



# SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Carnegie Forum  
305 West Pine Street, Lodi

**AGENDA**  
Date: October 14, 2020  
Time: 5:15 P.M.

**Streaming Links:**

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

<https://zoom.us/j/96951605474?pwd=QUZEZGtRTWVUREhFeXITY3dLd2UrUT09>

**Effective immediately and while social distancing measures are imposed, all meetings of the Site Plan and Architectural Review Committee will be held virtually. 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 open session of the meeting by clicking the below links or pasting the link into a browsers

<https://zoom.us/j/96951605474?pwd=QUZEZGtRTWVUREhFeXITY3dLd2UrUT09>

Passcode: 034913

Or iPhone one-tap: Us: +16699009128,,96951605474

Or Telephone: Dial: Us: +1 669 900 9128; Webinar ID: 969 5160 5474

**Public Comment:**

Members of the public may provide comment via Zoom video conferencing at the following link: <https://zoom.us/j/99780039778?pwd=V0hWcVFvYUxncXArNWZORDZGVURydz09> Public Comments are limited to five minutes per person.

Members of the public may submit written comment prior to or during the meeting. Comments should be submitted to the Site Plan and Architectural Review Committee (SPARC) [sparccomments@lodi.gov](mailto:sparccomments@lodi.gov) (or via mail sent to: Community Development Department, P.O. Box 3006, Lodi CA 95241). Written comments received two hours prior to the start of the meeting will be provided to the SPARC and filed as part of the official record of the meeting. Five minutes of each written comment received before the Chair announces that the time for public comment is closed will be read into the record. **IMPORTANT:** Identify the Agenda Item Number in the subject line of your email. Example: Public Comment for Agenda Item Number 4a DISCRPTION.

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](mailto:sparccomments@lodi.gov) at least 48hours 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](mailto: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) approval of Site Plan and Architectural Review for a new 56,162 square-foot, 2-story, 78 unit Assisted Living Facility and associated site improvements on an approximately 2.16-acre site at 1108 Sylvia Drive (Applicant: Michael Frazier on behalf SLL, LLC & Golden State Real Estate LLC; File Number: 2020-028 SP; CEQA Determination: Exempt Per Section 15332, Class 32 Exemption)

**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. 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 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.



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

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**MEETING DATE:** October 14, 2020

**APPLICATION NO:** PL2020-028

**REQUEST:** Approval of a proposed development of a new 56,162-square-foot 2-story, 78 unit senior housing facility and associated site improvements on an approximately 2.16-acre site at 1108 Sylvia Drive (Applicant: Michael Frazier; File Number: PL2020-028; CEQA Determination: Exempt Per Section 15332)

**LOCATION:** 1108 Sylvia Drive  
APN: 033-08-13, -14, -16, -19

**APPLICANT:** Michael Frazier  
907 N Tustin Avenue, #102  
Anaheim, CA 92807

**PROPERTY OWNER:** SLL, LLC and Golden State Real Estate, LLC  
3031 W. March Lane #112 South  
Stockton, CA 95219

**RECOMMENDATION**

Staff recommends the Planning Commission approve the SPARC Review 2020-028, subject to the proposed conditions of approval.

**PROJECT/AREA DESCRIPTION**

General Plan Designation: Office  
Zoning Designation: O (Office)  
Property Size: 2.16 acres (approx. 94,090 square feet)

**SUMMARY**

The applicant proposes to construct a new two-story senior care facility, re-establishing this use on the site (a previous senior facility was demolished in 2008).

**Figure 1: Project Site in 2008**



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

The use also requires a conditional use permit, which will be reviewed by the Planning Commission.

**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**

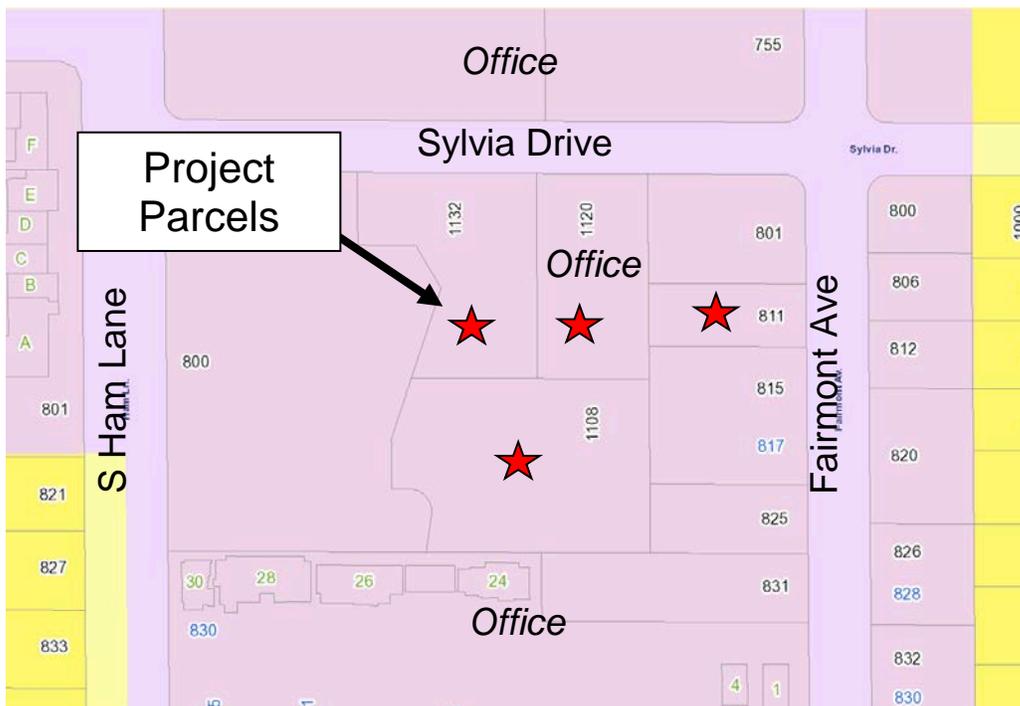
	<b>General Plan</b>	<b>Zoning Classification</b>	<b>Existing Land Use</b>
<b>North</b>	Office	O (Office)	Offices, Church
<b>South</b>	Office	O (Office)	Medical offices, Hospital
<b>East</b>	Office	O (Office)	Offices
<b>West</b>	Office	O (Office)	Senior housing
<b>Project Site</b>	Office	O (Office)	Vacant

The project area includes four parcels, which are proposed to be combined into one parcel before development occurs.

**Figure 2: Parcels**



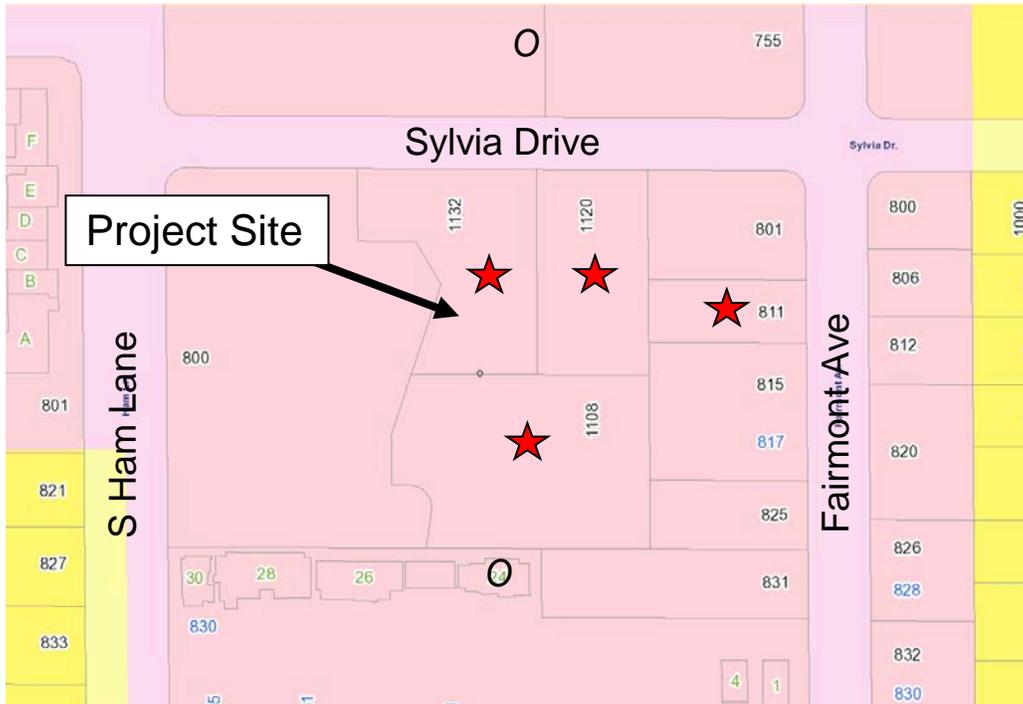
**Figure 3: Lodi General Plan**



The Office General Plan land use designation is described as follows:

This classification describes administrative, financial, business, professional, and medical offices, including Lodi Memorial Hospital. Support commercial uses are also permitted, subject to limitations described in the Zoning Ordinance. The maximum FAR for this designation is 0.6.

