments@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 Community Development Department at (209) 333-6711 or sparccomments@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 the coronavirus known as 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:
Kari Chadwick @ (209) 333-6711
Community Development Secretary

1. ROLL CALL
2. MINUTES – None
3. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

If you wish to address the Committee, please refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

4. REVIEW ITEMS

- a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new 3,100-square-foot retail building and associated site improvements on an approximately 40,221-square-foot site at 1100 W Lodi Avenue (Applicant: Calle Real Properties, LLC; File Number: 2020-020 SP; CEQA Determination: Exempt Per Section 15332)

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

5. REGULAR BUSINESS
6. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
7. REORGANIZATION
 - a. SPARC Chair & Vice Chair
8. 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 17.70.050, 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 17.70, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.



**CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW
COMMITTEE
Staff Report**

MEETING DATE: August 26, 2020

APPLICATION NO: 2020-020 SP

REQUEST: Proposed development of a new 3,100-square-foot retail building and associated site improvements on an approximately 40,221-square-foot site at 1100 W Lodi Avenue (Applicant: Calle Real Properties, LLC; File Number: 2020-020 SP; CEQA Determination: Exempt Per Section 15332)

LOCATION: 1100 W Lodi Avenue
APN: 033-100-14 and -15

APPLICANT: Calle Real Properties, LLC
P.O. Box 88
Lodi, CA 95241

PROPERTY OWNER: Calle Real Properties, LLC
P.O. Box 88
Lodi, CA 95241

RECOMMENDATION

Staff recommends the Planning Commission approve the SPARC Review 2020-020 SP, subject to the proposed conditions of approval.

PROJECT/AREA DESCRIPTION

General Plan Designation: Mixed Use Corridor
Zoning Designation: MCO (Mixed Use Corridor)
Property Size: 40,212 sq. ft. / 0.92 acres

SUMMARY

The applicant, Calle Real Properties, LLC, is proposing to demolish an existing vacant building and construct a new retail building and associated parking, landscaping and other improvements.

Per the Lodi Zoning Code, the proposed use requires approval of a site plan and architectural review by the Site Plan and Architectural Review Commission (SPARC).

BACKGROUND

The following sections describe the site and its setting:

- General Plan and Zoning
- Existing Land Use
- Existing Land Use

General Plan and Zoning

The site is designated Mixed Use Corridor on both the General Plan Land Use Map and the Zoning Map, as shown below.

Table A: Adjacent General Plan Zoning Designations and Land Uses

	General Plan	Zoning Classification	Existing Land Use
North	Mixed Use Corridor and Low Density Residential	Mixed Use Corridor (MCO) and Low Density Residential (RLD)	Single Family Housing
South	Low Density Residential	Low Density Residential (RLD)	Multi-Family Housing
East	Mixed Use Corridor and Low Density Residential	Mixed Use Corridor (MCO) and Low Density Residential (RLD)	Single Family Housing and Retail/Office
West	Mixed Use Corridor and Low Density Residential	Mixed Use Corridor (MCO) and Low Density Residential (RLD)	Single Family Housing
Project Site	Mixed Use Corridor	Mixed Use Corridor (MCO)	Former theater building (vacant), former bakery (vacant)

Figure 1: General Plan



The Mixed Use Corridor General Plan land use designation is described as follows:

The Mixed-Use Corridor classification includes a variety of office and general commercial uses, as well as low-, medium-, and high-density residential along the city's major corridors: Kettleman and Cherokee lanes and Lodi Avenue. This category allows for somewhat more intensive development along these corridors to take advantage of vacant and underutilized sites and provide shopping and services to residents in highly accessible corridors. The maximum FAR for this designation is 1.2.

Figure 2: Zoning



The Mixed Use Corridor (MCO) zoning district is described as follows:

*MCO (Mixed Use Corridor) District. The MCO zoning district is applied along the city's major corridors: Kettleman and Cherokee lanes and Lodi Avenue. This category provides for a **variety of office and general commercial uses**, as well a low-, medium-, and high-density residential. The maximum FAR is 1.2. The MCO zoning district is consistent with the mixed use corridor land use designation of the general plan. [Lodi Zoning Code, emphasis added]*

Development standards for the MCO zoning district are summarized below.

Table B: MCO Zone Development Standards

Setbacks	
Front	10 feet
Street Side	10 feet
Side	5 feet
Rear	10 feet
Floor Area Ratio	1.2
Height Limit	Min. 15 feet Max. 4 stories/60 feet
Landscaping	Per Zoning Code Chapter 17.30
Parking	Per Zoning Code Chapter 17.32

With regard to setbacks, the Zoning Code also provides specific standards that apply in the zoning district and along Lodi Avenue. These are:

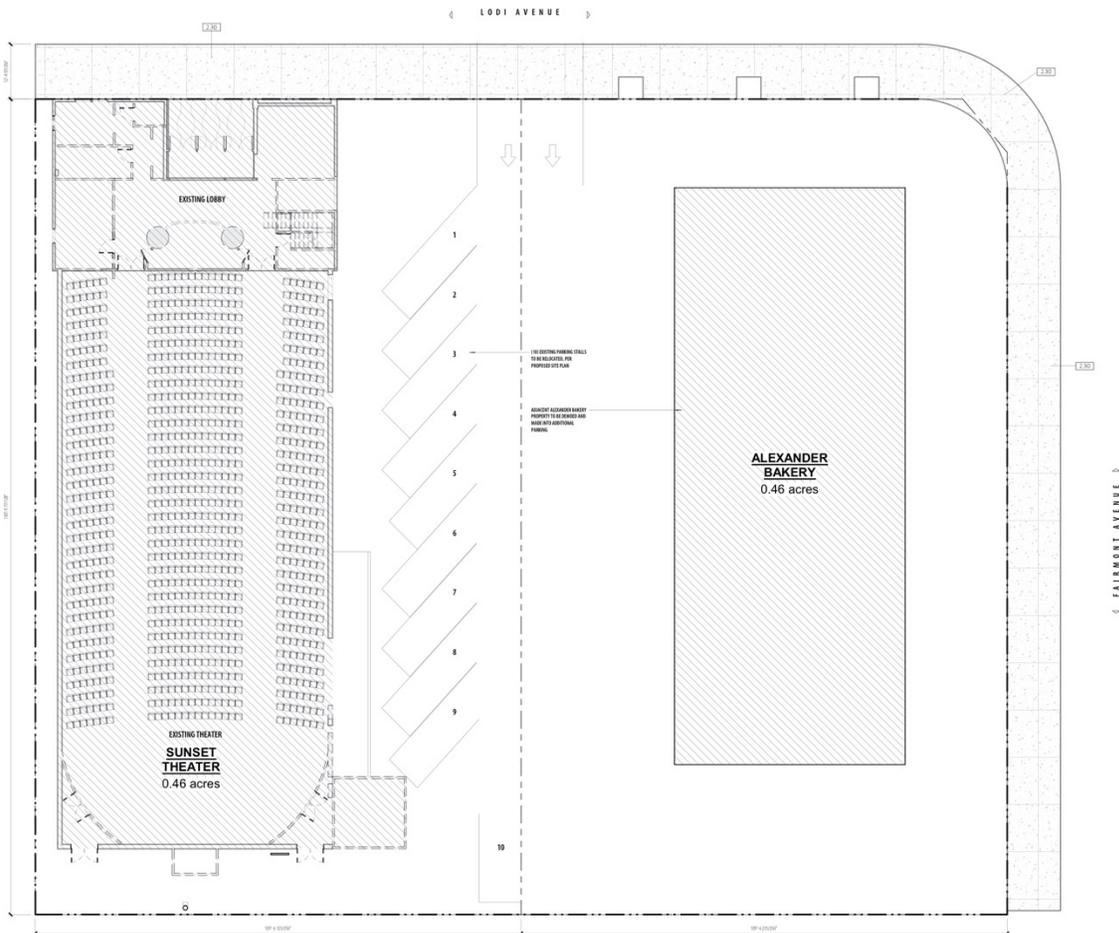
- Special Standards for Lodi Avenue and Central Avenue. At least thirty percent of development site shall include active uses—retail, restaurants, cafes, and personal service establishments fronting the streets at the ground level in order to accommodate pedestrian-oriented, neighborhood serving commercial uses. The minimum interior depth of these commercial spaces shall be twenty-five feet. [ZC 17.22.070.C.1]
- Buildings shall be encouraged to locate near or along the front property line(s). [ZC 17.22.070.D.1]

