

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, FEBRUARY 9, 2011 @ 7:00 PM</p>
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

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

1. ROLL CALL
2. MINUTES – “December 8, 2010” & “January 12, 2011”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a Use Permit to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 523 North Sacramento Street (Applicant: Evergreen Recycling Center: File Number: 11-U-01)
 - b. Request for Planning Commission approval of a Master Sign Program for Planned Development (PD) 39 Zoning District (Reynolds Ranch). (Applicant: Pacific Neon Sign Company, on behalf of Skinner Ranch Holdings, LP. File Number: 11-A-01)

NOTE: The above items are quasi-judicial hearings and require disclosure of ex parte communications as set forth in Resolution No. 2006-31

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

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

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

Right of Appeal:

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

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

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JANUARY 12, 2011**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of January 12, 2011, was called to order by Chair Hennecke at 7:00 p.m.

Present: Planning Commissioners – Jones, Kiser, Olson and Chair Hennecke

Absent: Planning Commissioners – Cummins, Heinitz, and Kirsten

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

2. MINUTES

“December 8, 2010”

No Motion made because there was not a quorum of Commissioners in attendance to make the motion. Item continued to the next meeting.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request of a Use Permit to allow wholesale distribution of alcoholic beverages at 847 Cluff Ave., Suite B-3. (Applicant: Alejandro Guerrero Hernandez Jr.; File Number: 10-U-17)

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

Hearing Opened to the Public

- Alejandro Guerrero Hernandez Jr., applicant, came forward to answer questions.
- Commissioner Kiser asked if only tequila and beer were going to be sold. Mr. Hernandez stated that they will be distributing alcohol and other miscellaneous related items.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Olson, Jones second, approved the request of the Planning Commission for a Use Permit to allow wholesale distribution of alcoholic beverages at 847 Cluff Avenue, Suite B-3 subject to the conditions in the resolution. The motion carried by the following vote:

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

4. PLANNING MATTERS/FOLLOW-UP ITEMS

Director Bartlam stated that staff is looking to start a Budget Strategy Committee that will consist of City Staff, a representative from each of various Boards and Commissions, Union representatives,

Continued

and Lodi citizens. It is scheduled to start in February and will be the first and third Tuesdays of each month and should last through April of this year.

Vice Chair Olson stated that she is interested and asked for what type of outcome is expected. Director Bartlam stated that the process is more for public education regarding what the City can and can not do with certain funds. There will also be discussions and feedback regarding City services.

Commissioner Jones also expressed a desire to take part, but would be a hit and miss with attendance and asked if there can be more than one representative. Director Bartlam stated that there will be one formal representative from this board, but there will be representatives for the public at large and he could fit that category.

Commissioner Olson was unanimously agreed upon to be the Planning Commission Representative.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that there is a memo in the packet and staff is available to answer any questions.

Commissioner Jones asked about the Marijuana issue. Director Bartlam stated that direction has been given to the City Attorney to put together an ordinance not allowing dispensaries in the City limits.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

None

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Commissioner Kiser gave a brief report regarding the meeting held earlier this evening and passed around the information form the SPARC packet.

9. ART IN PUBLIC PLACES

None

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:13 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, DECEMBER 8, 2010**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of December 8, 2010, was called to order by Chair Hennecke at 7:00 p.m.

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

Absent: Planning Commissioners – Jones and Heinitz

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

2. MINUTES

“October 27, 2010”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Kirsten second, approved the Minutes of October 27, 2010 as written. (Commissioner Olson abstained because she was not in attendance of the subject meeting)

“November 10, 2010”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the Minutes of November 10, 2010 as written. (Commissioner Cummins abstained because he was not in attendance of the subject meeting)

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request of a Use Permit to allow a Type-20 Off-Sale beer and wine Alcoholic Beverage Control License at 11 North School Street (Applicant: Cindy Della Monica. File Number: 10-U-15).

Commissioner Kirsten recused himself due to a conflict of having property interest within the 300 foot radius of this project.

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval.

Hearing Opened to the Public

- John Della Monica, representative for the applicant, came forward to answer questions.
- Chair Hennecke stated his pleasure for this type of business for Lodi and the downtown area.

- Commissioner Kiser asked if the cheeses were going to be from all over. Mr. Della Monica stated that the cheeses will be coming from all over the world.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Cummins second, approved the request of the Planning Commission for a Use Permit to allow a Type-20 Off-Sale beer and wine Alcoholic Beverage Control License at 11 North School Street subject to the conditions in the resolution. The motion carried by the following vote:

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

Commissioner Kirsten rejoined the Commission.

Director Bartlam stated that Mr. Della Monica and his partner are the architects responsible for the property improvements that are occurring across the street from City Hall, which is where they are relocating their office.

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that there is a memo in the packet and staff is available to answer any questions.

Chair Hennecke stated on behalf of the Commission how pleased they are that Mr. Bartlam was chosen for the City Manager’s position on a permanent basis. The rest of the Commission concurred.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that there have been emails going back and forth with the State regarding the Housing Element and staff is hopeful that the document will be ready to be brought to the Commission in early February. He also added as a reminder that the City received grant funds that will be used to update the development code.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

None

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Deputy City Attorney Magdich reminded the Commissioners of the AB1234 Ethics Training that will be held here in Carnegie Forum on Monday, December 13, 2010 at 6:00pm.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:10 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

Item 3a

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: February 9, 2011

APPLICATION NO: Use Permit: 11-U-01

REQUEST: Request for Planning Commission approval of a Use Permit to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 523 North Sacramento Street (Applicant: Evergreen Recycling Center: File Number: 11-U-01).

LOCATION: 523 North Sacramento Street
APN: 041-210-22
Lodi, CA 95240

APPLICANT: Evergreen Recycling Center
2708 Buckminster Drive
Elk Grove, CA 95758

PROPERTY OWNER: Robert and Geraldine Griffin
119 North Crescent Ave
Lodi, CA 95240

RECOMMENDATION

Staff recommends that the Planning Commission approve the request of Evergreen Recycling Center for a Use Permit to allow a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 523 North Sacramento Street, subject to the conditions in the attached resolution.

PROJECT AREA DESCRIPTION

General Plan Designation: Industrial
Zoning Designation: M-2, Heavy Industrial
Property Size: .41 acre. (17,860 sq. ft.)

The adjacent zoning and land use characteristics:

	General Plan	Zone	Land Use
North	Industrial	M-2, Heavy Industrial	Warehouse/industrial use
South	Industrial	M-2, Heavy Industrial	Warehouse/industrial use
East	Industrial	M-2, Heavy Industrial	Warehouse/industrial use
West	Industrial	M-2, Heavy Industrial	Warehouse/industrial use

SUMMARY

The applicant is proposing to utilize a vacant industrial building located at 523 North Sacramento Street for storage and warehousing of recyclable materials. Materials stored and processed at the proposed location would consist of loose or baled CRV materials (for example, aluminum cans, glass and plastic materials), scrap metal (for example, copper,

brass, aluminum, ferrous and non-ferrous metals), and electronic waste (for example, television sets, VCRs, computer equipment). The materials would be stored, sorted, and/or palletized, and made ready for transport from the proposed location. City's Code requires approval of a Use Permit for storage and processing of scrap metals. No exterior changes are proposed to the building.

BACKGROUND

Development plans for the property were reviewed and approved by the Site Plan and Architectural Review Committee in early 1978. The building was constructed as an industrial building and has been used by a variety of industrial uses ranging from metal fabrication to tire retreading company. The most recent use was by a refrigeration and residential air conditioning company who used the building for repair and storage purposes.