**Figure 4: Zoning**



The O (Office) zoning district is described as follows:

*The O zoning district is applied to areas appropriate for administrative, financial, business, professional, and medical offices. Support commercial uses are also permitted, subject to limitations. The maximum FAR is 0.6. The O zoning district is consistent with the office land use designation of the general plan.*

Development standards for the M zoning district are summarized below.

**Table B: MCO Zone Development Standards**

<b>Setbacks</b>	
Front	10 feet
Street Side	10 feet
Side	No setback required
Rear	10 feet
<b>Floor Area Ratio</b>	0.60
<b>Height Limit</b>	Two stories, 35 feet
<b>Landscaping</b>	Per Zoning Code Chapter 17.30
<b>Parking</b>	Per Zoning Code Chapter 17.32

## Existing Land Use

The site is currently vacant. The area around the project site is developed with office and medical office uses, senior housing, and a church.

Aerial photos and street views of the project site are shown below.

**Figure 5: Existing Site and Vicinity Aerial View**



*Site boundary is approximate. See detailed site plans for exact project boundary*

**Figure 6: Existing Site Aerial**



*Site boundary is approximate. See detailed site plans for exact project boundary*

Photos of the site and vicinity in their existing condition are shown below.

**Figure 7a: Street Views of Site and Vicinity**



View of project site from Sylvia Drive, looking southeast

**Figure 7b: Street Views of Site and Vicinity**



View of project site from Sylvia Drive, looking southwest

**Figure 7c: Street Views of Site and Vicinity**



View of project site entry on S Fairmont Avenue, southwest

**Figure 7d: Street Views of Site and Vicinity**



Existing senior care facility at Sylvia Drive/Ham Lane

## **PROPOSED PROJECT**

The proposed project is a senior care facility. From the applicant's submittal:

*This proposed project is to provide a facility for Senior Assisted and Memory Care Residents (average age 84) (RCFE Residential Care Facility for the Elderly). The building will be 2 story, approximately 56,000 sf for a total of 80 units. There is private interior courtyard for activity as well as recreation spaces to the west and south, all screened from public view.*

*The Assisted living portion will have 56 units with Studio, 1 Bedroom and 2 Bedroom units. 24 of the units will comprise a Memory Care Wing that will be self contained with exclusive dining common, and outdoor areas. The site is 2.16 Acres, is an infill lot with access from both Sylvia and Fairmont. It is complementary in use as it is adjacent to the hospital, a skilled nursing/convalescent home and medical offices. The 2 story height is within the zoning code. The design is upscale in nature, residential in character, and will enhance the environment. This use is low intensity, and the parking requirements and trip needs are also low intensity. The Lodi parking required is 60 required and 62 provided. The facility will have a commercial kitchen, dining areas, activity areas, TV/Movie area, Fitness Center/physical therapy/ and craft areas.*

As noted earlier, the proposed senior care facility requires approval of a conditional use permit by the Planning Commission.

## **Site Plan and Architecture**

A site plan of the proposed development is shown below. The proposed building is located in the center of the site, with parking (a total of 60 spaces) located north, east and south of the





**Figure 10: Proposed Materials**



The design of the proposed facility reflects a generally “residential” character, and incorporates materials often used into homes in Lodi: stucco, stacked stone concrete tile, and concrete S-tile roofing. Proposed materials are shown in the figure above.

**Site Plan, Parking and Pedestrian Access**

An illustrative site plan showing proposed landscaping is shown below.

**Figure 11: Illustrative Site Plan**



The applicant's description of the landscape concept:

*The landscape design concept for Assisted Living, Lodi is to provide an enjoyable and aesthetic space for employees and residents that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the San Joaquin Valley (Sunset Zone #14).*

*No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of Lodi's Water Efficient Landscape Ordinance (WELO).*

*Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the residents entering and moving around the site.*

The proposed includes 60 parking spaces, including 3 handicapped-accessible spots. Three spaces are proposed to be provided with conduits to accommodate the future installation of electric vehicle charging (installation is not proposed with this project).

Bicycle parking is not shown on the plan, but will need to be provided as discussed later in this report.

Pedestrian access is provided via connections to the public sidewalk on Sylvia Drive.

*Please see the discussion of parking lot shading later in this report.*

## ANALYSIS

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

- Compliance with O zoning district development standards
- Architecture and Landscape design
- Landscaping and site improvements
- Parking

Staff's analysis of these issues is provided below.

### Compliance with O Development Standards

The O 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 O zone.

**Table C: M Zoning District Development Standards**

	<b>M Standard</b>	<b>Proposed Project</b>	<b>Compliance</b>
<b>Setbacks</b>			
Front	10 feet	60+ feet	Yes
Street Side	10 feet	NA (no street side yard)	NA
Side	No setback required	NA	Yes
Rear	No setback required	NA	Yes
<b>Floor Area Ratio</b>	0.60	0.60*	Yes
<b>Height Limit</b>	70 feet	48 feet, 6 inches	Yes

\* Note: The applicant's site plan shows "coverage" of 30%, which does not include the second floor of the building. When both floors are calculated included, the floor area ratio is 0.60 (or 60%)

## Architecture and Landscape Design

The Lodi Zoning Code does not include specific architectural design guidelines for office uses.<sup>1</sup>

Lacking specific design guidelines, staff reviewed the proposed buildings using generally accepted criteria from the architecture profession and the following required findings for approval of site plan and architectural review:

*The applicable review authority may approve a site plan and architectural approval application only after first finding that:*

- 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. [Zoning Code 17.40.020.E]*

Criteria 1a: “Consistent with the development and design standards/guidelines of the applicable zoning district.:

Staff Analysis: The proposed development is consistent with the development standards of the O zoning district, as shown earlier in this report. As discussed above, the Zoning Code does not have specific design guidelines for the O zoning district.

Criteria 1b: “Not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards”

Staff Analysis: The proposed project would place a relatively low-intensity residential-type use in the vicinity of similar uses. Staff does not anticipate that the project will affect the use or enjoyment of surrounding properties. With regard to traffic and pedestrian access, the project has been reviewed by the Public Works department, which determined that the proposed improvements comply with City standards.

Criteria 1c: “Maintain and enhance the attractive, harmonious, and orderly development contemplated by this development code”

Staff Analysis: Staff feels that the design of the proposed project reflects the level of quality desired in Lodi. The design includes:

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<sup>1</sup> The “Commercial design guidelines” in Zoning Code section 17.20.050 are specific to “... the commercial areas of Lodi” and are clearly designed to address development in downtown Lodi and similar areas.

- A variety of quality materials used in appropriate locations on the building
- A clear base, middle, and top of the building
- A clear, covered front entry
- Articulation on all of the building facades to avoid long, unbroken walls
- Detailing around doorways and windows and on the walls to create visual relief and shadows
- Detailing at a consistent level on all sides of the building

Staff is in general agreement with the proposed design, which is the result of discussion between staff and the applicant. However, staff suggests the following minor additions to the stone accents on the building, and has included a proposed condition of approval to require additional stone accent material in these locations:

- Extending the stone accent material upward on all sides of both corner turrets in the locations shown.
- Extending the stone accent material upward on both the building and the supports of the entry feature in the locations shown.



## Parking

The Zoning Code requires parking for “Senior congregate facilities” as follows:

- 0.5 space for each residential unit for residents
- 1 space for every 4 residential units for guests and staff

Based on these standards, the project requires 59 parking spaces:

- $78 \times 0.5 = 39$
- $78/4 = 20$
- TOTAL Required: 59 spaces

The proposed project includes 60 parking spaces, which exceeds the number required by the Zoning Code.

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 12 bicycle parking spaces ( $59 \times 0.2 = 11.8$ ). The applicant proposes to locate four bicycle parking spaces inside the building for staff; a proposed condition of approval is included to reflect this.