Existing Land Use

The site is currently occupied by a vacant former Alexander’s Bakery and the former Sunset Theater. The theater building is undergoing a renovation and minor expansion, which is not subject to SPARC review. The bakery building is proposed to be demolished as part of project being reviewed by the SPARC.

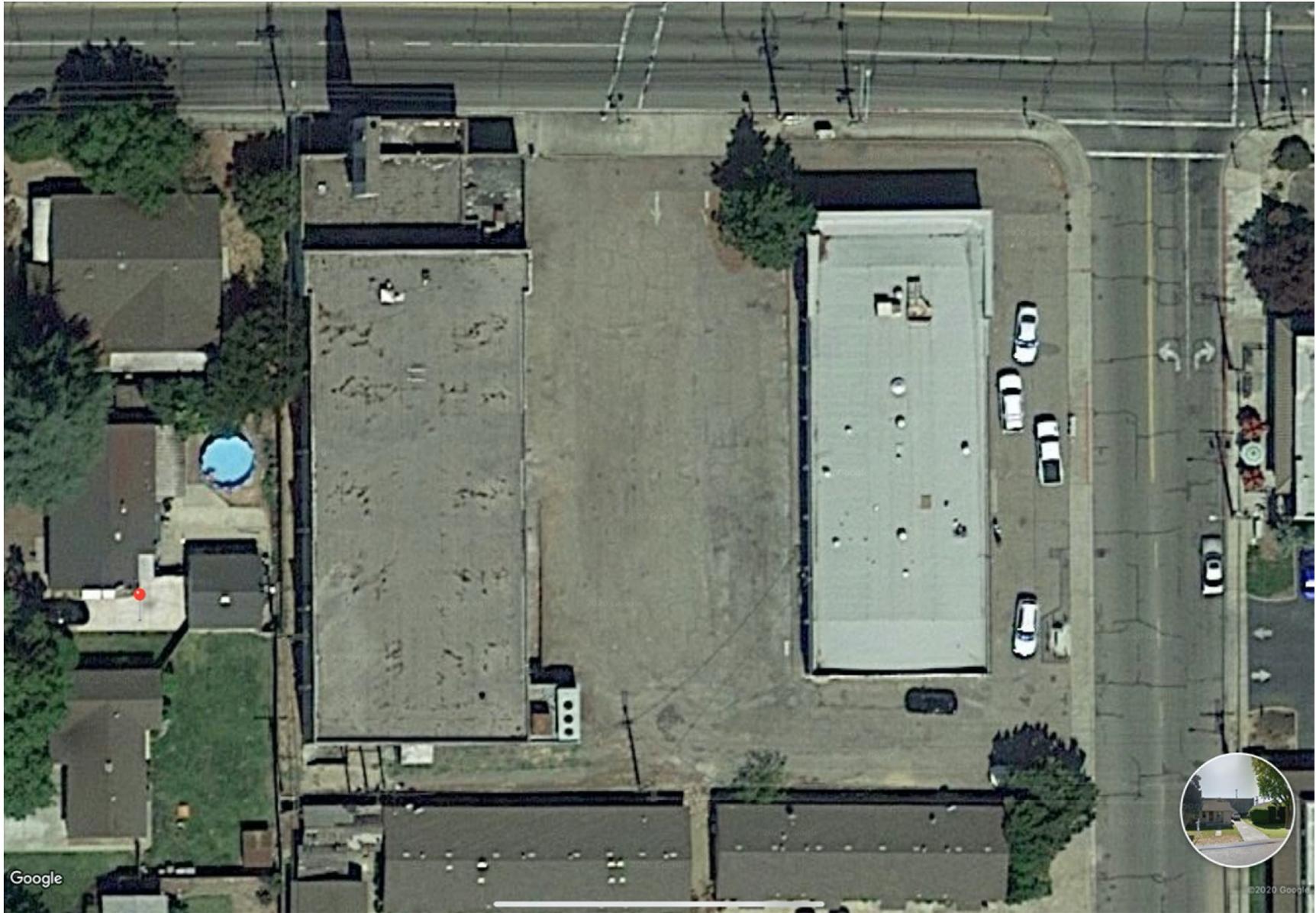
A site plan of the existing buildings on the site is shown below.

Figure 3: Existing Site Plan



Note: Parking spaces next to the theater are not currently striped, and are shown to indicate parking capacity only.

Figure 4: Existing Site Aerial



Photos of the site in its existing condition are shown below.