Available City records indicate there is a pending Code violation related to fire damage, overgrown weed and vegetation and accumulation of junk and debris on the property. Notice of Violation was issued December 15, 2010 and the matter has not been resolved as the writing of this staff report. Conditions have been added to the attached resolution to ensure full code compliance.

ANALYSIS

The applicant is proposing to utilize a vacant building located at 523 North Sacramento Street for storage and warehousing of recyclable materials. Materials stored and processed at the proposed location would consist of loose or baled CRV materials (for example, aluminum cans, glass and plastic materials), scrap metal (for example, copper, brass, aluminum, ferrous and non-ferrous metals), and electronic waste (for example, television sets, VCRs, computer equipment). The property has a General Plan land use designation of Industrial, and zoning land use designation of M-2, Heavy Industrial, which permits the proposed use subject to a Use Permit (LMC §17.48.030). The proposed warehousing and storage use is consistent with the other industrial uses (specifically, warehousing and storage uses) in adjacent properties.

This proposed business would be open to the public, contractors, and manufactures for the use of recycling materials for redemption of cash. Operation of the business would be Monday through Saturday from 10:00 am. until 5:30 p.m., and will be closed all major holidays. The public would be able to use the facility to recycle metals, plastics, glass, paper and electronics to receive cash based on the weights of the products. The purchased materials from the public will be stored, cut, sheared, baled, or boxed accordingly for temporary storage and shipment. The proposed business has been conditioned to not purchase, handle, or dispose of any materials deemed to be hazardous or even remotely hazardous, and all run off from the property would be properly filtered and managed in accordance with the City's Storm Water Management Program.

Staff believes that the Planning Commission can make the required findings to allow warehousing and storage at the proposed location. The proposed use is appropriate for the specific location in that the site is located in a warehouse building and is surrounded by similar heavy commercial and industrial uses. The proposed use is in accord with the purpose of the M-2 zoning district and General Plan land use designation in that recycling centers are conditionally permitted uses in the M-2 District. Staff also believes that the use would benefit the City in that it would create additional revenue by contributing to the sales tax base in the City. In addition, the proposed business anticipates hiring at least ten (10) employees.

While staff does not believe that the proposed use would adversely affect the orderly use of property nor cause adverse impact to the neighborhood, staff does believe that recycling materials and containers should be located inside the building. To that end, staff proposes conditions related to noise control, prohibitions on outdoor storage and ongoing maintenance

of the area within 300 feet of the project in order to ensure that the area is kept free of litter and other undesirable materials. In addition, staff recommends that the Commission adopt a condition requiring the applicant to re-stripe and add signage in the parking lot where the current striping is temporary and inadequate. If approved, the applicant would be required to submit plans for tenant improvement to allow the proposed use.

Staff sent copies of the application to various City departments for comments and review. Their comments and requirements have been incorporated into the attached resolution. Staff believes that the proposed Use Permit is consistent with the requirements of the Zoning Ordinance and the policies outlined in the General Plan. Therefore, staff finds that the use of an existing building for the use of a commercial recycling facility at 523 North Sacramento Street will be compatible with the adjacent uses and will not negatively impact the surrounding neighborhood. In addition, the proposed project would not only provide additional employment opportunities and help preserve the City of Lodi's economic welfare, but provide economic activity to the neighborhood. The proposed recycling facility will be consistent with the Goals and objectives as specified in the General Plan for Industrial businesses and help occupy an underutilized building that is in need of economic activity. As such, staff recommends that the Planning Commission approve the project, subject to the conditions outlined in the attached resolution.

ENVIRONMENTAL ASSESSMENTS

The project was found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an "Enforcement action by regulatory agencies" because it is the "adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant environmental impacts are anticipated and no mitigation measures have been required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on January 29, 2011. Thirty-seven (37) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,

Concur,

Immanuel Bereket
Associate Planner

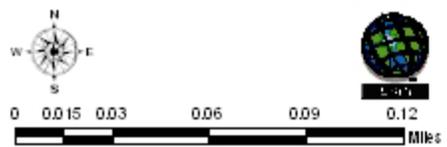
Konradt Bartlam
Community Development Director

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photo
3. Site Plan
4. Applicant's Project Description
5. Code Violation Notice
6. Draft Resolution



Project Site



Vicinity Map
 523 North Sacramento Street
 APN: 041-210-220
 Lodi, CA 95240

Legend

 Project Site



Go Green Recycling
523 North Sacramento Street
APN: 041-210-22
Lodi, CA 95240

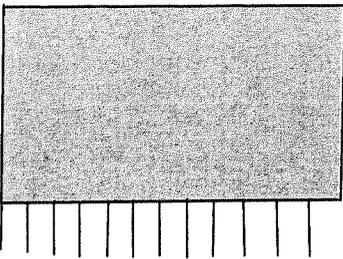


Go Green Recycling
523 North Sacramento Street
APN: 041-210-22
Lodi, CA 95240



Sacramento Street

Daisy Avenue



Evergreen Recycling Center
525 North Sacramento St
Lodi, CA 95240

(Project Description for Evergreen Recycling Center---Attachment 1)

Our goal and mission is to bring a **win-win-win green business** to the City of Lodi in ways that all participants will benefit and gain from our environmentally conscious recycling processing center. We reduce the amount of garbage sent to landfills; we reduce the consumption of energy and resources needed to remanufacture the same item; and we bring in money and generate income and jobs for the community.

* We are Evergreen Recycling Center and we are applying for a **Conditional Use Permit for our M2 zoned building located at 523 North Sacramento Street, Lodi, CA 95240.**

* We anticipate **hiring at least 10 employees** to collect, sort, bale and make delivery of our collected recyclables.

* **All transaction and handling of materials will be inside of our enclosed building.** 100% of all collected recyclables will be stored in our 10,000 sq ft enclosed and alarmed building.

* Hours of operation will be from **10:00AM to 5:30PM**, Monday thru Saturday.

* **We will pay** the general public, as well as other certified recycling centers, collection programs, community service programs and curbside programs the California Refund Value (CRV) plus possibly a scrap price.

-Based on the data we have gathered through our research, there is no existing recycling center in the City of Lodi currently paying for recycling of paper and cardboard. We will be offering that service to differentiate and capture that niche market and to not compete directly with other recycling center. We are in communication and contact with **International Paper** located at 1714 Cebrian Street, West Sacramento, CA 95691 and we will be supplying our products to them.

-Additionally, there is currently no recycling center in the City of Lodi paying the general public for LDPE, PP, HDPE (shampoo bottles, milk bottles, and soap bottles). And likely, we will also be offering that service to differentiate and capture that nice market and to not compete directly with other recycling center. We are in communication and contact with **Epic Plastics** located a few blocks north of our proposed location. They are located at 104 East Turner Road, Lodi, CA 95240. Epic Plastics is also a certified processing center and they use "up to 11 million lbs per month" to make new product out of recyclable materials. They only make purchases by the "truckload quantities" and do not buy from end users or the general public. Our center will be buying from the public and will bale and supply our products to them.

-We are in communication and contact with the Plant Manger at **SMURFIT-STONE** (they are the "largest in North America and operate approximately 145 facilities with over 17,000 employees worldwide"). The company reported net sales of \$7.042 billion in 2008 and is headquartered in Chicago, IL and Creve Coeur, MO. Their local recycling plant is located at 4800 Florin-Perkins Road, Sacramento, CA 95826 and they have offered and will be helping us and assisting us to setup our facility and we will be supplying our products to them.