## **Parking Lot Shading**

The Lodi Zoning Code seeks to ensure that parking areas will have shade for both aesthetics and for the comfort of patrons and employees. The most direct standard is:

*"Landscaped areas within or adjacent to the parking area shall provide for a minimum of one shade tree for every four parking stalls. Depending on type and size of shade tree, requirements may be modified by the City Site Plan and Architectural Review Committee."* [Zoning Code 17.32.070.D.2]

Staff interprets this requirement to require that parking spaces alternate with trees every fourth space, providing shade throughout the parking lot. Staff views this as important in this particular case for the comfort of both visitors and staff, especially during Lodi's hot summer months.

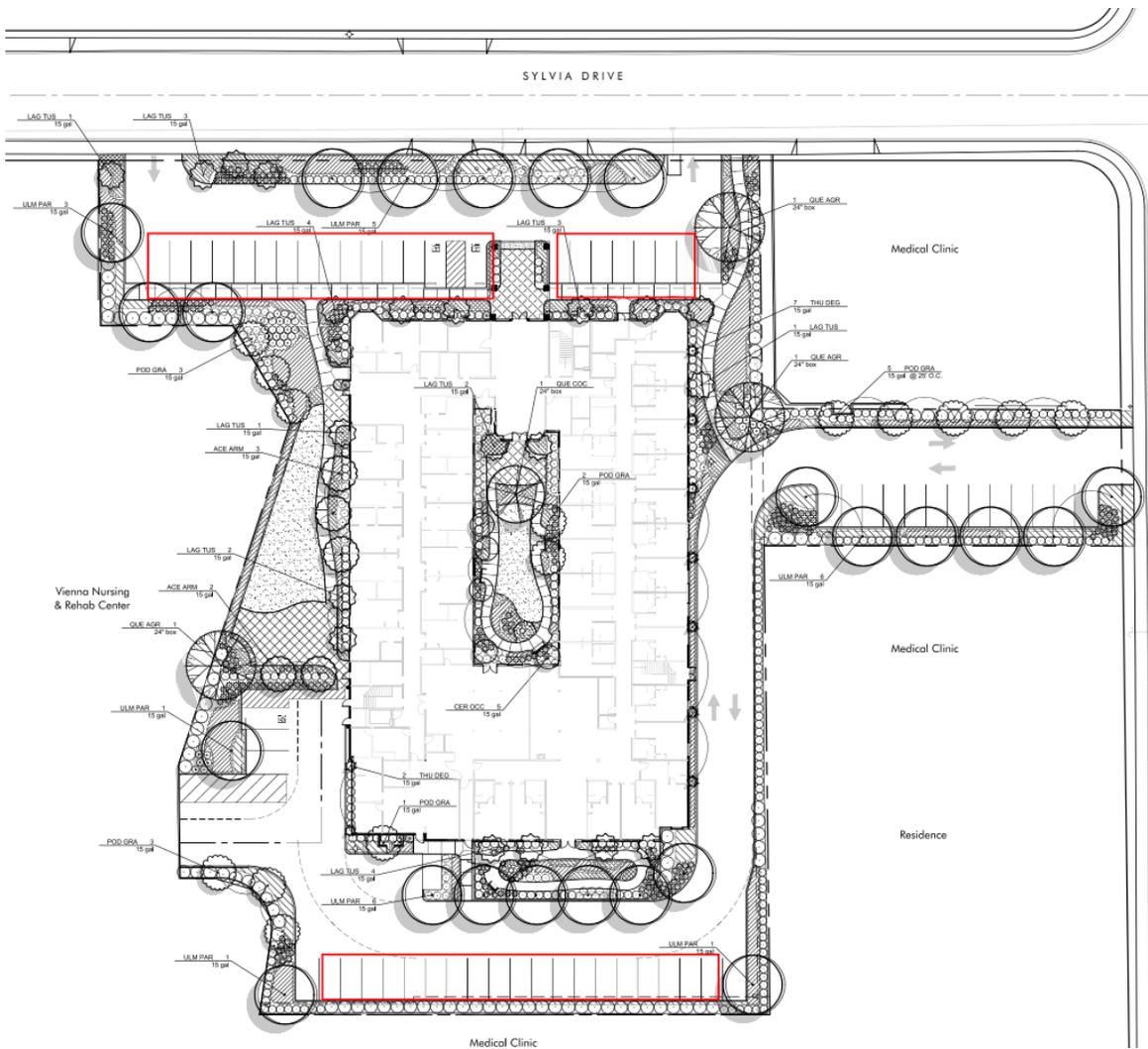
The Code also includes "General Design Considerations" for parking areas that includes a variety of factors including,

*"Shading the parking lot by means of canopy trees or other landscaping."* [Zoning Code 17.32.110.A.1.i]

The Code also requires that,

*"Tree well and planting islands shall have a minimum dimension of eight feet and be excavated to a depth of three feet and filled with amended soil as necessary."* [Zoning Code 17.32.110.F.9]

However, as shown in the applicant's submittal, most of the parking spaces (approximately 41 of 60) have no shading:



The applicant has indicated that shading will be provided via:

- Adding trees to the parking area adjacent to Sylvia Drive
- Shading the spaces on the southern project boundary with solar panels

Both of these solutions are acceptable to staff. Recommended conditions of approval are included to require the submittal of revised plans showing sufficient shading before building permits are issued.

## 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 O district, including minimum and maximum height, floor area ratio, and parking. The project will provide more parking than is required by the Zoning Code.

- 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 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's design, colors, and materials are appropriate for the type of building, and 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 type of 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 hotel 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 the industrial land use district for a mix of uses including “general service,” which includes the proposed hotel use. The O (Office) land use district allows hotels with a Use Permit.
- 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 O zoning district and the surrounding area, 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, October 03, 2020. Forty-seven (47) 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 Site Plan and Architectural Review PL2020-028, subject to the attached conditions of approval.

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

"I move that the Site Plan and Architectural Review Commission approve site plan and architectural review PL2020-019, subject to the conditions of approval."

## **ALTERNATIVE SPARC ACTIONS**

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

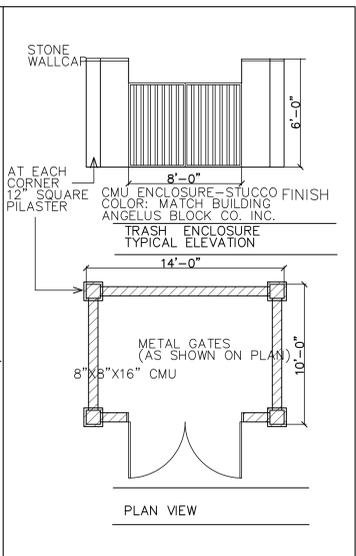
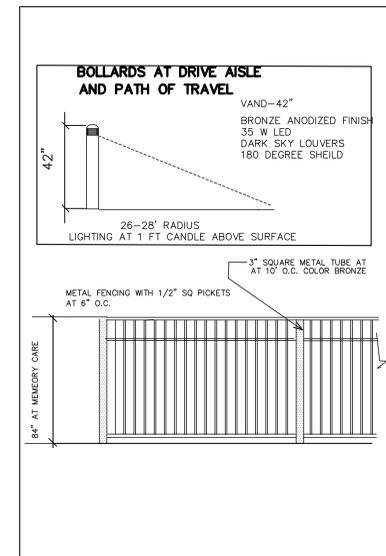
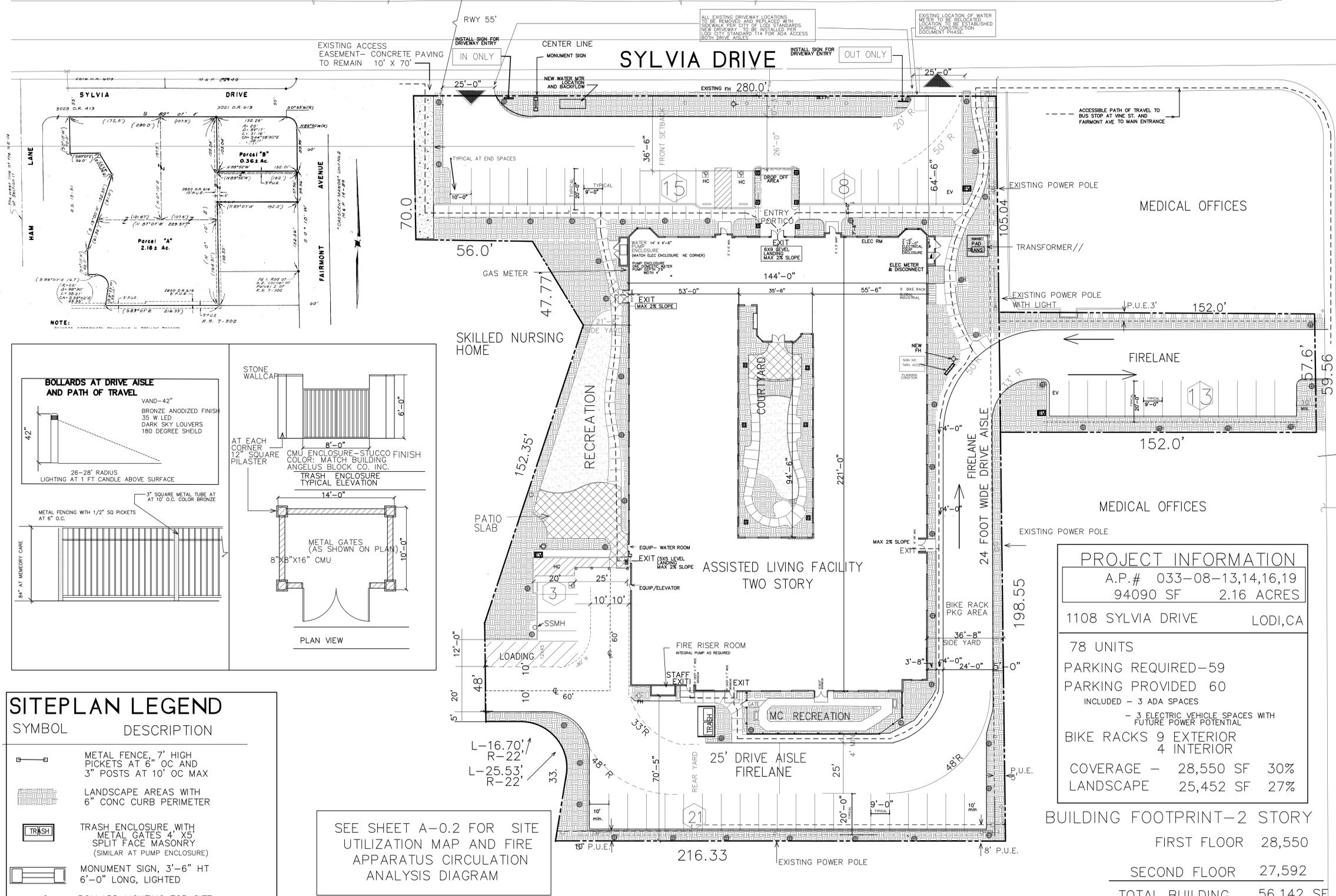
Respectfully Submitted,