Figure 5: Existing Site and Buildings



Sunset Theater building, view to southwest from Lodi Avenue



Former Alexander's Bakery building, view to the southeast from Lodi Avenue



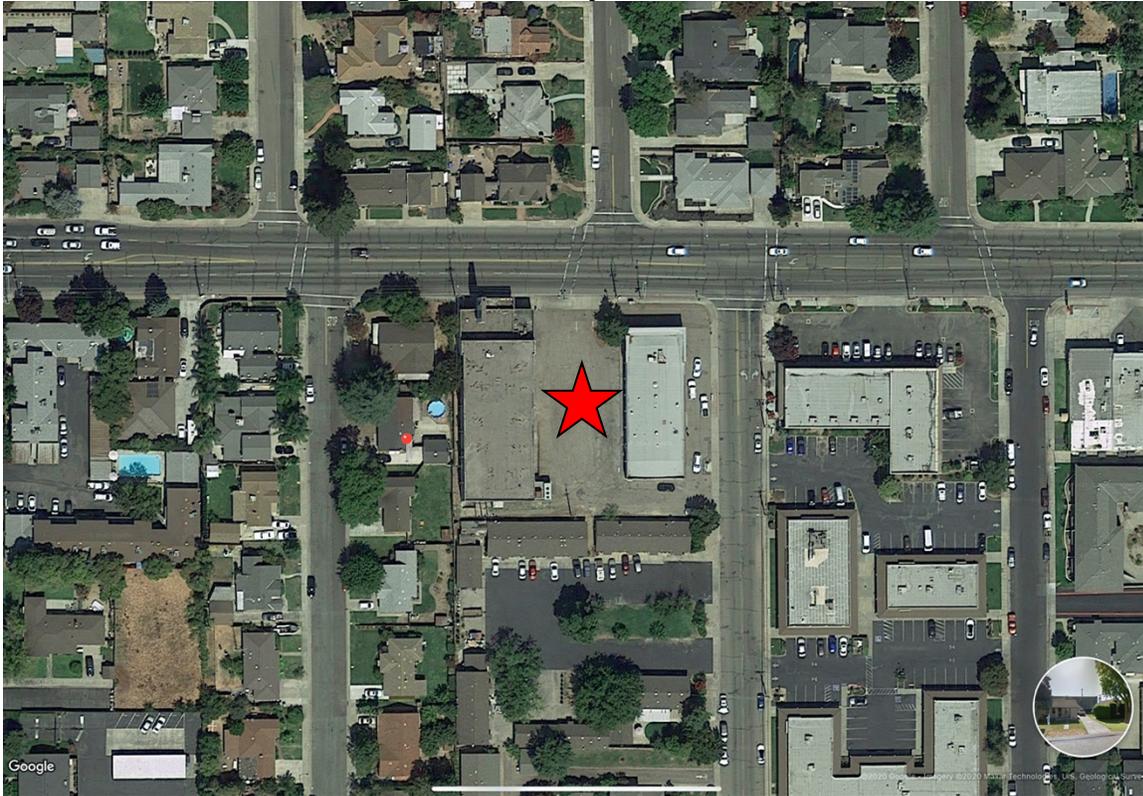
View of the site from the intersection of Lodi Avenue and Fairmont Avenue



Former bakery building, view from Fairmont Avenue to the northwest. The former bakery is proposed to be demolished and replaced by the new retail building.

The area around the project site is a mix of single family and multi-family neighborhoods and retail/office.

Figure 6: Vicinity Aerial Photo



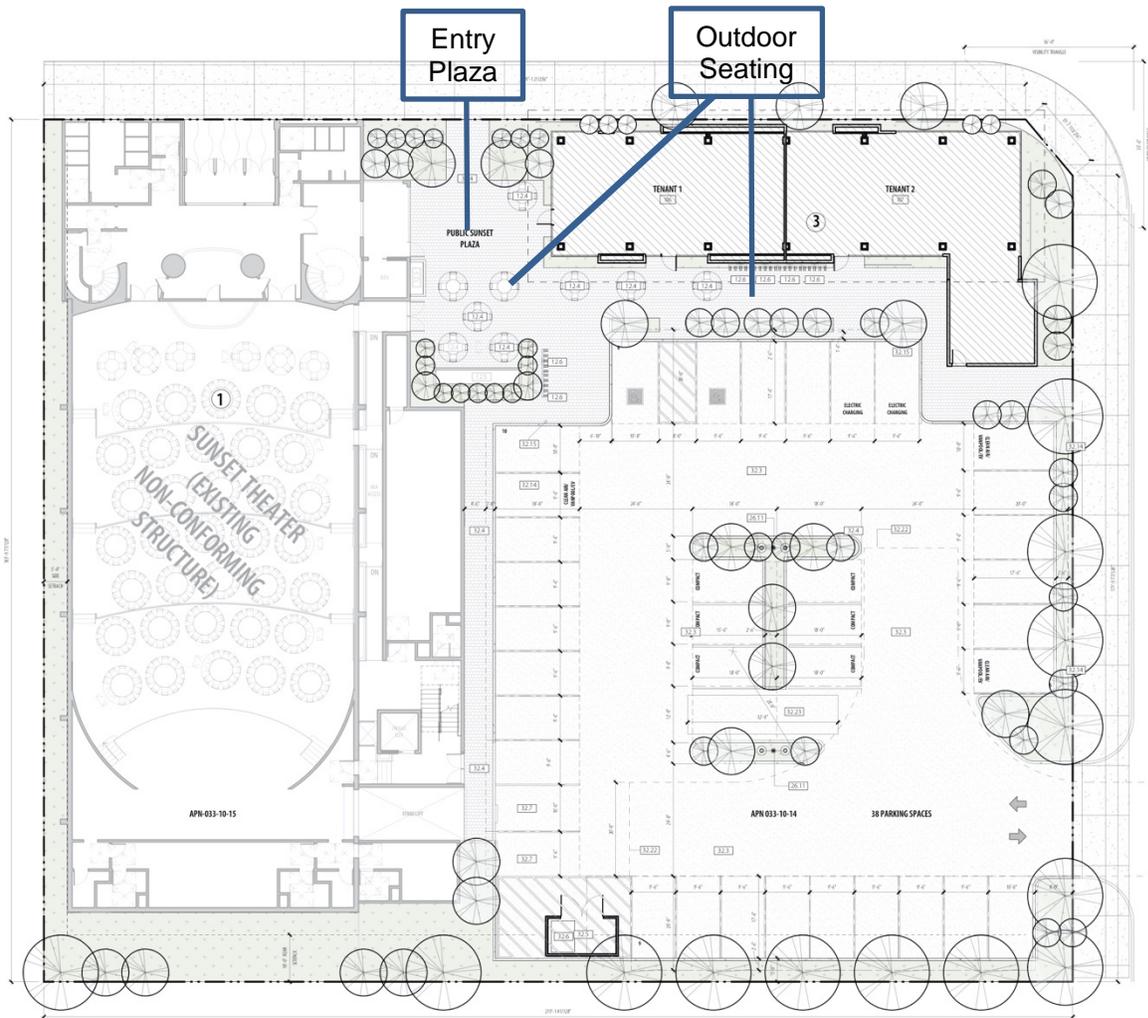
PROPOSED PROJECT

The applicant is proposing to demolish the existing bakery building and construct a new retail building with landscaping and parking. The building is proposed to house a retail location and a restaurant. Parking and landscaping will be installed throughout the site, including around the existing Sunset Theater. The former theater building is being renovated as a separate project which is not part of the site plan and architectural review under consideration by the SPARC.

Site Plan and Outdoor Spaces

A site plan of the proposed development is shown below. The proposed new building is located at the northeast corner of the site (upper righthand corner in the illustration). The existing theater building on the west site of the site (lefthand side in the illustration).

Figure 7: Proposed Site Plan



Highlights of the proposed site plan include a new public plaza at the pedestrian-oriented entrance into the site from Lodi Avenue and a large area for seating and gathering on the south side of the proposed retail building (internal to the project site). Detailed views of these features are shown on the following pages.

Staff notes that the applicant has not provided details on the proposed landscaping (plant and tree species, etc.). A proposed condition of approval is included to require the applicant to submit detailed landscape plans for review and approval by staff before building permits are issued.