-We are in communication and contact with **California Electronic Asset Recovery** ("ISO 14001 environmentally certified and recycle over 1.25 million lbs of electronics every month"). They are e-Waste certified by the State of California and are located at 3678 LeMay Street, Mather, CA 95655 and we will be supplying our products to them.

CRV ITEMS	E-Waste	PAPER
Aluminum Cans	Laptops	Office Paper
	TV's & Monitors	Newspaper
Plastic:	Cell Phones	Cardboard
#1 CRV PET	Printers	
#2 HDPE		
#3 PVC	APPLIANCES	METALS
#4 LDPE	Stoves & Ovens	Copper
#5 PP	Washer & Dryers	Aluminum
#6 PS	Air Conditioning Unit	Red & Yellow Brass
	Refrigerators	Tin
Glass	Microwaves	Stainless Steel
BiMetal	Water Heaters	Batteries



Lodi Police Department
 215 West Elm Street
 Lodi, CA 95240
 (209)333-6823/ (209)333-6792 fax

NOTICE OF VIOLATION & INTENT TO ABATE

GRIFFIN, ROBERT L & GERALDINE
 BRANDON LATTA
 119 N CRESCENT AVE
 LODI, CA 95240-1801

RE: 523 N SACRAMENTO ST LODI, CA
 APN: 041-210-22
 Case No: CE-10-0533

Date: December 15, 2010

Dear GRIFFIN, ROBERT L & GERALDINE :

The following violation(s) of the Lodi Municipal Code (LMC), Uniform Housing Code (UHC), or California model construction codes (CBC, CPC, CEC, CMC), as adopted by the City of Lodi exist at **523 N SACRAMENTO ST LODI, CA** .

Code Section	Corrective Action
LMC 15.20.350: The Chief Officer at the scene shall attempt to notify all occupants or owners of structures, which have suffered damage by fire, that such structures or buildings must be inspected before any repairs thereof are made. A permit covering the structural, electrical and plumbing repairs shall be obtained from the city of Lodi Community Development Department. The Chief Officer shall report all such structural fires to the Chief Building Official or his/her designee within twenty-four hours after the occurrence of such fire.	Obtain the required property evaluation permit as required from the Building Division located at 221 W Pine Street.
UHC 1001.11: The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborage, stagnant water, combustible materials, and similar materials or conditions on the premises constitutes fire health or safety hazards that shall be abated in accordance with the procedures specified in Chapter 11 of the Uniform Housing Code.	Remove all junk and debris from the fire damaged recreational vehicle from the premises.

The above listed item(s) must be corrected by **December 29, 2010**, or abatement action will ensue. All associated fees will be directly billed to you in addition to the issuance of administrative fines and fees. Failure to comply with this Notice of Violation and Intent to Abate may result in criminal prosecution, civil injunction, administrative abatement, administrative citations, civil penalties, clouding of property title, and the revocation or withholding of municipal permits.

Please contact the Community Improvement Unit of the Lodi Police Department at **(209) 333-6800, extension 2080** to advise me of the current status of the violation(s) listed in this notice.

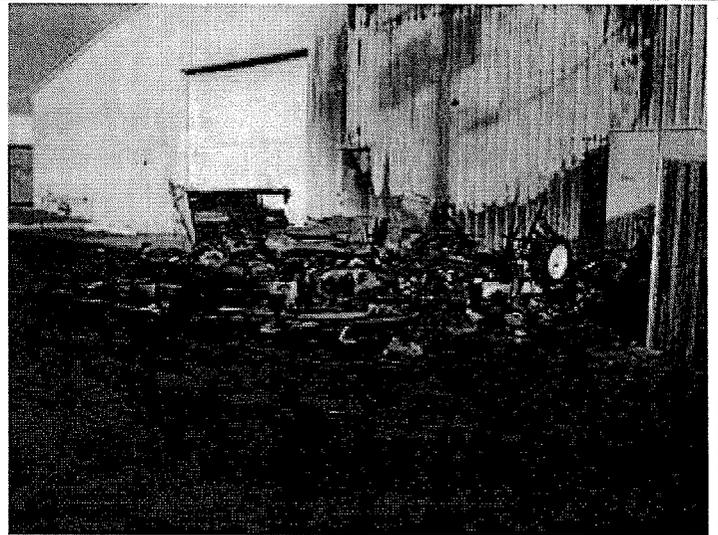
Sincerely,

Nancy Baker
 Community Improvement Officer

Photographs



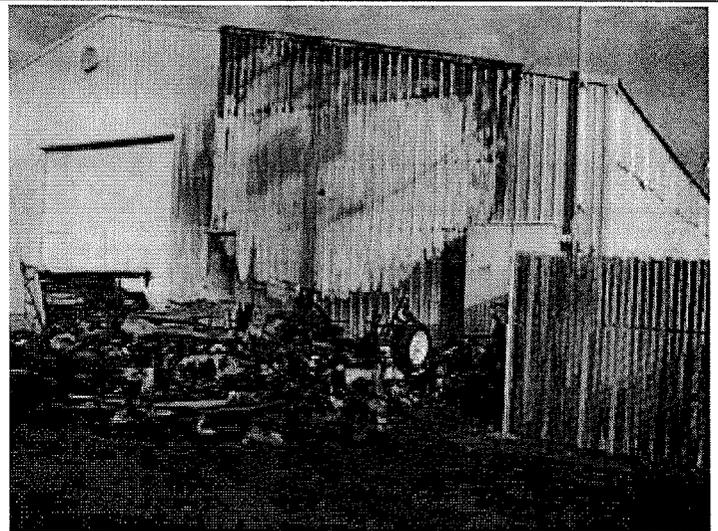
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RESOLUTION NO. P.C. 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR APPROVAL OF THE REQUEST OF EVERGREEN RECYCLING CENTER FOR A USE PERMIT TO ALLOW A WAREHOUSING AND STORAGE USE FOR RECYCLED MATERIALS, INCLUDING CALIFORNIA REDEMPTION VALUE (CRV), CARDBOARD, SCRAP METAL AND ELECTRONIC WASTE AT 523 NORTH SACRAMENTO STREET

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

WHEREAS, the project site is located at 523 North Sacramento Street, Lodi, CA 95240 (APN: 041-210-22); and

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

WHEREAS, the project site owners are Robert and Geraldine Griffin, 119 North Crescent Avenue, Lodi, CA 95240; and

WHEREAS, the project proponent is Evergreen Recycling Center, 2708 Buckminster Drive, Elk Grove, CA 95758; and

WHEREAS, the requested Use Permit to allow a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 523 North Sacramento Street is an enforcement action in accordance with the City of Lodi Zoning Ordinance; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt from CEQA per Article 19 §15321, Class 21 (a) (2); and

WHEREAS, pursuant to City of Lodi Zoning Ordinance § 17.72.110, this resolution becomes effective ten (10) business days from its adoption in the absence of the filing of an appeal; and

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

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

1. The project was found to be Categorical Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an “Enforcement action by regulatory agencies” because it is the “adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.” No significant environmental impacts are anticipated and no mitigation measures have been required.
2. The proposed business seeks to establish a warehousing and storage use for recycled materials, including California Redemption Value (CRV), cardboard, scrap metal and electronic waste at 523 North Sacramento Street is a permitted use in the Heavy Industrial (M-2) zoning District, in which small collection recycling centers area allowed as permitted land uses. The site is suitable and adequate for the proposed use.
3. The proposed use is consistent with the General Plan because commercial uses such as the one being proposed are permitted in accordance with Land Use Policy subject to a discretionary review.
4. The proposed use will not adversely affect the preservation of property values in that the use will occupy a currently vacant tenant building and in that the use is similar to previous uses of the property.
5. The proposed use is not detrimental to the health, safety and general welfare of the City in that the applicant is permitted to collect, process and store recyclable materials.