Eric Norris  
Contract Planner

John Della Monica  
Community Development Director

## **ATTACHMENTS:**

- A. Detailed Plans
- B. Conditions of Approval



**SITEPLAN LEGEND**

SYMBOL	DESCRIPTION
	METAL FENCE, 7' HIGH PICKETS AT 6" OC AND 3" POSTS AT 10' OC MAX
	LANDSCAPE AREAS WITH 6" CONC CURB PERIMETER
	TRASH ENCLOSURE WITH METAL GATES 4' X5' SPLIT FACE MASONRY (SIMILAR AT PUMP ENCLOSURE)
	MONUMENT SIGN, 3'-6" HT 6'-0" LONG, LIGHTED
	BOLLARD LIGHTING FOR SITE AT PATH OF TRAVEL W/BATTERY BACKUP-90 MIN. MINIMUM
	ELEC VEHICLE CHARGING STATION POTENTIAL LOCATIONS (3)
	PATH OF TRAVEL TO PUBLIC WAY - CONCRETE WALKWAY MINIMUM 3'-8" WIDE MINIMUM
	BIKE RACK- BY GLOBAL INDUSTRIAL POWDER COATED STEEL, 3 BIKE AND 9 BIKE SECTIONS WITH EXPANSION ANCHORS INSTALLED IN CONCRETE SLAB ACCESS FROM SIDEWALK, CONCRETE PAD.

SEE SHEET A-0.2 FOR SITE UTILIZATION MAP AND FIRE APPARATUS CIRCULATION ANALYSIS DIAGRAM

**FRAZIER GROUP ARCHITECTS, A.I.A.**  
 970 N. TUSTIN AVENUE #102  
 ANAHEIM, CA  
 PH. 714-309-3113

**PROJECT INFORMATION**

A.P.# 033-08-13,14,16,19  
 94090 SF 2.16 ACRES

1108 SYLVIA DRIVE LODI, CA

78 UNITS  
 PARKING REQUIRED-59  
 PARKING PROVIDED 60  
 INCLUDED - 3 ADA SPACES  
 - 3 ELECTRIC VEHICLE SPACES WITH FUTURE POWER POTENTIAL

BIKE RACKS 9 EXTERIOR  
 4 INTERIOR

COVERAGE - 28,550 SF 30%  
 LANDSCAPE 25,452 SF 27%

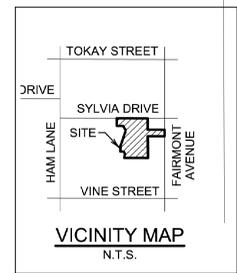
**BUILDING FOOTPRINT-2 STORY**

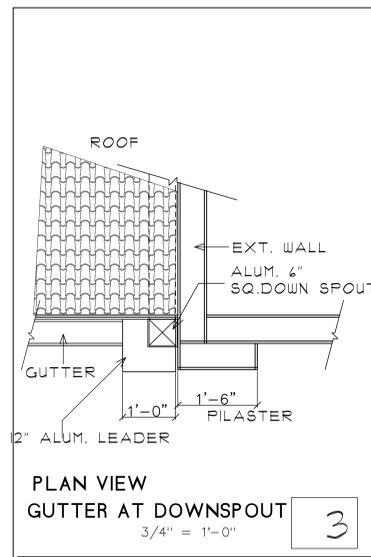
FIRST FLOOR	28,550
SECOND FLOOR	27,592
<b>TOTAL BUILDING</b>	<b>56,142 SF</b>

HOSPITAL EXISTING

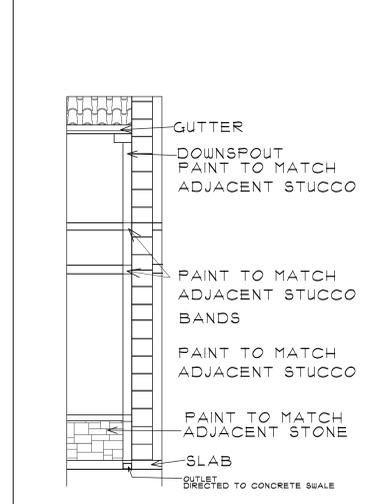
**SITE PLAN**

9-23-2020 SCALE 1' = 20'-0"