Figure 8: Public Entry Plaza

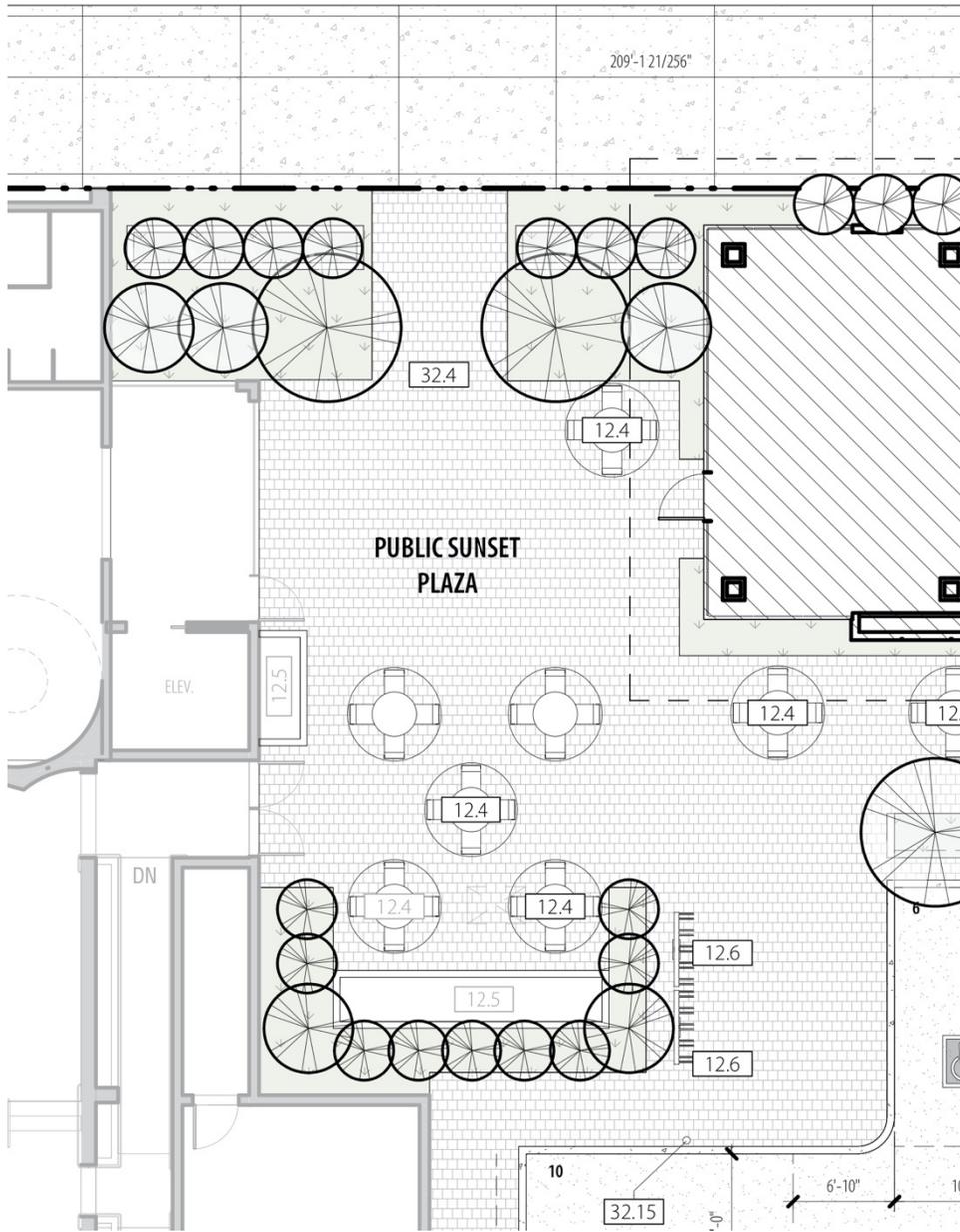


Figure 10: Proposed Building Elevations



North elevation facing Lodi Avenue. Entry plaza is at the right.



South elevation facing the internal parking area. Entry plaza is at the left (view is toward Lodi Avenue).



East elevation, facing Fairmont Avenue



West elevation, facing the former Sunset Theater and the entry plaza

Parking and Pedestrian Access

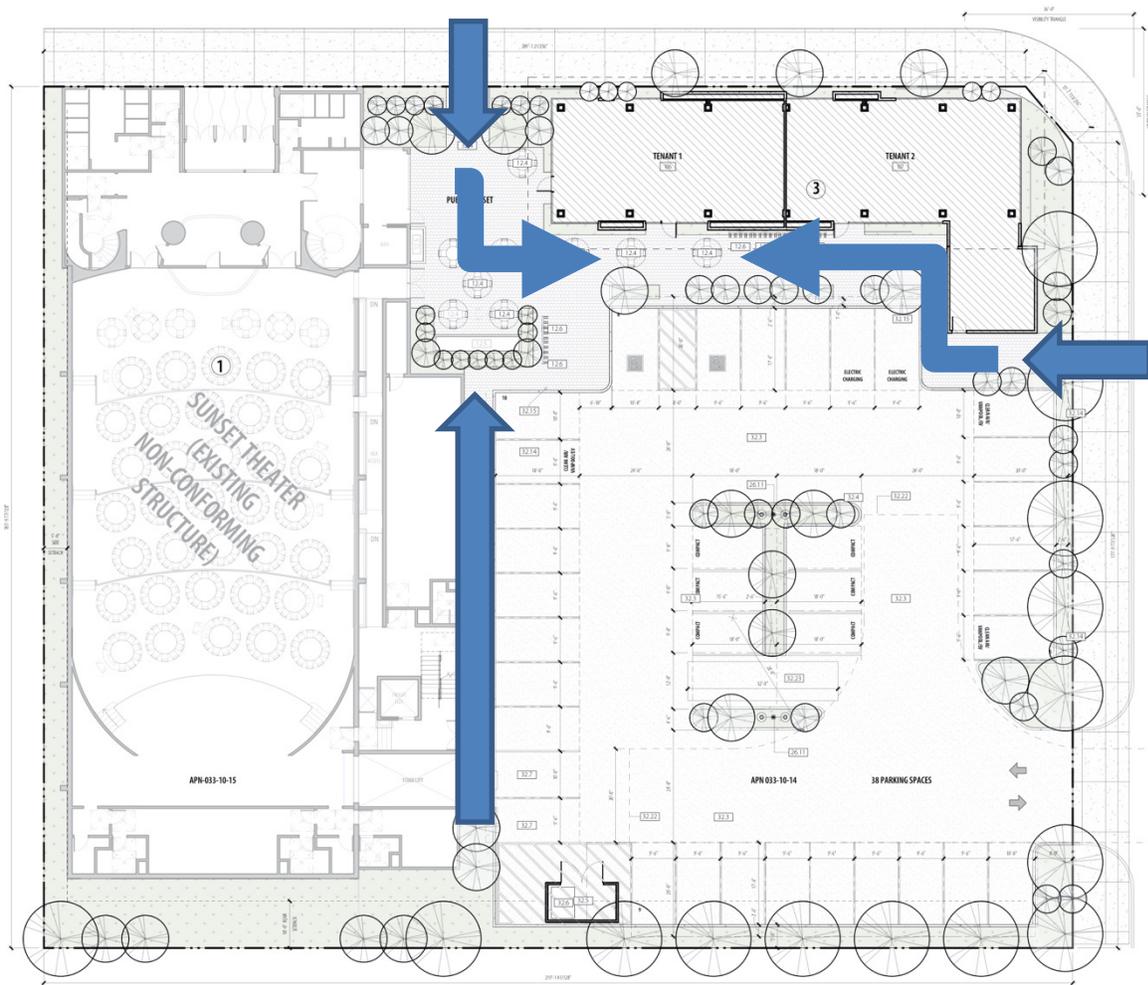
In its current configuration (see Figure 3), the site contains space for ten parking spaces on the parcel on which the former theater is located and an undetermined number of spaces for the former grocery store (the paving is not currently striped). The parking on the existing theater parcel is not sufficient to meet modern parking requirements, but needs to be maintained as part of the renovation of the building and the construction of the new retail building.