6. The proposed use would not have a substantial adverse economic effect on nearby uses because operation of the proposed business in accordance with applicable laws and under the conditions of this Use Permit is anticipated to be an economic benefit to the community.
7. The conditions and the restriction of this Use Permit are consistent with the General Plan, and the proposed use will not cause the operation of the conditional use to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent areas.
8. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses and residents to resolve any problems that may occur.
9. The conditional use is subject to and must comply with specific local conditions and additional regulations as deemed necessary by other regulatory or permit authorities. The approval does not relieve the applicant from an obligation to obtain any state or federal permits for recycling facilities.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 11-U-01 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The applicant/Operator and/or successors in interest and management shall defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this Use Permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant/operator and/or successors in interest and management shall maintain the project site free of litter, shopping-carts or any other undesirable materials and shall be cleaned of loose debris on a daily basis. The Applicant/Operator and/or successors in interest and management shall be responsible for picking up all litter and waste material within any public or private right-of-way within 300 feet of the tenant space boundaries.
3. There shall be no outdoor storage of materials except for transportation-related equipment that will be used to move materials for loading purposes. If complaints are received and verified by the City regarding noise from equipment associated with the facility, the applicant/operator and/or successors in interest and management shall mitigate and/or make any necessary modifications so noise levels comply with acceptable standards identifies in the City's General Plan.
4. Noise levels shall not exceed sixty-five (65) dBA, as measured from the outside wall of the proposed tenant space. The business hours of operation shall be from 10:00 a.m. to 5:30 p.m., Monday through Saturday, unless modified in writing and approved by the Planning Division. All business related to the facility, including removal recyclable materials shall be within these approved hours.
5. Provided that they comply with the noise limitations above, power-driven processing, including aluminum foil and can compacting, plastic shredding, or other light processing activities may be undertaken as necessary for efficient transport and storage of materials.
6. All existing temporary striping in the parking lot shall be replaced with permanent striping per City Standard Plan 134. The striping plan shall be submitted as part of the Tenant Improvement plans.
7. The applicant/operator and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

8. The applicant/operator and/or successors in interest and management shall not accept, process, handle any hazardous materials as defined by LMC 8.20.010.
9. Subsequent modifications of this approval, which do not intensify the use, including but not limited to alteration of parking and circulation design, minor changes to the conditions of approval, interpretations of the conditions of approval relative to intent, necessity of, and timing, may be approved by the Community Development Director, unless the Community Development Director requires a Substantial Conformance or Revised Permit application in accordance with the Zoning Ordinance.
10. In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this permit shall be subject to the revocation procedures in accordance with the City of Lodi Municipal Code.
11. The Lodi Police Department may, at any time, request that the Planning Commission conduct a hearing on the Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
12. At all times during the conduct of the use(s) allowed by this permit, the use(s) shall maintain and keep in effect valid licensing from appropriate local, state and/or federal agencies as required by law. Should such required licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.
13. Any sign(s) shall require a building permit from the Community Development Department. Said sign(s) shall be in full compliance with the City of Lodi Sign Ordinance and any applicable master sign program the subject site.
14. All outstanding code violations shall be corrected and the property brought into full compliance prior to issuance Certificate of Occupancy
15. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
16. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

Community Development Department, Building:

17. Due to recent fire in the structure, a property evaluation by the Building Department is required.
18. Tenant Improvement plan shall be required for change of occupancy from F-1 to S-1. In addition to all construction details, plans shall provide complete and adequate details regarding storage of the recycling materials. The plans shall specify how the materials are to be stored including but not limited height, width and depth of storage containers. If materials are not to be stored in containers, provide complete storage information to include but not be limited to: quantity, pile height, width, and depth, spacing, aisle width, etc.
19. Due to change of occupancy of the building, the building shall have 1) at least one accessible entrance, 2) an accessible route from the entrance to the primary function area, 3) accessibility signage, 4) accessible parking, if parking is provided, 5) an accessible passenger loading zone, if loading zones are provided, 6) an accessible route connecting accessible parking and accessible loading zones to the accessible entrance. 2010 CBC, Section 3411.4.2

20. Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will be conform to the provisions of this code and all relevant laws, ordinances, rules and regulations as per 2007 CBC, Appendix Chapter 1, Section 106.1.1.
21. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building code. Please review our policy handouts for specific submittal procedures.
22. An operational permit shall be required from the Lodi Fire Department for the operation of the recycling center. 2010 CFC, Section 105.6.45

Public Works Department:

The Public Works Department has the following comment concerning the approval of a Use Permit for a Recycling Center located at 523 North Sacramento Street.

23. Incorporate into the design a location for the storage of spill response equipment for materials stored or used at that facility and, at that storage location, post information on how to respond to a spill.
24. Place a note on the plans stating "Building Department to inspect Spill Response Station during Final Inspections."
25. Place a note on the plans specifying the list of equipment that will be used in the spill response location. The recommended equipment should include the following:
 - i. Brooms or shovels
 - ii. Absorbent materials for general clean up of liquids
 - iii. Mobile berm to contain a large spills or if the area will be hosed down with water. The wash water cannot be allowed to enter the storm drain.

Dated: February 9, 2011

I certify that Resolution No. 11- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 9, 2011 by the following vote:

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

ATTEST _____
Secretary, Planning Commission

Item 3b.

**LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: February 9, 2010

APPLICATION NO: Master Sign Program: 11-A-01

REQUEST: Request for Planning Commission approval of a Master Sign Program for Planned Development (PD) 39 (Reynolds Ranch) Zoning District. (Applicant: Pacific Neon Sign Company, on behalf of Skinner Ranch Holdings, LP. File Number: 11-A-01).

LOCATION: Reynolds Ranch Shopping Center. Approximately 70 acres located at the southwest corner of Harney Lane and State HWY 99.

APPLICANT: Pacific Neon Sign Company, 2939 Academy Way., Sacramento, CA 95815

PROPERTY OWNER: San Joaquin Valley Land Company LLC, 1420 S. Mills Ave., Suite K, Lodi, CA 95242

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Master Sign Program concerning Planned Development (PD)-39, commonly known as Reynolds Ranch Shopping Center, subject to the conditions listed in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: NCC- Neighborhood Community Commercial.
Zoning Designation: Planned Development (39).
Property Size: Approximately 50 acres.

Adjacent General Plan, Zoning and Land Use:

	General Plan	Zone	Existing Conditions
North	LDR, Low density residential; MDR, Medium density residential	Planned Development (39)	Residences
South	O –Office	Planned Development (39)	Blue Shield office.
East	GA, General Agriculture (San Joaquin County)	AG-40, Agricultural Uses (San Joaquin County)	State Highway 99, and east of that Agricultural, residential and cemetery uses.
West	NCC, community commercial and O – Office	Planned Development (39)	Agricultural Uses and east of that are residential uses within the Reynolds Ranch annexation.