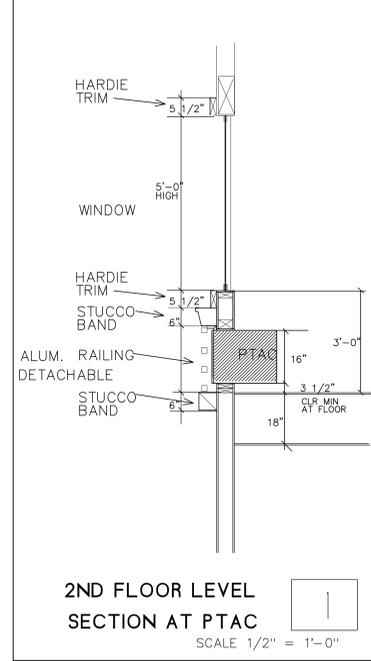




**PLAN VIEW  
GUTTER AT DOWNSPOUT**  
3/4" = 1'-0" 3



**PARTIAL ELEVATION  
AT DOWNSPOUT**  
SCALE 1/4" = 1'-0" 2



**2ND FLOOR LEVEL  
SECTION AT PTAC**  
SCALE 1/2" = 1'-0" 1

**MATERIAL LEGEND**

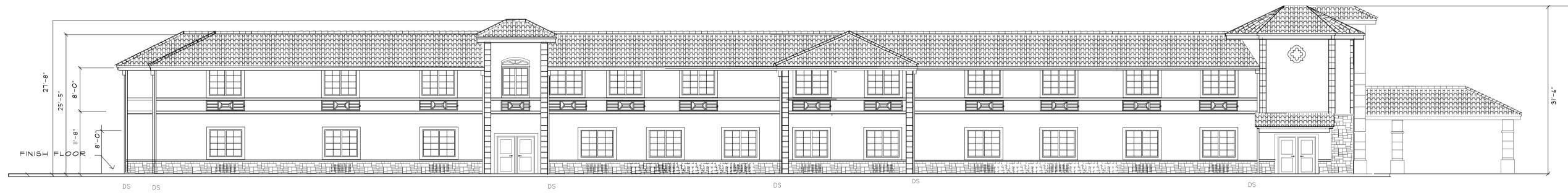
	ROOFING CONCRETE TILE MFR: EAGLE TILE LITE STYLE=CAPISTRANO MEDIUM S-TILE COLOR: SANTA CRUZ BLEND		STUCCO WALL - LA HABRA STUCCO TEXTURE: FINE SAND(LA HABRA) COLOR 1st floor CARMELO (P-192) COLOR 2nd floor OATMEAL X-81
	ENTRY DOORS TO LOBBY COLOR: CHERRY(URETHANE FINISH) HARDWARE: DARK BRONZE FULL LITE		BUILT-UP STUCCO TRIM - COLOR: CARMELO P-192
	WINDOW SURROUND HARDTRIM -RUSTIC GRAIN 1" X 6" PAINT - DUNN EDWARDS GUTTER /FASCIA KILN DRIED DET 692		WINDOWS DUAL GLAZED, INTEGRAL DIVIDED MFR: MILGARD COLOR: TWEED
	DECORATIVE METAL RAILING 2"x2" REMOVABLE POWDER COAT TO MATCH: DUNN EDWARDS COLOR: BELIZ (#SP184) DEC 782 PTAC GRILL BEYOND-PAINT TO MATCH STUCCO		STUCCO WALL -ACCENT VERTICAL TOWERS TEXTURE: FINE SAND(LA HABRA) COLOR CARMELO P-192
	STONE ACCENT AREA NATURAL SANDSTONE (RANDOM PATTERN) COLOR: TEAKWOOD SANDSTONE MFR: ARIZONA TILE		EXPANSION JOINT PAINT TO MATCH STUCCO 20' OC MAX
	STONE ACCENT AREA STYLE: MOUNTAIN LEDGESTONE COLOR: SHASTA MFG: FLORADO STONE 2" WAINSCOT SILL- ELDERADO COLOR: PEWTER		4' X 6' PAIR WOOD SWINGING DOORS PAINT TO MATCH STUCCO CARMELO (P-192) PROVIDE COLOR DRAW DOWN FOR APPROVAL PRIOR TO PAINTING
	PTAC GRILL- PAINT TO MATCH STONE		GUTTER AND DOWNSPOUT PAINT TO MATCH FASCIA AND STUCCO COLOR BEHIND. SEE DETAIL 2 THIS PAGE



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"  
**FACING SYLVIA DRIVE**



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
**REAR**



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
**FACES FAIRMONT**



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"  
**FACES NURSING HOME**

**FRAZIER GROUP  
ARCHITECTS, A.I.A.**  
970 N. TUSTIN AVENUE #102  
ANAHEIM, CA  
PH. 714-309-3113

**TLC- ASSISTED LIVING**  
**1108 SYLVIA DRIVE**

9-23-2020

# MATERIAL LEGEND

	ROOFING CONCRETE TILE MFR. EAGLE TILE LITE STYLE-CAPISTRANO MEDIUM S-TILE COLOR: SANTA CRUZ BLENDS		STUCCO WALL - LA HABRA STUCCO TEXTURE: FINS SAND (LA HABRA) COLOR 1ST FLOOR CARMELO (P-192) COLOR 2ND FLOOR OATMEAL X-81
	ENTRY DOORS TO LOBBY COLOR: SW 2735 HARDWARE: DARK BRONZE FULL LITE		BUILT-UP STUCCO TRIM COLOR: CARMELO P-192
	WINDOW SURROUND HARDTRIM - RUSTIC GRAIN 1"X6" PAINT - DUNN EDWARDS GUTTER/FASCIA KILN DRIED DET 692		STUCCO WALL - ACCENT VERTICAL TOWERS TEXTURE: FINE SAND (LA HABRA) COLOR CARMELO P-192
	DECORATIVE METAL RAILING POWDER COAT TO MATCH DUNN EDWARDS COLOR: BELIZ (SP184) DEC 782 PTAC GRILL - PAINT TO MATCH STUCCO		STONE ROSETTE - FDC-833 MFG: STONE KOTE TRIMS POLYURETHANE COLOR - STAINED TRAVERTINE
	STONE ACCENT AREA NATURAL SANDSTONE (RANDOM PATTERN) COLOR: TEAKWOOD SANDSTONE MFR: ARIZONA TILE		EXPANSION JOINT PAINT TO MATCH STUCCO 20' OC MAX
	TONE ACCENT AREA STYLE: MOUNTAIN LEDGESTONE COLOR: SHASTA MFG: ELDORADO STONE 2" WAINSCOT SILL - ELDORADO COLOR: PEWTER		4' X 6' PAIR WOOD SWINGING DOORS PAINT TO MATCH STUCCO CARMELO (P-192) PROVIDE COLOR DRAW DOWN FOR APPROVAL PRIOR TO PAINTING
	PTAC GRILL - PAINT TO MATCH STONE		GUTTER AND DOWNSPOUT PAINT TO MATCH FASCIA AND STUCCO COLOR BEHIND



**NORTH ELEVATION**  
SCALE: 1/8" - 1'-0"  
FACING SYLVIA DRIVE



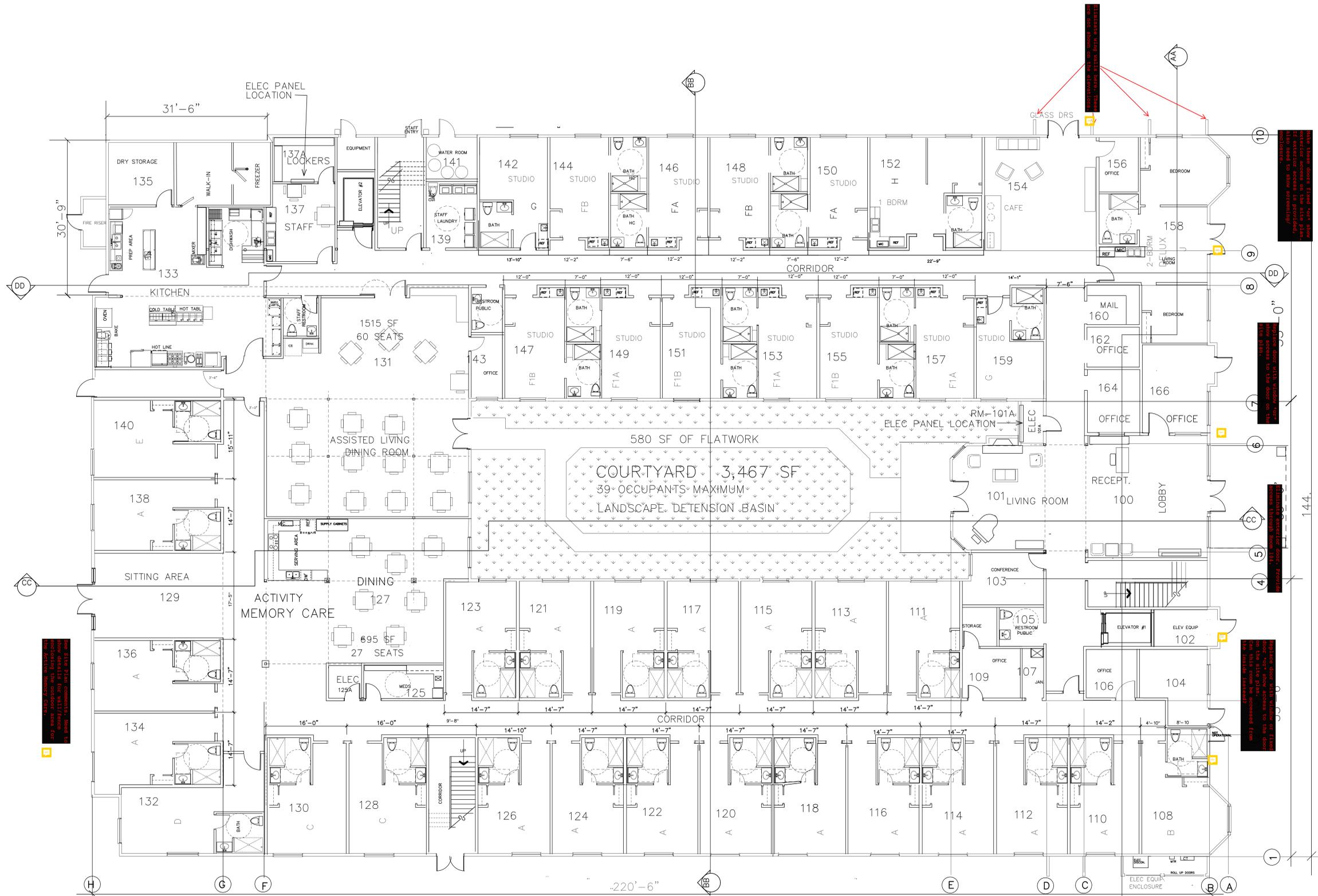
**SOUTH ELEVATION**  
SCALE: 1/8" - 1'-0"  
REAR