The proposed parking lot includes 37 parking spaces (plus one spot for the parking of vehicles delivering materials and performers to the adjacent building).

The project also proposes approximately 30 bicycle parking spaces in locations near the retail building and the public entry plaza.

Pedestrian access is provided via sidewalks on Lodi and Fairmont avenues and a system of internal walkways that will connect the public sidewalks with the project. Pedestrian access into and through the site is highlighted below.

Figure 11: Pedestrian Access



Landscaping

The proposed project includes landscaping throughout the site, on both the portion of the site proposed to be developed and adjacent to the existing theater building. Both plantings and hardscape will be used in the public areas and around the buildings.

Other features of the project include planters, a water feature at the entry to the public plaza, and tables with umbrellas, shown in the elevation drawing below.

Figure 12: Plaza Entry



ANALYSIS

The following sections address several topics associated with the proposed project:

- Compliance with MCO development standards
- Architecture and Landscape design
- Landscaping and site improvements
- Parking

Staff's analysis of these issues is provided below.

Compliance with MCO Development Standards

The MCO zoning district includes the following development standards, which are shown with the proposed project's measurements. As shown, the project complies with the development standards of the MCO zone.

	MCO Standard	Proposed Project	Compliance
Setbacks			
Front	10 feet	2-3 feet	Yes
Street Side	10 feet	5-6 feet	Yes
Side	5 feet	NA	Yes
Rear	10 feet	10 feet	Yes
Floor Area Ratio	1.2	Approx 0.10	Yes
Height Limit	Min. 15 feet Max. 4 stories/60 feet	17 feet (taller at corner)	Yes

The Zoning Code also provides the following guidance for the placement of buildings closer to the property line:

- Buildings shall be encouraged to locate near or along the front property line(s). [ZC 17.22.070.D.1]

The SPARC may wish to note that the proposed building includes features which will overhand the public sidewalks on Lodi Avenue. These have been reviewed for compliance with City standards, which allow overhangs (such as the canopies over some sidewalks in the downtown) provided that minimum clearance is maintained.

The project includes buildings which are located near the front (Lodi Ave) and street side (Fairmont Ave) property lines, complying with this section of the Zoning Code.

Architectural and Landscape Design

In staff’s opinion, the proposed retail building represents a high quality design that responds to the adjacent historic Sunset Theater. The building uses a “mid-century modern” design that matches the former theater, which was originally built in the 1950s in this style.

As noted earlier in this report, the theater building is being renovated; colors and materials for the two buildings (new retail and the theater) will be consistent, creating a cohesive design for the entire site.

Landscaping and site furnishings (tables and chairs) will complement the proposed architecture and provide an attractive outdoor space for gatherings and dining.

Staff has reviewed the proposed project and confirmed that it meets the requirements of Zoning Code Chapter 17.30 with regard to landscaping.

Parking

The Zoning Code requires the following parking for the uses proposed in the new retail building:

- Retail sales and service: 1 space for each 500 SF of gross floor area
- Restaurants/bars/night clubs: 1 space for each four seats

Based on these standards, the project requires 12 parking spaces:

- Tenant 1: $1,750 \text{ SF}/500 = 4$ spaces
- Tenant 2: $32 \text{ restaurant seats}/4 = 8$ spaces

As discussed earlier, the ten parking spaces which could be provided on the existing theater parcel also need to be retained, for a total parking requirement of 22 spaces ($12 + 10 = 22$).

The project will provide a total of 37 onsite parking spaces, which exceeds the required parking for the new retail building and the existing theater parcel.

The Lodi Zoning Code requires that commercial uses provide at least 4 bicycle parking stalls or 20 percent of required off-street parking, whichever is greater. For the proposed project, this results in a requirement for four bicycle parking spaces, since this is greater than 20 percent of the 12 required spaces ($12 \times 0.2 = 2.4$). The 30 bicycle spaces provided exceed the requirement.

FINDINGS

The Lodi Municipal Code (Section 17.14.040 F) requires that the SPARC make the following findings in order to approve a site plan and architectural review application:

1. *The design and layout of the proposed project would:*
 - a. *Be consistent with the development and design standards/guidelines of the applicable zoning district;*
 - b. *Not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards;*
 - c. *Maintain and enhance the attractive, harmonious, and orderly development contemplated by this development code; and*
 - d. *Provide a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.*
2. *The proposed development:*
 - a. *Would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and*
 - b. *Has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines [Zoning Code 17.040.020.E]*

Staff's recommendations are shown below:

- 1a. *The design and layout of the proposed project would be consistent with the development and design standards/guidelines of the applicable zoning district;*

Analysis: The proposed building complies with the development standards of the MCO district, including minimum and maximum height. While the MCO zoning district includes a ten-foot setback, the Zoning Code also allows for buildings which are set closer to property lines, which the project includes. The project will provide more parking than is needed for the proposed retail building and to replace the ten parking spaces which can be accommodated on the former theater parcel.

- 1b. The design and layout of the proposed project would not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards;*

Analysis: The proposed project will not create any impediments to surrounding developments. The project includes safe, pedestrian access, separated from vehicle traffic, into the site from adjacent public sidewalks.

- 1c. The design and layout of the proposed project would maintain and enhance the attractive, harmonious, and orderly development contemplated by this development code; and*

Analysis: The project has been designed to reflect the architecture and aesthetics of the existing Sunset Theater building, and includes materials and colors which reflect a high level of design and quality.

- 1d. The design and layout of the proposed project would provide a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.*

Analysis: The proposed project includes colors consistent with the adjacent Sunset Theater building, and would be constructed with durable materials and finishes.

- 2a. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and*

Analysis: There is no evidence in the record to suggest that the proposed retail project would result in any detriments to the public health, safety, or welfare. The project has been designed to be consistent with the Zoning Code and applicable public works, building, and other codes and requirements.

- 2b. Has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.*

Analysis: The proposed project is exempt from environmental review per CEQA section 15332, as discussed below.

ENVIRONMENTAL REVIEW

The proposed project meets the criteria for a Class 32 exemption per CEQA Guidelines section 15332. CEQA defines projects in Class 32 as follows:

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value as habitat for endangered, rare or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.”*

The project complies with all of these requirements:

- a) The project is consistent with the Lodi General Plan, which designates mixed use corridor land use district for a mix of commercial, office and residential uses.
- b) The project site is within the city, surrounded by existing development, and less than five acres in size.
- c) The project site has been entirely developed in the past and contains no habitat for wildlife species.
- d) The project is not expected to result in any traffic, noise, air quality, or water quality impact. The types of uses expected to occur in the proposed building are typical of the MCO zoning district, and would not generate significant levels of traffic, noise, or other impacts.
- e) The project site is served with all needed utilities by the City and other agencies.