SUMMARY:

The applicants request approval of a Master Sign Program for the Planned Development-39 (PD-39) zoning district, commonly known as Reynolds Ranch, located at the southwest corner of Harney Lane and State Highway 99 (Attachment A). When Reynolds Ranch was annexed in to the City and PD-39 zoning district was adopted, no sign criteria specific to PD-29 was approved and the City's Sign Ordinance contains no sign requirements to applicable to PD-39 zoning district. Signage for PD-39

zoning district was deferred. The proposed Master Sign Program is site specific to PD-39 zoning district and contains criteria for exterior and monument (free standing) signs.

BACKGROUND:

The Reynolds Ranch project was annexed in to the City of Lodi in 2006 as a mixed-use development. As part of the annexation process, an environmental impact report was prepared and certified, new General Plan and zoning designation (PD-39) were approved and a Development Agreement was signed. PD-39 includes retail and residential uses, public park, fire station, self-storage facility, and the Blue Shield office complex, a major component of the development. Subsequently, portions of the project site have been developed, including the 20.5 acre Blue Shield office complex as well as some of the street and infrastructure improvements. COSTCO Warehouse building is also under construction.

The applicants petitioned the City for site plan and architecture review last year and their request was reviewed and approved by the Planning Commission on February 10, 2010. Sign requirements for were deferred to later date.

ANALYSIS:

The City's Zoning Ordinance Section 17.63.060 General Limitations - states that signs shall conform to the size, location, height and other limitations established for the zone in which they are located. The Reynolds Ranch shopping center is located in Planned Development (PD) 39 zoning district. No specific sign regulation or criteria exist for the subject zoning district. Previously site plan and architectural reviews and approvals did not include signage. Therefore, the Planning Commission is asked to establish a Sign Program or criteria for the PD-39 zoning district, commonly known as Reynolds Ranch Shopping Center.

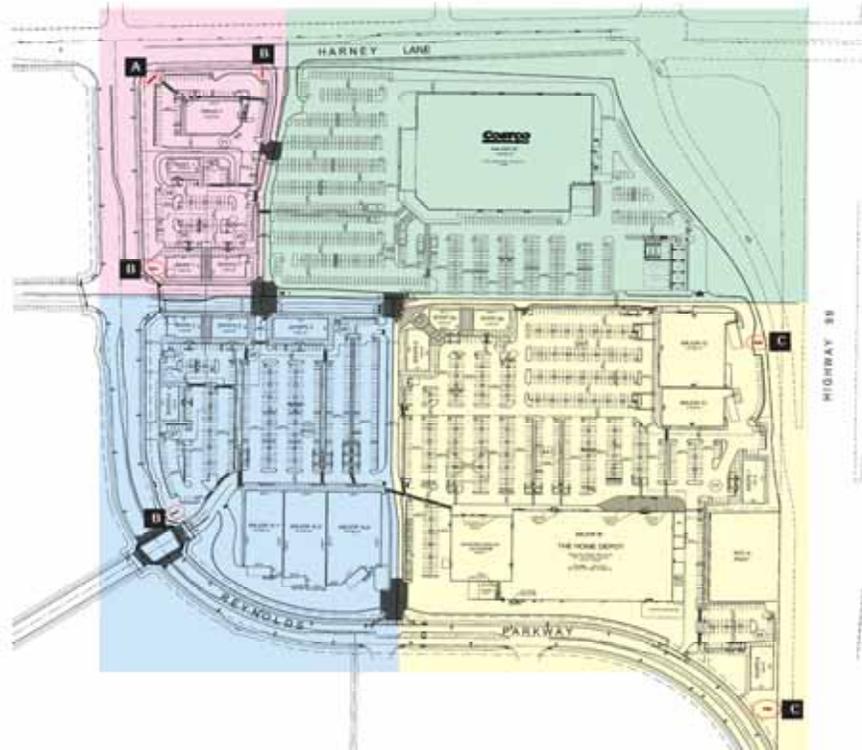
The applicant has submitted a Master Sign Program for the shopping center, which details sign criteria for Reynolds Ranch Shopping Center (Attachment E). The applicants propose a sign program that includes internally illuminated exterior building signage, two (2) double-sided freestanding freeway signs, one (1) free standing street-level shopping center identification monument sign, and three (3) doubled-sided business identification monument signs. It prohibits use or installation of flashing, moving, temporary signs. The proposed master sign program designates the sign locations and areas of all signs within the shopping center, and provides details for typical sign designs, colors and faces.

Tenant Signage:

Color elevations (Attachment D) illustrate the proposed locations for building mounted signs within the project. The previously approved architecture has been updated with "signage envelopes" for demonstration purposes on the building elevations. Tenant signs constitute wall-mounted internally illuminated channel letters and/or halo illuminated fabricated aluminum reverse pan channel letters. Signs would be located at various locations on each side of the buildings. Corporate logos would also be allowed. The maximum size of any individual sign would be calculated based on the length of tenant store frontages. The applicant proposes a maximum of two (2) square feet of signage per lineal foot of frontage for the front elevation and two (2) square feet of signage x 75% per lineal foot of frontage for side (end caps) and rear elevations. The proposed sizes exceed City's Sign Code for Commercial Shopping (CS) zoning district.

City Code permits individual businesses within a CS zoning district two (2) square feet of sign area for each one (1) foot of lineal building frontage (LMC §17.63.240), whereas the proposed Sign Program would essentially permit two (2) square feet of sign area for each one (1) foot of lineal building frontage and two (2) square feet of sign area for 75% lineal foot frontage rear and side elevations. The applicants feel the maximum allowable sign in the PD-39 should be higher than what is allowed in the CS zone due to the size and proportions of the buildings. The applicants feel appropriate scaled signage requires maximum sign area allowances greater than currently specified in the City's Sign Ordinance (see discussion below).

Free Standing Signs:



The applicants propose a total of five (5) freestanding signs. These signs are one (1) free standing street-level shopping center identification monument sign, three (3) doubled-sided business identification monument signs, and two (2) double-sided freestanding freeway signs.

A shopping center identification monument sign (illustrated as A on the above site plan) would be located on the southeast corner of Harney Lane and Reynolds Ranch Parkway. The shopping identification monument sign would be approximately 2 feet and 4 inches tall at the base and 5 feet to the eave-line; total height would be 5 feet and 7 inches. It would be indirectly illuminated and it would not contain any business signs. Per City's Sign Ordinance, a shopping center located in a CS zoning district is allowed one (1) center identification monument sign and the proposed identification sign conforms to this standard.

As illustrated as B on the above site plan, the program proposes three (3) doubled-sided multi-tenant business identification monument signs. One monument sign would be located on Harney Lane and the other two would be located at access points along Reynolds Ranch Parkway. The City's Sign Ordinance for CS zoning district permits parcels, under one ownership, which contain four or more businesses, to erect a free-standing sign in addition to one permitted sign area (LMC §17.63.220). However, the applicants would like to construct three monument signs under the PD-30 zoning district via the proposed sign program for PD-30 zoning district.

Freeway Signs:

As illustrated as C on site plan above, the proposed Master Sign Program includes two (2) multi-tenant pylon signs, no higher than 60 feet, along State Highway 99. The City Code permits a free-standing sign along State Highway 99 and sign erected cannot exceed seventy-five (75) feet in height (LMC 17.63.360). In the past, the City has permitted only one freeway sign per project/parcel; however, the

applicants would like two freeway signs. The applicants would like to deviate from this practice and permit two freeway signs.