**EAST ELEVATION**  
SCALE: 1/8" - 1'-0"  
FACES FAIRMONT



**WEST ELEVATION**  
SCALE: 1/8" - 1'-0"  
FACES NURSING HOME



**FRAZIER GROUP ARCHITECTS, A.I.A.**  
 970 N. TUSTIN AVENUE #102  
 ANAHEIM, CA  
 PH. 714-309-3113

MEMORY CARE	1ST FLR	QUANTITY
A	STUDIO	19
B	STUDIO -ALCOVE	1
C	LARGE STUDIO	2
D	STUDIO DELUX	1
E	STUDIO DELUX	1
TOTAL UNITS		24

ASSISTED CARE	1ST FLR	QUANTITY
F	STUDIO	4
F	STUDIO	6
G	STUDIO MODIFIED	2
H	1 BEDROOM	1
J	2 BEDROOM	1
TOTAL UNITS		14

# LODI- FIRST FLOOR

AREA- 28,079 SQUARE FEET

TOTAL UNIT 1ST FLR 38

SCALE 1/8" = 1'-0"

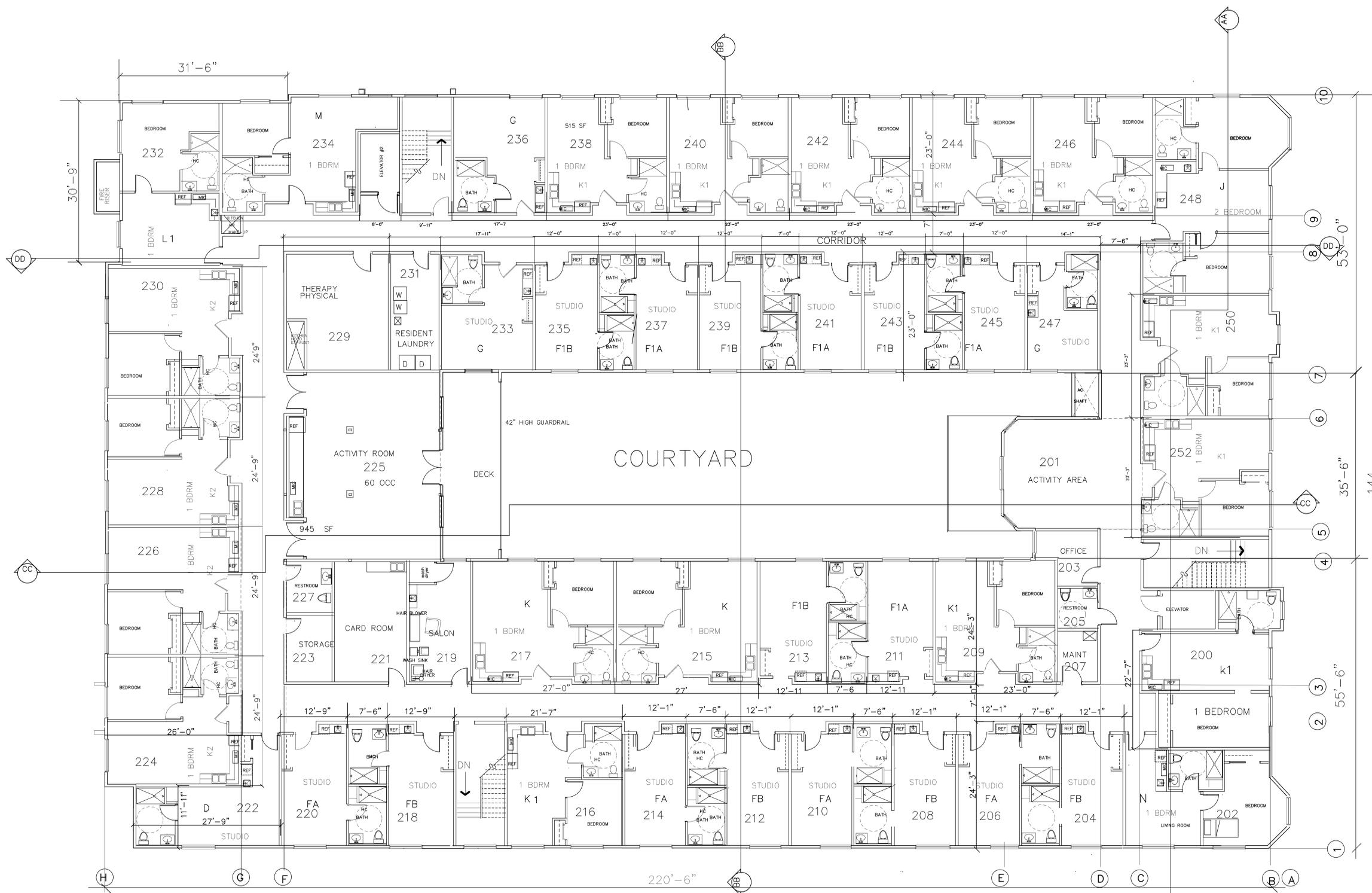
8-10-2020

See Site Plan committee. There is proposed to be a fire door in the corridor for the Active Memory Care.

Check with architect. The title room will be located in the room 100. The door will be located in the room 100.

Make these doors fire door from the fire door on the site plan. The fire door will be located in the room 100. The door will be located in the room 100.

Check with architect. The title room will be located in the room 100. The door will be located in the room 100.



**FRAZIER GROUP ARCHITECTS, A.I.A.**  
 970 N. TUSTIN AVENUE #102  
 ANAHEIM, CA  
 PH. 714-309-3113

ASSISTED CARE	2ND FLR	QUANTITY
D	STUDIO	1
F	STUDIO	8
F1	STUDIO	8
G	STUDIO	3
J	2 BEDROOM	1
K	1 BEDROOM	2
K1	1 BEDROOM	10
K2	1 BEDROOM	4
L	1 BEDROOM	1
M	1 BEDROOM	1
N	1 BEDROOM	1
		<hr/>
		40

# LODI- SECOND FLOOR

8-10-2020

SCALE 1/8"=1'-0"

TOTAL UNITS 2ND FLR 40  
 AREA- 27,819 SQUARE FEET







**CONDITIONS OF APPROVAL**

**Planning Application Number and Description: Project No. PL2020-028** – Site Plan and Architectural Review to construct a new senior assisted living center and associated parking, landscaping, and site improvements on a 2.16-acre site at 1108 Sylvia Drive.

**Assessor's Parcel Number:** 033-08-13, -14, -16, -19

**SPARC Review Date: October 14, 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 Division. Project approval is not final until a signed copy of these conditions is filed with the City.</p> <hr/> <p align="center">Applicant Signature <span style="float: right;">Date</span></p> <hr/> <p>Print Name</p>	Must be completed to finalize approval	Planning Division	
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 arbitrations, mediations, and other such procedures) (collectively</p>	Ongoing	Planning Division	

<b>CONDITIONS OF APPROVAL</b>				
	<p>“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 October 14, 2020, including the approved site plan, architectural elevations, etc., including all changes required by these conditions of approval</p>	Ongoing	Planning Division	
4.	<p>This approval is contingent upon obtaining a Use Permit for the proposed use.</p>	Ongoing	Planning Division	
5.	<p>This approval does not include signs. Signs shall be subject to separate review and approval by the Planning Division to ensure compliance with the sign regulations in the Lodi Zoning Code.</p>	Ongoing	Planning Division	
6.	<p>The applicant shall comply with all of the conditions from the Public Works Department, attached.</p>	Ongoing	Public Works	

<b>CONDITIONS OF APPROVAL</b>				
7.	The applicant shall comply with all of the conditions from the Building and Safety Division, attached.	Prior to issuance of building permit	Building Division	
8.	The applicant shall comply with all of the conditions from the Electrical Utility, attached.	Ongoing	Lodi Electric Utility Depart.	
<b>Prior to Issuance of Building Permit</b>				
9.	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	Planning Division	
10.	<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 Division	
11.	<p>Landscape plans shall be submitted to the City which include the following:</p> <ul style="list-style-type: none"> <li>a. Complete project title and address.</li> <li>b. Square footage of on-site landscape (and off-site where applicable).</li> <li>c. Plan preparation date.</li> <li>d. City of Lodi project number PL2020-019 shall be shown on all plans.</li> <li>e. Match lines, limit lines, property lines, project limit lines.</li> </ul>	Prior to issuance of building permit	Planning Division	