CONDITIONS OF APPROVAL

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

PUBLIC HEARING NOTICE

Legal Notice for this item was published in the Lodi News Sentinel on Saturday, August 15, 2020. Thirty-eight (38) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3.

Public notice also was mailed to interested parties who expressed their interest of the project.

RECOMMENDED MOTION

Staff recommends that the SPARC approve a Site Plan and Architectural Review PL2020-020 SP, subject to the attached conditions of approval.

Should the Commission agree with staff's recommendation, the following motion is suggested:

“I move that the Commission find that the proposed site plan and architectural review application for a new building at 1110 W Lodi Avenue is exempt from CEQA

as a Class 32 exemption and that the Commission approve the proposed development number 2020-020 SP, subject to conditions of approval.”

ALTERNATIVE SPARC ACTIONS

- Approve the request with attached or alternate conditions
- Deny the project
- Continue the item to a future meeting

Respectfully Submitted,

Eric Norris
Contract Planner

John R. Della Monica Jr.
Community Development Director

ATTACHMENTS:

- A. Detailed Plans
- B. Conditions of Approval

LEGEND

#	USE	BLDG SF	PARKING LOAD	PARKS REQ.	HT. STORES
EXISTING NONCONFORMING STRUCTURE					
1	SUNSET COMMUNITY CENTER RENOVATIONS	14,100 SF	10 EXISTING STALLS		10 FT, 2 STORES
	ENTRY LOBBY / VIP / RESTROOMS / CIRCULATION	(2,500 SF)			
	MULTIPURPOSE ROOM / EVENT BAR	(5,400 SF)			
	STAGE	(700 SF)			
	BACKSTAGE / GREEN ROOM	(2,300 SF)			
	BALCONY / BAR	(1,700 SF)			
	OUTDOOR TERRACE	(1,500 SF)			
SUNSET COMMUNITY CENTER ADDITION					
	BACKSTAGE / GREEN ROOMS	(775 SF)			10 FT, 2 STORES
	COMMERCIAL KITCHEN	(990 SF)			
	OFFICES / RESTROOM / CIRCULATION	(400 SF)			
	STORAGE	(1175 SF)			
2	SUNSET ON THE AVENUE	3,100 SF			22 FT, 1 STORY
	FUTURE TENANT "1" 32 SEAT BAR & FOOD	(1,350 SF)	4 SEAT / STALL	8	
	FUTURE TENANT "2" RETAIL	(1,750 SF)	500 SF / STALL	4	
	TOTAL	22,200		12	

SITE INFO

APN: 033-10-14 & 033-10-15
 PARCELS SF: 40,212 SF
 ACRES: 0.92 ACRE
 ZONING: MCO - MIXED USE
 GENERAL PLAN: MIXED USE CORRIDOR

PARKING STALLS:	USE	EXISTING	TOTAL	
REQUIRED ON-SITE PARKING STALLS:		12	10	22 STALLS
ADDITIONAL EXCESS PARKING STALLS PROVIDED:				16 STALLS
30 BICYCLE SPACES (30 / 10)				3 STALLS
TOTAL PARKING:				41 STALLS

PARKING REQUIREMENTS

CODE	SPACES	REQ'D.	PROV'D.
	STANDARD STALLS	-	24
	MINI BUS STALL	-	1
	COMPACT STALLS	-	6
CBCT TABLE 110-208.2	VAN ACCESSIBLE STALLS	1	1
	ACCESSIBLE STALLS	1	1
CBCT TABLE S.106.5.2	CLEAN AIR / VANPOOL / EV STALLS	3	3
CBCT TABLE S.106.5.3.3	EV CHARGING STALLS	2	2
	TOTAL STALLS	-	38
CBCT S.106.4.1.1	SHORT-TERM BICYCLE PARKING	-	30
CBCT S.106.4.1.2	LONG-TERM BICYCLE PARKING	-	-

LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING BUILDING
- NEW ADDITION
- NEW BUILDING
- CONCRETE WALK / FLAT WORK
- NEW ASPHALT PARKING AREA

KEYNOTES

- 12.4 OUTDOOR TABLES, CHAIRS, AND CANOPIES
- 12.5 WATER FOUNTAIN
- 12.6 BICYCLE PARKING
- 26.11 NEW DOUBLE HEAD-LED PARKING LOT LIGHT W/ 36" TALL CONCRETE BASE
- 32.3 ASPHALT PAVED PARKING AREA
- 32.4 PEDESTRIAN PATHWAY PAVERS
- 32.5 COVERED TRASH ENCLOSURE WITH DRAIN, CURB WALLS WITH SINGLE SLOPE ROOF CANOPY
- 32.6 COMPACTOR
- 32.7 EMPLOYEE PARKING STALL (PRE-EVENT LOADING AREA)
- 32.14 CLEAN AIR / VANPOOL / EV PARKING STALL
- 32.15 EV CHARGING INFRASTRUCTURE
- 32.22 FIRE HAMMERHEAD
- 32.23 32' MAX BUS PARKING LOCATION

SITE NOTES

1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. PUBLIC UTILITIES SERVING THE SITE, INCLUDING POWER, WATER, SEWER, COMMUNICATIONS, SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
3. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
4. THE PEDESTRIAN PATH OF TRAVEL (POT) IS INDICATED AS A BARRIER-FREE, COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES. SEE VERTICAL SURFACE ELEVATIONS AND SLOPES ON SHEET A11.4.
5. (WHEN PROVIDED) ALL GRATES IN PATH OF TRAVEL MUST COMPLY WITH DOOR REQUIREMENTS. PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE PULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM TO INCHES OF THE PUSH SIDE OF GATE. SPECIFY ACCESSIBLE / LEVER HARDWARE.
6. SITE ELEVATION AND GRADING SHALL PROVIDE ACCESS TO PRIMARY ENTRANCES AND NORMAL PATHS OF TRAVEL, AND SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC., SEE SHEET A10.4.
7. EACH PARKING FACILITY WHERE PARKING IS PROVIDED FOR THE PUBLIC, GUESTS OR EMPLOYEES SHALL PROVIDE ACCESSIBLE PARKING AND LOADING STALLS DESIGNATED SPECIFICALLY FOR HANDICAPPED PERSONS.
8. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PER ACCESSIBILITY STANDARDS A10 SERIES.
9. PROVIDE A CLEAR AND LEVEL LANDING ON EACH SIDE OF AN EXIT DOOR. THE LANDING SHALL BE 48 INCHES IN LENGTH WHERE THE DOOR SWINGS AWAY FROM THE LANDING, AND 60 INCHES IN LENGTH IN THE DIRECTION OF DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
10. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO POURING.
11. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
12. NO OBSTACLE ACCESS OR ONTO ADJACENT PROPERTY. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
13. U.O.M., ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CURB.
14. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES +/- SHOWN.
15. TYP. PARKING LOT LIGHTING TO PROVIDE THE FOLLOWING:
 - 1 FOOT CANDELA THROUGHOUT THE PARKING AREA
 - LIGHTING ON TIME CLOCK SYSTEM
 - LED W/90 DEGREE CUT OFF AND FLAT LENSES, DESIGNED TO DIRECT RAYS ONLY ON THE PARKING LOT PREMISES.
16. PUBLIC UTILITIES SERVING THE SITE, INCLUDING POWER, WATER, SEWER, COMMUNICATIONS
17. UNDERGROUND UTILITIES WILL BE PROPOSED IN LEVY OF EXISTING OVERHEAD UTILITIES.
18. NO NATIVE OAKS TREES PROPOSED TO BE REMOVED.
19. TYPICAL PARKING STALL DIMENSIONS PER CITY OF LODI STANDARDS
20. 20% SETBACKS ARE ENCOURAGED IN THE MIXED USE CORRIDOR (LODI MUNICIPAL CODE 17.22.010)

NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date

SITE APPROVAL
04.03.20

SITE PLAN

A1.2



1 SITE PLAN - COLORED
K1.2 3/32" = 1'-0"

Attachment A



AERIAL VIEW

SUNSET DEVELOPMENT

| 03.20.20

| SCHEMATIC DESIGN

Attachment A





LODI AVE STREET ELEVATION - NORTH

SUNSET DEVELOPMENT | 03.20.20 | SCHEMATIC DESIGN

Attachment A





LODI AVE STREET ELEVATION - NORTH

SUNSET DEVELOPMENT | 03.20.20 | SCHEMATIC DESIGN

Attachment A





EAST SUNSET ADDITION

SUNSET DEVELOPMENT | 03.20.20 | SCHEMATIC DESIGN

Attachment A



CONDITIONS OF APPROVAL

Planning Application Number and Description: Project No. PL2020-020 SP – Site Plan and Architectural Review to construct a new 3,100-square-foot retail building and associated parking, landscaping, and site improvements on a 40,212-square-foot site at 1100 W Lodi Avenue (southwest corner of Lodi and Fairmont avenues).

Assessor's Parcel Number: 033-100-14 and 033-100-15

SPARC Review Date: August 12, 2020

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements				
1.	<p>The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Lodi Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.</p> <hr/> <p align="center">Applicant Signature Date</p> <hr/> <p align="center">Print Name</p>	Must be completed to finalize approval	Planning Department	
2.	<p>The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to</p>	Ongoing	Planning Department	

CONDITIONS OF APPROVAL				
	<p>arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act (CEQA), the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
3.	<p>The project shall be developed in accordance with the Site Plan and Architectural Review approved by the SPARC on April 22, 2020, including the approved site plan, architectural elevations, etc. The applicant may request modifications or revisions to the approved project as outlined in the Zoning Code.</p>	Ongoing	Planning Department	
4.	<p>This approval does not include signs. Signs shall be subject to separate review and approval by the Planning Department to ensure compliance with the sign regulations in the Lodi Zoning Code.</p>	Ongoing	Planning Department	
Prior to Issuance of Building Permit				
5.	<p>Prior to issuance of building permit, the applicant shall submit signage and security plans to the Lodi Police Department for review and approval to ensure compliance with the following:</p>	Prior to issuance of building permit	Planning, Building and Police	

CONDITIONS OF APPROVAL				
	<p>SIGNS</p> <p>a. Proper display of “No Trespassing or Loitering” signs.</p> <p>ADDRESS NUMBERING</p> <p>b. Prominently displayed address numbering in appropriate size and in contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (e.g., landscaping).</p> <p>SECURITY PLAN</p> <p>c. To facilitate the installation of security cameras for tenants, conduits and other electrical wiring to support the cameras shall be installed in all buildings. The intent of this condition is to reduce the cost of installation for future tenants, and thereby encourage the use of security cameras as a crime reduction measure.</p> <p>d. All exterior access points shall be properly secured and illuminated to make clearly visible anyone on or about the premises during the hours of darkness.</p>		Departments	
6.	The applicant shall submit a photometric plan showing compliance with Building Code, including a minimum of one footcandle of light from all building exits to safe dispersal areas.	Prior to issuance of building permit	Building and Planning Departments	
7.	The applicant shall complete a lot merger or lot line adjustment to ensure that existing and proposed buildings do not cross property lines.	Prior to issuance of building permit	Planning Department	

CONDITIONS OF APPROVAL				
8.	If two or more parcels are to remain on the site, the applicant shall provide proof to the satisfaction of the City that unrestricted cross-access for the parcels is provided for via an easement or other means.	Prior to issuance of building permit	Planning Department	
9.	<p>Landscape plans which are in substantial conformance with the project plans as approved by the SPARC shall be submitted to and approved by the Planning Director.</p> <p>A licensed Landscape Architect shall prepare the plans.</p> <p>All landscape and irrigation plans shall be consistent with the requirements of Zoning Code Chapter 17.30, Landscaping, and other applicable codes and requirements.</p>	Prior to issuance of building permit	Planning Department	
10.	<p>Landscape plans shall include the following:</p> <ul style="list-style-type: none"> a. Complete project title and address. b. Square footage of on-site landscape (and off-site where applicable). c. Plan preparation date. d. City of Lodi project number “PL2020-020 SP” shall be shown on all plans. e. Match lines, limit lines, property lines, project limit lines. f. The following items need to be located on the site plan and a detail identifying them: walls, fences, easements, right-of-way, street names, building footprint(s). g. Dimensioned setbacks for all buildings and parking areas. 	Prior to issuance of building permit	Planning Department	

CONDITIONS OF APPROVAL			
	<p>h. All existing trees and major shrubs, indicating whether they are to remain or be removed</p> <p>i. Owner/developer name, address, telephone number, facsimile number, project manager's name, email.</p> <p>j. Planting Plans and Irrigation Design Plans shall be prepared by a landscape architect licensed by the State of California. The licensed landscape architect shall sign the plans verifying that the plans comply with this City of Lodi Water Efficient Regulations. Include Landscape Architects name, registration number, address, telephone number, and email.</p> <p>k. Provide intended irrigation approach/written statement of the type of irrigation design approach and equipment intended to be utilized for the subsequent construction plans.</p> <p>l. Plant legend, including the following:</p> <ul style="list-style-type: none"> ▪ Botanical Name ▪ Common Name ▪ Container Size ▪ On-center spacing (not required for trees) ▪ WUCOLS rating (very low, low, moderate, high) <p>m. A note that all exposed surfaces of non-turf areas (soil area) within the landscape area shall be identified to receive a minimum of 3-inch layer of mulch.</p>		

CONDITIONS OF APPROVAL				
	n. Notes, details, and specifications shall be included. o. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.			
11.	Trees shall be installed at a minimum 24-inch box size.	Prior to issuance of building permit	Planning Department	
12.	Utility and trash enclosure walls shall be appropriately screened within planting areas at least 5 feet wide with shrubs and vines that mitigate the view of the walls and the equipment within the enclosure.	Prior to issuance of building permit	Planning Department	
13.	The applicant shall provide details on the design of the proposed bicycle racks for review and approval by the Planning Director.	Prior to issuance of building permit	Planning Department	
14.	The applicant shall obtain all necessary encroachment or other permits from the City to allow portions of the building to overhang the public right of way.	Prior to issuance of building permit	Public Works Department	
Prior to Issuance of Final Certificate of Occupancy				
15.	All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. If the Project Landscape Architect has provided inspection of the landscaping, the Project Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to Issuance of Final Certificate of Occupancy	Planning Department	