Staff has worked with the applicant to achieve a high quality sign program that will be compatible with the recently approved shopping center. The building designs provide a variety of storefronts that create visually interesting appearances. As mentioned previously, the purpose of a sign program is to allow occupants of the shopping center or buildings to combine the total lawful sign coverage into one or more lawful signs in an integrated design concept. The master sign program designates the sign locations and areas of all signs in the program, as well as typical sign designs, colors and faces. However, the proposed master sign program PD-39 zoning district which has no previously established sign criteria. The applicants seem to establish a sign program that exceeds the CS-zoning district Sign Ordinance, which applies to shopping centers.

Exceptions:

All of the proposed sign types and designs and included in the Master Sign Program are shown on the Sign Plan along with dimensions, locations, and color and materials. The proposed Master Sign Program includes three exceptions, as follows:

1. To exceed the maximum allowable building mounted signage (as per LMC §17.63.240); and
2. To exceed the maximum of two free standing monument signs(as per LMC §17.63.220) and
3. To exceed the maximum of one freeway monument sign allowed (as per LMC §17.63.360).

In an effort to ensure that the foregoing Master Sign Program is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff opted to apply the Variance findings and justifications to determined the appropriateness of the Master Sign Program. Staff recognizes there are practical difficulties related to the size of the shopping center and believes the Reynolds Ranch does have unique characteristics including: a) significant lineal frontage along Reynolds Ranch Parkway, Harney Lane and State Highway 99; b) it abuts the State Highway 99; c) it is a large, multi-tenant regional shopping center; and d) there is a row of mature trees along the eastern frontage (State Highway 99) that would visually buffer/soften any signage placed on the rear building elevations. These site characteristics, taken together, provide opportunities for some amount of additional signage without causing undue clutter or visual distractions. Because of these unique characteristics, staff feels that the applicant's proposal is reasonable and meets the justifications required for a variance approval:

- 1. Due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations of the sign ordinance will not give adequate visibility to the signage.**

Reynolds Ranch shopping center involves construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 20 buildings of varying sizes and 50-acres. The shopping center is bordered by State Highway 99 to the east and Reynolds Ranch Parkway to the west, a meandering local street. The site layout places buildings close to streets and access points.

Staff concurs with the applicants that Reynolds Ranch shopping center is a regional shopping center, featuring large tenants such COSTCO, Home Depot and other stores. Strict application of the ordinance would create undue hardship in that the City's Sign Ordinance does not meet the needs of regional shopping centers. Staff feels the applicant's request is reasonable due to the characteristics of Reynolds Ranch shopping center.

- 2. The signs otherwise allowed by the Sign Ordinance would not be visible to the public due to issues of distance or obstructions that are beyond the control of the owner of the site on which the signs are or would be located.**

The Sign Ordinance permits only one (1) Freeway monument sign and two (2) freestanding signs per shopping center, irrespective of the size of the center or difference in land uses. Given the scale of the center and the distinct land uses involved; more than one freeway monument sign is warranted to identify the different users. Given the scale of the center and the length of eastern frontage (Highway 99), the additional freeway monument sign is necessary to identify the shopping center and its tenants. Further, Reynolds Ranch development site is completely surrounded by Harney Lane to the north and Reynolds Ranch Parkway to the west. Harney Lane is a major corridor and Reynolds Ranch Parkway is a main entrance into the shopping center and meanders through the shopping center. These two streets combine to create a massive street frontage. Because of these unique street frontage, staff believes the applicants' request to construct three (3) surface level monument signs can meet the intent of a variance. The proposed Master Sign Program increases the visibility to tenants of the commercial center, drivers and pedestrians along Reynolds Ranch Parkway and Harney Lane.

- 3. The approved program will be compatible with the design of the property and will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program.**

The sign program allows for architectural compatibility with the proposed structures as it will use similar colors and themes of the center and will provide a uniform design for tenant signage. The proposed deviations from the Sign Ordinance, namely, request to exceed signage allowed to shopping centers per City's Code, will allow for adequate visibility in a uniform design. This will provide an effective sign program for the multi-tenant buildings. It is important to note larger tenants and regional shopping centers become the destination for many shoppers as opposed to smaller businesses that rely on foot traffic once a shopper has entered the center. Major tenant signage should be readable from the surrounding adjacent streets to increase traffic safety and reduce adverse traffic impacts.

- 4. The approved program is compatible with the surrounding property and not contrary to the purpose of the sign ordinance.**

The stated purpose of a sign ordinance is to provide standards for safeguard life, health, property and the public welfare and to provide the means for adequate identification of business and other sign users by regulating and controlling the design, location and maintenance of all signs. The sign program limits the amount and type of signage that may be approved. Main signage has very specific design criteria, and the proposal, as conditioned, will provide tenants of the Reynolds Ranch adequate signage that is compatible with the buildings. The proposed Sing Program Sign would not permit flashing, moving or temporary signs, which are often sources of traffic hazardous as they tend to be sources of distraction. As proposed, the sign program will not be contrary to the purpose of the sign ordinance.

- 5. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located, and is consistent with the General Plan.**

The public health, safety and general welfare will be protected through the implementation of the Master Sign Program. The proposed signage will enhance the visibility of future on-site businesses and help to direct motorists and pedestrians to their desired destinations. The sign program will also result in more aesthetically pleasing architectural features. All elements of the proposal for a Master Sign Program are consistent with the General Plan

Conclusion:

It's been acknowledged for some time that the City's Sign Ordinance warrants a comprehensive review of its somewhat dated requirements with respect to the provisions allowed for reasonable identification, particularly with shopping centers. Staff feels Reynolds Ranch is unlike any other shopping center in Lodi in size, scope and physical configuration. Reynolds Ranch shopping center represents one of the highest profile projects in the City. While this Master Sign Plan application requires several technical sign exceptions staff believes that the Master Sign Program meets the intent and purpose of the code. The City recognizes the economic need for a sign to function as a means of business and product identification, as well as to communicate messages of a noncommercial nature. Staff has evaluated the application and the scope of work of the proposed sign program against the Zoning Code's Sign Ordinance and finds that the Reynolds Ranch is a Planned Development Unit (39) that has no specific sign ordinance tailored to meet its unique needs. Staff feels maximum signage allowed per the City's Shopping Center (CS) Sign Ordinance is inadequate for Reynolds Ranch and, therefore, feels the proposed Master Sign Program should be adopted.

Staff has emphasized the need for exceptional design in all aspects of the project design and the applicants have responded. Staff believes the Commission can make all of the required findings to approve the Master Sign Program, as it is currently proposed. Due to the location and surroundings of the site, application of the Shopping Center (CS) Sign Ordinance would be inappropriate since Reynolds Ranch is a regional shopping center and features extensive street frontage. Therefore, Staff recommends that the Planning Commission approve the Master Sign Program, subject to the attached conditions of approval

ENVIRONMENTAL ASSESSMENTS

The proposed Master Sign Program is exempt from CEQA based on the CEQA Guidelines CEQA per Article 19 §15311(a), which allows for the placement of minor structures accessory to existing commercial facilities including but not limited to on-premise signs.