<b>CONDITIONS OF APPROVAL</b>			
	<p>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).</p> <p>g. Dimensioned setbacks for all buildings and parking areas.</p> <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"> <li>▪ Botanical Name</li> <li>▪ Common Name</li> <li>▪ Container Size</li> <li>▪ On-center spacing (not required for trees)</li> </ul>		

<b>CONDITIONS OF APPROVAL</b>				
	<ul style="list-style-type: none"> <li>▪ WUCOLS rating (very low, low, moderate, high)</li> <li>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.</li> <li>n. Notes, details, and specifications shall be included.</li> <li>o. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.</li> </ul>			
12.	<p>Trees shall be installed at the following minimum sizes:</p> <ul style="list-style-type: none"> <li>• Arborvitae, Elm, Oak, and Maple Trees: 24-inch box</li> <li>• All Other Trees: 15-gallon</li> </ul>	Prior to issuance of building permit	Planning Division	
13.	The applicant shall provide details on the design of bicycle racks and/or lockers providing for at least 8 bicycles outside of the building and 4 bicycles inside the building for review and approval by the Planning Director.	Prior to issuance of building permit	Planning Division	
14.	The applicant shall provide revised landscaping plans showing compliance with shading requirements for the parking area that include either one tree for every four parking spaces (alternating trees and parking spaces) or another method acceptable to the Community Development Director to provide shade (such as solar panels or a similar shade structure).	Prior to issuance of building permit	Planning Division	
15.	The applicant shall complete a Parcel Merger to combine the four existing parcels.	Prior to issuance of building permit	Planning Division	
16.	The applicant shall submit revised elevations which show the use of the stone accent material in the areas shown in the figure below. This shall			

<b>CONDITIONS OF APPROVAL</b>			
	<p>include:</p> <ul style="list-style-type: none"> <li>• Extending the stone accent material upward on all sides of both corner turrets in the locations shown.</li> <li>• Extending the stone accent material upward on both the building and the supports of the entry feature in the locations shown.</li> </ul> <div style="text-align: center;">  <p style="text-align: center;"> <span style="color: red;">Extend Stone Cladding on All Sides</span>                          <span style="color: red;">Extend Stone Cladding on Columns and Building</span>                          NORTH ELEVATION  <small>SCALE: 1/8" - 1'-0"</small>                      FACING SYLVIA DRIVE                 </p> </div>		
<b>Prior to Issuance of Final Certificate of Occupancy</b>			
17.	<p>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.</p>	<p>Prior to Issuance of Final Certificate of Occupancy</p>	<p>Planning Division</p>



**MEMORANDUM, City of Lodi, Public Works Department**

**To:** Community Development Director  
**From:** City Engineer / Deputy Public Works Director  
**Date:** September 21, 2020  
**Subject:** SPARC Request for 1108, 1120, 1132 Sylvania Drive and 811 South Fairmont Avenue (APN: 033-080-13, 14, 16, and 19)  
File #PL2020-028 SP – Senior Assisted and Memory Care Facility

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The Public Works Department has the following comments regarding the approval of the SPARC review for 1108, 1120, 1132 Sylvania Drive and 811 South Fairmont 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 for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
3. All City Right-of-Way (ROW) and Public Utility Easements (PUEs) shall be identified and labeled. All structures, including trees and signs, shall be located outside all City ROW and PUEs.
4. Dedicate any necessary public utility easements for the construction of public improvements.
5. Per City of Lodi Design Standards Section 2.4 and 4.4 the City allows one water and wastewater service per parcel. All excess and/or unused water and wastewater services shall be abandoned at the developer's expense.
6. As a matter of information, there are no public wastewater and storm drain mains in Sylvania Drive. If the property does not have existing wastewater or storm drain services or if the current services shall be upsized, public wastewater and storm drain mains may need to be installed in Sylvania Drive or the services may need to come from Fairmont Avenue.
7. 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.

8. Remove and replace all damaged or non ADA-conforming sidewalk and driveways fronting the subject parcel in conformance with City of Lodi Standard Plans.
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. As a matter of information, the on-site water system may need to be looped and should be considered in the design.
12. Due to the presence of a water pump, a private reduced pressure backflow device assembly conforming to City of Lodi Standard Plan 413 will be required on the water service.
13. The parking lot shall be designed in conformance with City of Lodi Standard Plan 134.
14. Provide an on-site fire truck turning analysis.
15. 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.
16. 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.
17. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
18. 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.
19. 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.
20. 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.
21. 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.
  - c. NPDES Construction General Permit (SWPPP).

22. Payment of the following fees prior to building permit issuance unless noted otherwise:
- d. Fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - e. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
  - f. Abandonment of existing water and wastewater services by City Forces, if applicable.
  - g. Water meter installation fees.
  - h. Regional Transportation Impact Fee (RTIF).
  - i. Encroachment permit fee.
  - j. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
23. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
- k. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
  - l. 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.)
24. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

approved via email; no  
handwritten signatures required  
during COVID-19

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: 09/21/20\_\_

Project Description	
<b>Application Number:</b>	<b>PL2020-028 Sp</b>
<b>Application Title:</b>	RCFE
<b>Property Address or Location:</b>	1108 Sylvia Drive
<b>Comments Due Date:</b>	
Building Safety & Review Comments	

- No comment
- Comments are as follows:

General Comments:

1. The construction of the new building(s) and related site improvements shall require a building permit. 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 and other structures 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 structure, as per 2019 CBC, Sections 705, Tables 601, 602 ,705.8 and 716.5
3. Fire rated separation may be required between different occupancies in the building as per 2019 CBC, Section 508.4 and Table 508.4
4. Plans shall show fire rated separation between dwelling units in accordance with 2019 CBC, Section 708 and fire rated horizontal assemblies between the 2<sup>nd</sup> floor residences and 1<sup>st</sup> floor occupancies in accordance with Section 711. 2019 CBC, Section 420
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. Where the occupant load of 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 door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
      - a. "EXIT STAIR DOWN"
      - b. "EXIT RAMP DOWN"
      - c. "EXIT STAIR UP"
      - d. "EXIT RAMP UP"
    3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, shall be identified by a tactile exit sign with the words "EXIT ROUTE."
    4. 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."
    5. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words "TO EXIT." 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. 2019 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. 2019 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. 2019 CBC, Section 502.3.3

4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2019 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). 2019 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". 2019 CBC, Section 11B-502.6
  - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
11. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2019 CBC, Sections 11B-227, 11B-904.4
12. Plans to provide complete and adequate details for elevator to serve the second floor. Additionally, the elevator(s) shall comply with 2019 CBC, Section 1124A. 2019 CBC, Section 11B-206.2.3
13. In buildings equipped with an elevator, all units are considered covered multi-family dwelling units. Covered multi-family dwelling units shall be adaptable and accessible as specified by 2019 CBC, Sections 1128A.1, 1104A, 1106A.
14. 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 2016 CGBC, Section 5.106.5.2 shall be provided.

15. 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

16. In addition to the restrooms provided for the guest rooms, plumbing fixtures will be required for all other uses in the building. Unless the building meets 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 by 2019 CPC, Table 422.1.
17. The plans show the proposed building exceeds 6,000sqft. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system.
18. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
19. A manual fire alarm and a smoke detection system is required by 2019 CFC, Section 907.2.8. The Fire Alarm and Smoke Detection System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.
20. 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.
21. The building is required to be protected by an automatic fire extinguishing system and therefore 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.

22. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, 3/4" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080



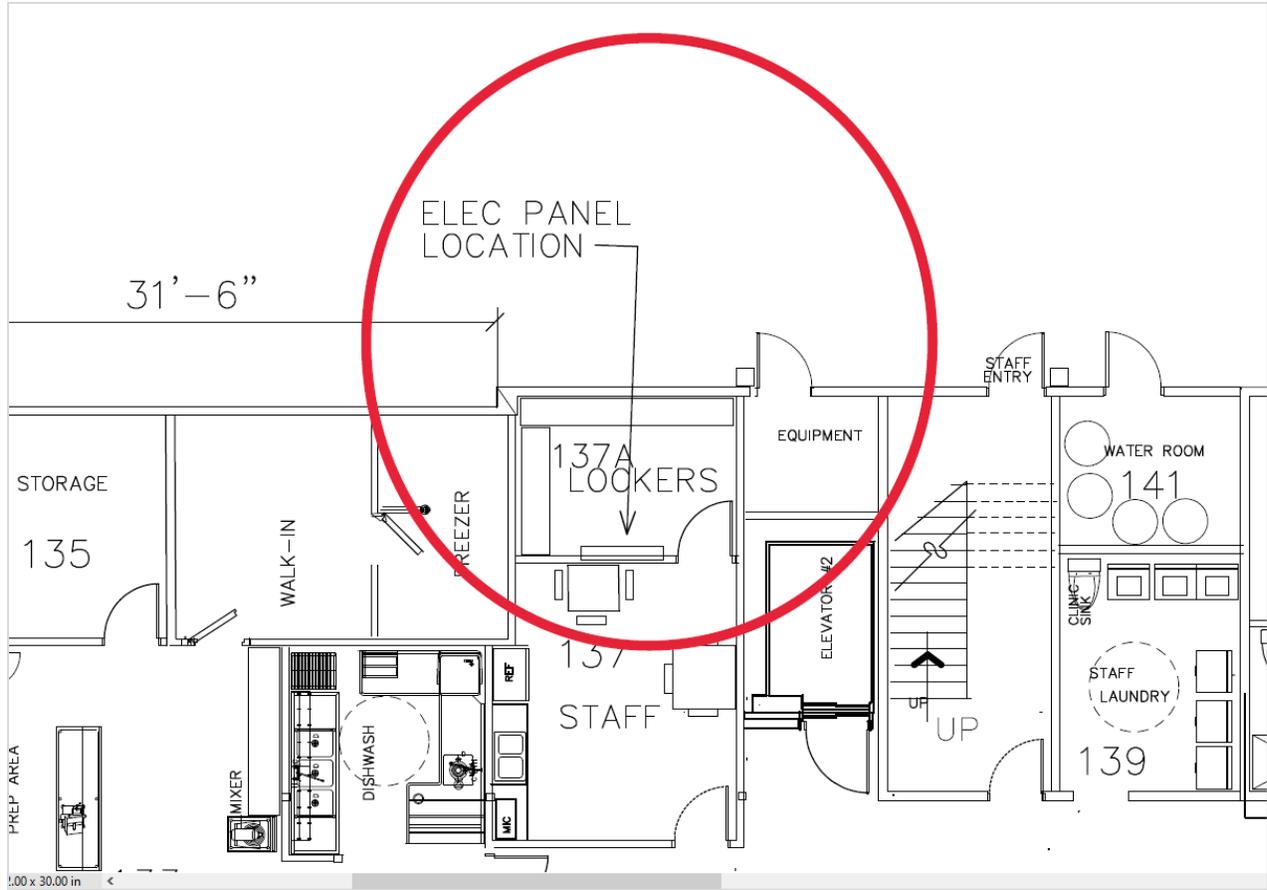
## ELECTRIC UTILITY DEPARTMENT Memorandum

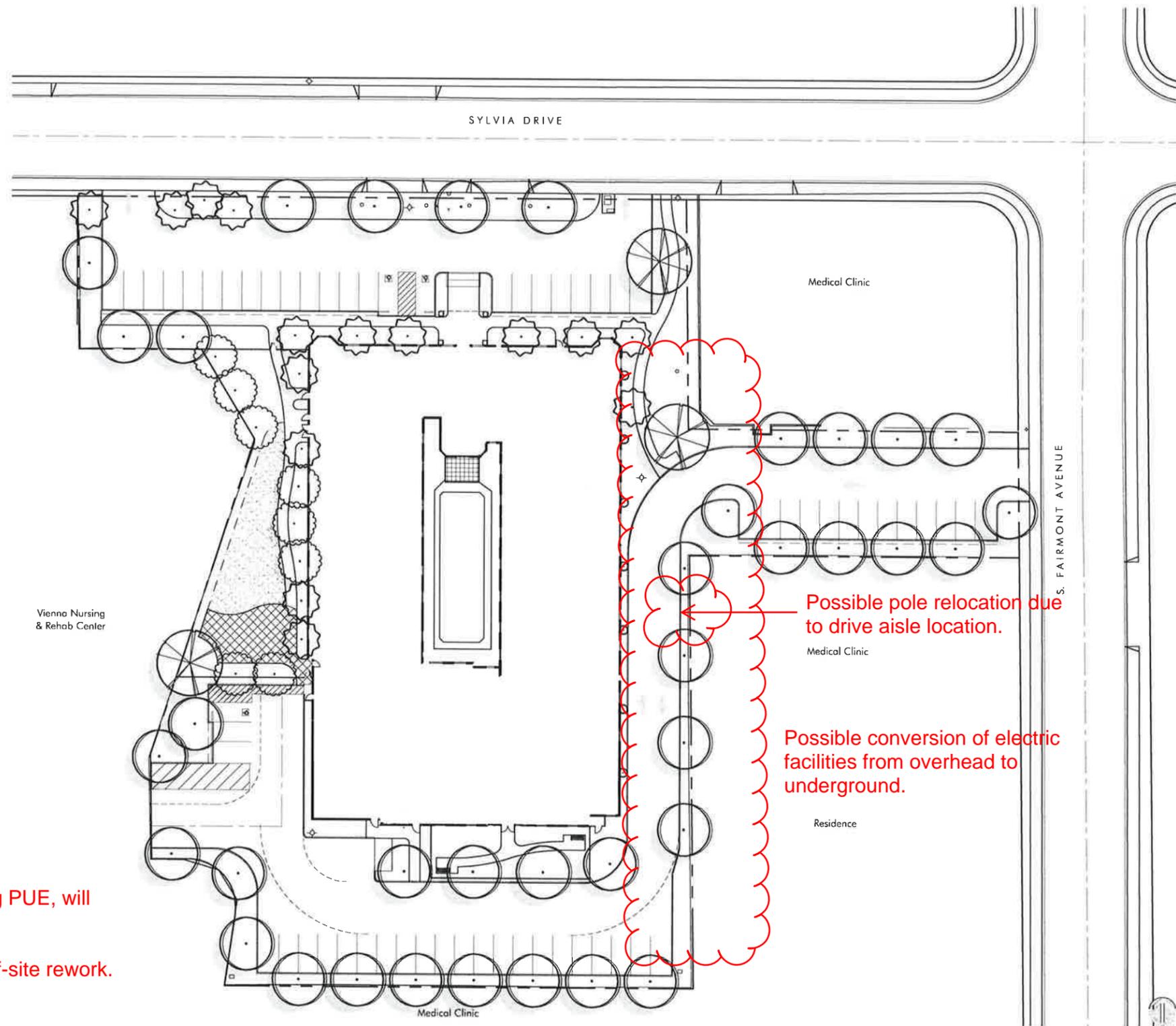
**TO:** Applicant of Senior Assisted Living / Memory Care Facility, 1108 Sylvia Dr.  
**FROM:** Sr. Power Engineer, Tim Conn  
**DATE:** September 22, 2020  
**SUBJECT:** Site plan comments

The Electric Utility recently reviewed a site plan for a proposed Senior Assisted Living / Memory Care Facility at 1108 Sylvia Drive and provides the following comments:

1. We reiterate our comments from 7/20/2020, attached below.
2. At this preliminary stage, it is impossible to know what the final utility design will look like, however, the project should anticipate the placement of various pieces of utility infrastructure with various space and clearance requirements – parking spaces are often times the most ideally located and suited for utility infrastructure.
3. At this preliminary stage, it is impossible to know what the final utility design will look like, however, it is likely the project will need to dedicate various PUE covering the electric utility infrastructure; both new infrastructure, as well as any existing not already within a PUE.
4. The applicant has identified a location as, “Elec Panel Location” The utility is unclear if the applicant is proposing this location for a main service panel or for a sub-panel. The Utility does not have enough information at this time to approve of a main service panel location. Under certain circumstances, the Utility can approve metering inside a “utility room”, subject to meeting all Utility requirements as well as any other NEC clearances and Building Code requirements. Among the deficiencies with the identified location noted at this stage, the location does not have an outside door and does have an interior door, further, it is unclear what other equipment may be proposed to co-exist in this space.

Thank you, and we look forward to your project.





- Any tree within the existing PUE, will need to be limited to 20'.
- This project can require off-site rework.



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Revisions  
Date  
Marked

Assisted Living  
Lodi, CA

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Lodi, Ca 95242  
(209) 368-7561

Preliminary  
Landscape  
Plan

Scale:  
1" = 20'-0"  
Date:  
April 18, 2020  
Drawn/Checked:  
ASB / MSK  
Project No.:  
20-2234  
Sheet Number:

LO