MEMORANDUM, City of Lodi, Public Works Department

To: Community Development Director
From: City Engineer / Deputy Public Works Director
Date: April 28, 2020
Subject: SPARC Request for 1100 and 1110 West Lodi Avenue
APN: 033-100-14 and 033-100-015
File #PL2020-020 – Sunset Community Center

The Public Works Department has the following comments regarding the approval of the SPARC review for 1100 and 1110 West Lodi Avenue:

1. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. Stormwater Development Standards will be required for this project.
 - b. State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer.
2. Submit a Project Stormwater Plan in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
3. All existing and/or proposed property lines shall be identified and labeled. No structures shall be placed across property lines.
4. All existing City Right-of-Way (ROW) and Public Utility Easements (PUEs) shall be identified and labeled. All structures, including trees and trash enclosures, shall be located outside all City ROW and PUEs.
5. Dedicate any necessary public utility easements for the construction of public improvements.
6. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
7. One water and wastewater service is permitted per parcel. Existing water, wastewater, and storm water services to the parcel shall be utilized for this project, if possible. Otherwise the developer is responsible to abandon any unused connections and install new service connections to the public facilities at the developer's expense.
8. As a matter of information, the City is planning to perform pavement resurfacing on Lodi Avenue in late 2020. Once the project is done, there will be a five year moratorium on the pavement which will prohibit any utility trenching.

9. Installation of an appropriately sized grease waste interceptor shall be in compliance with City of Lodi Standard Plan 204 if required.
10. If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.
11. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.
12. Street trees shall be selected from the City's approved Street Tree List and installed to conform to City of Lodi Standard Plan 140. Spacing and layout shall be approved by the Community Development Director and the City Engineer. Trees shall not impede or interfere with the operation of the traffic signal equipment.
13. Remove and replace all damaged or non ADA-conforming sidewalk, ramps, and used driveways fronting the parcel in conformance with City of Lodi Standard Plans.
14. Existing, unused driveways shall be removed and replaced with curb, gutter, and sidewalk in accordance with City of Lodi Standard Plans.
15. The proposed commercial driveway fronting Fairmont Avenue shall conform to Standard Plan 114.
16. A curb ramp at the southwest corner of Lodi Avenue and Fairmont Avenue shall be installed in conformance with City of Lodi Standard Plans.
17. A new wheelramp conforming to City Standards shall be installed on Lodi Avenue at the crosswalk across from Fairmont Avenue.
18. The existing traffic signal equipment on Lodi Avenue shall be shown on the plans to ensure the site layout works with the equipment. The City will determine if any of the equipment needs to be relocated with the proposed project.
- ~~18-19.~~ 19. The parking lot shall be designed in conformance with Standard Plan 134. The first parking stall shall be located a minimum of 10-feet from the street Right-of-Way.
- ~~19-20.~~ 20. Provide an onsite truck turning analysis.
- ~~20-21.~~ 21. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELo) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
- ~~21-22.~~ 22. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
- ~~22-23.~~ 23. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
- ~~23-24.~~ 24. Prior to any work within City Right-of- Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.
- ~~24-25.~~ 25. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are

properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.

~~25-26.~~ Obtain the following permits:

- a. Building permit issued by the City of Lodi Building Division.
- b. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater, and storm drain infrastructure.

~~26-27.~~ Payment of the following fees prior to building permit issuance unless noted otherwise:

- a. Fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
- b. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
- c. Abandonment of existing water and wastewater services by City Forces, if applicable.
- d. Water meter installation fees.
- e. Regional Transportation Impact Fee (RTIF).
- f. Encroachment permit fee.
- g. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

~~27-28.~~ Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
- b. County Facilities Fees.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

~~28-29.~~ Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

Lyman Chang

City Engineer/ Deputy Public Works Director

LC/lc

Cc: Assistant Engineer, Kiriu
Senior Engineer Technician, Wiman



COMMUNITY DEVELOPMENT DEPARTMENT
Building Inspection Division

221 West Pine St./PO Box 3006, Lodi, CA 95241-1910
(209) 333-6714

Plan Reviewer's Name: Bob Vrabel_____

Date Received: 04/29/2020_

Project Description	
Application Number:	2020-020
Application Title:	Sunset Development
Property Address or Location:	033-10-15
Comments Due Date:	4/29/20
Building Safety & Review Comments	

No comment

Comments are as follows:

General Comments:

1. The construction of the new 3,100sf building with related site improvements and 5,000sf addition to the existing building shall require building permits. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2019 California Building code. Please review our policy handouts for specific submittal procedures.
2. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2019 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2019 CBC, Sections 705, Tables 601, 602 ,705.8 and 716.5
3. Fire rated occupancy separation walls may be required by 2019 CBC, Table 508.4
4. This project appears to be shell buildings. A separate and complete tenant improvement plan submittal and permit is required prior to occupancy of each tenant space and issuance of a "Certificate of Occupancy". Such plans shall specify the tenant's name, type of business, and include a complete design for: Site & Building Accessibility, Occupancy, Exiting, Sanitation, Ventilation and other Habitability elements (i.e., envelope, lighting, mechanical design and energy reports)".

5. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.5. 2019 CBC, Section 1004.5
6. If the occupant load for any area of the building exceeds 49, the plans shall show:
 - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2019 CBC, Section 1007.1.1
 - b) Exit doors shall swing in the direction of egress travel. 2019 CBC, Section 1010.1.2.1
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2019 CBC, Section 1010.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2019 CBC, Sections 1008.1 thru 1008.3.5
 - e) Show locations of required illuminated exit signs. 2019 CBC, Section 1013
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2019 CBC, Section 1013.4
7. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2019 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
8. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2019 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2019 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
9. Plans to specify and show accessible parking spaces in compliance with 2019 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2019 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2

2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3

3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3

4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4

10. Plans to specify location and provide complete and adequate details of the following required parking signage:
 - A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
 - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
11. Long and short term bicycle parking as required by the 2019 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2019 CGBC, Section 5.106.5.2 shall be provided.
12. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2019 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2019 CGBS, Section 5.106.5.3

Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2019 CBC, Table 11B-228.3.2.1 at the time of

installation. Accessible EV charging spaces are required to comply with 2019 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2019 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2

13. Unless the building/suites meet one of the exceptions of 2019 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2019 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for each occupancy by 2019 CPC, Table 422.1.
14. Restrooms will be required to be accessible as per 2019 CBC, Section 11B-213
15. The Sparc application shows 5,000sf to be added to the existing Sunset Theatre. Lodi Municipal Code, Section 15.20.160 requires new buildings 6,000sf or more, and additions to existing buildings that result in the building square footage to be 6,000sqft or more, to be equipped with an automatic fire sprinkler system.
16. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
17. Fire sprinkler monitoring alarm system is required by 2019 CFC, Section 903.4. The Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.
18. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
20. If any of the buildings are required to be protected by an automatic fire extinguishing system, an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room with the following:
 - a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
 - b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".
 - c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
 - d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS & Y chains and exterior doors and essential rooms as determined by the Chief.
 - e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.

f) The fire sprinkler riser shall be located at least 12” from any wall. Fire riser SHALL NOT block doorway.

g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3’ in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.