PUBLIC HEARING NOTICE:

Legal Notice for the Variance was published on January 27, 2011. Sixty-four (64) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by Government Code §65091 (a) 3.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

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

Respectfully Submitted,

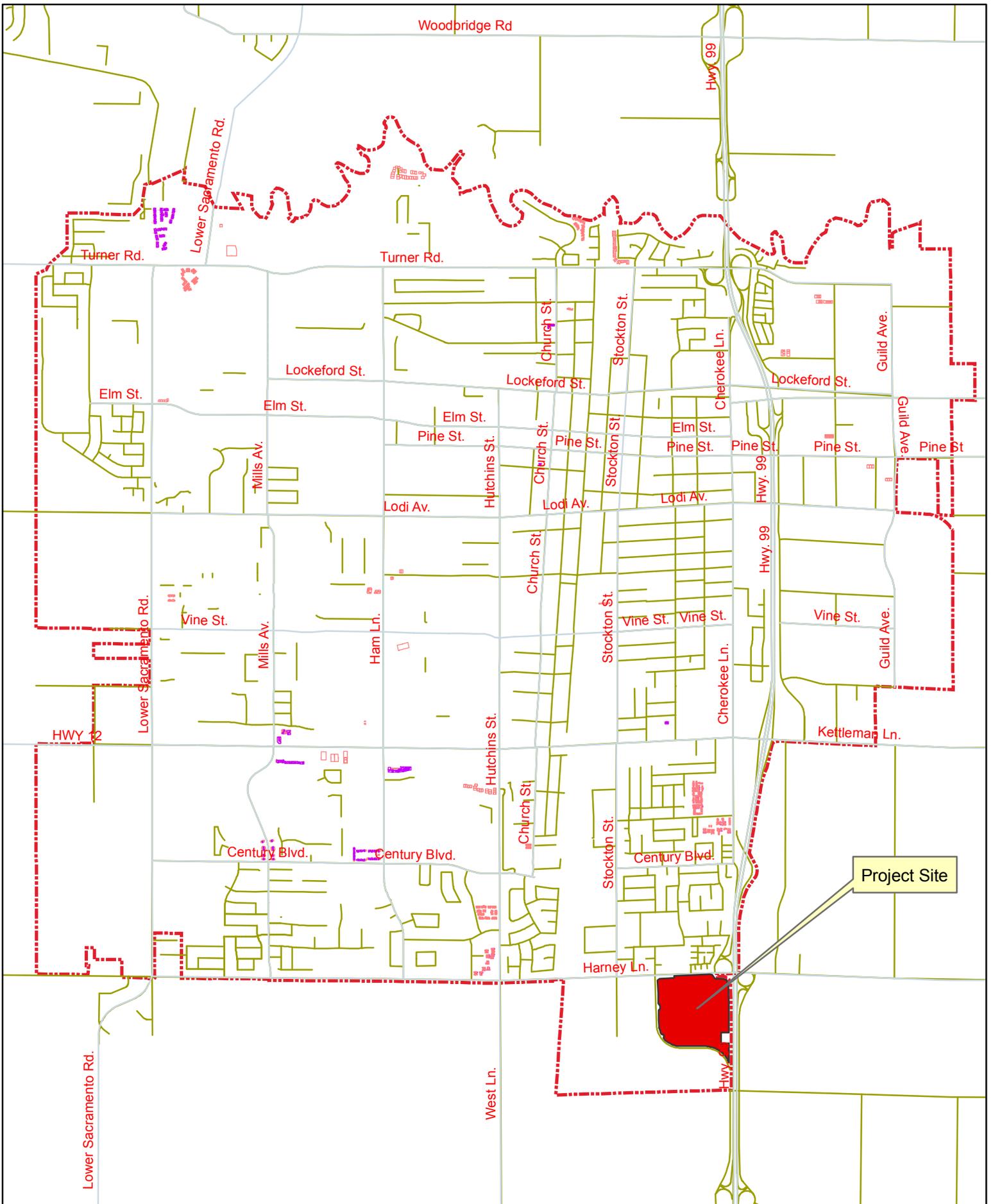
Concur,

Immanuel Bereket
Associate Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

- a. Vicinity Map
- b. Architectural Color Schedule
- c. Color Elevations
- d. Draft Reynolds Ranch Shopping Center Design Guidelines
- e. Applicant's Justification for a Variance Request
- f. Draft Resolution



Vicinity Map
 322 East Harney Lane
 Lodi, CA 95240

Legend

 Reynolds Ranch Shopping Center

ARCHITECTURAL COLOR SCHEDULE



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www. PacificNeon.com

Project No: 08-2983g-00

Account Executive: Ralph Cundiff

Approval:

Project:

Reynolds Ranch

Address:

SWC Hwy 99 & Harney Lane
Lodi, CA

Date: 6.30.10

Revision: 12.14.10
1.3.11
2.2.11

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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BUILDING COLOR SCHEDULE

SIGN COLOR SCHEDULE

WD

Sheet No.

PYLON SIGN



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D/F ENTRY MONUMENT SIGNS



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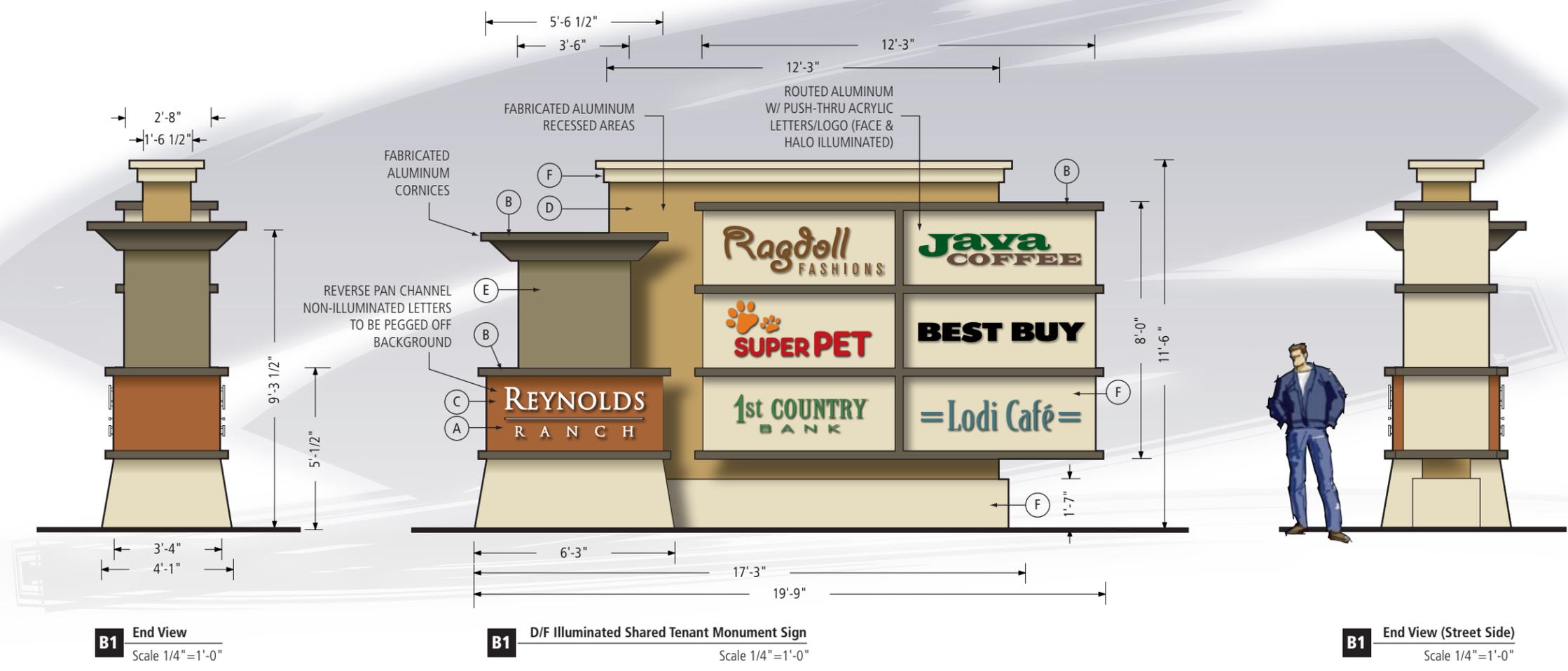
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B1 End View
Scale 1/4"=1'-0"

B1 D/F Illuminated Shared Tenant Monument Sign
Scale 1/4"=1'-0"

B1 End View (Street Side)
Scale 1/4"=1'-0"

Tenant Panel Area: 13.98 sq.ft. x (6) = 83.88 sq. ft.
Center Identity Sign Area: 3.93 sq.ft.

D/F ENTRY MONUMENT SIGNS



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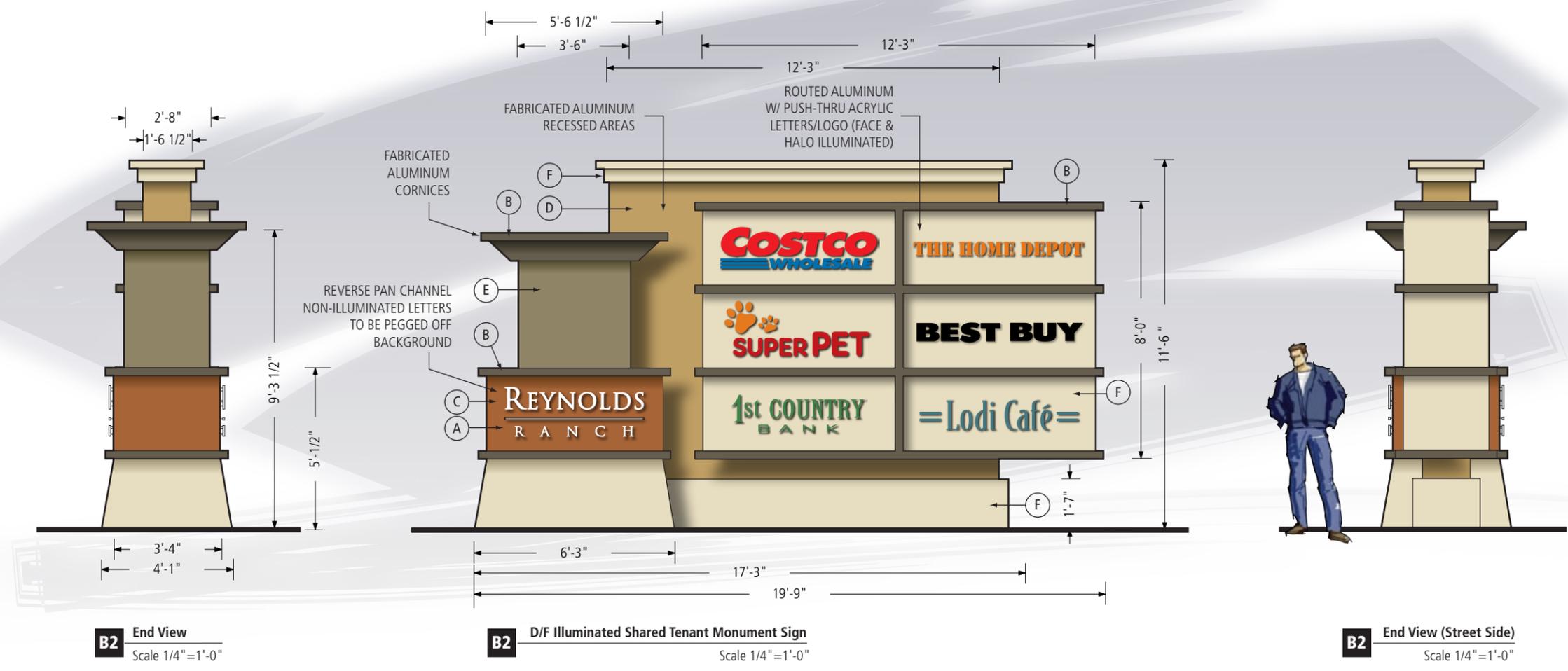
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B2 End View
Scale 1/4"=1'-0"

B2 D/F Illuminated Shared Tenant Monument Sign
Scale 1/4"=1'-0"

B2 End View (Street Side)
Scale 1/4"=1'-0"

Tenant Panel Area: 13.98 sq.ft. x (6) = 83.88 sq. ft.
Center Identity Sign Area: 3.93 sq.ft.

D/F ENTRY MONUMENT SIGNS



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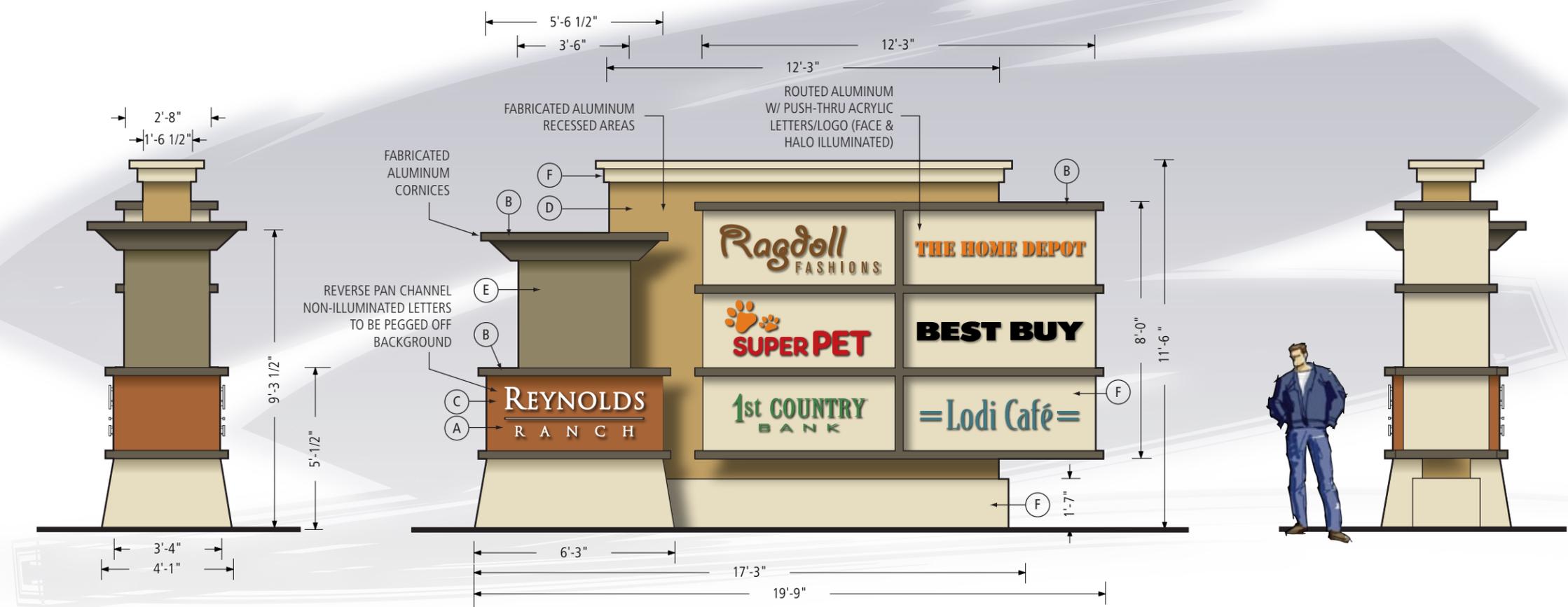
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Sheet No.

5



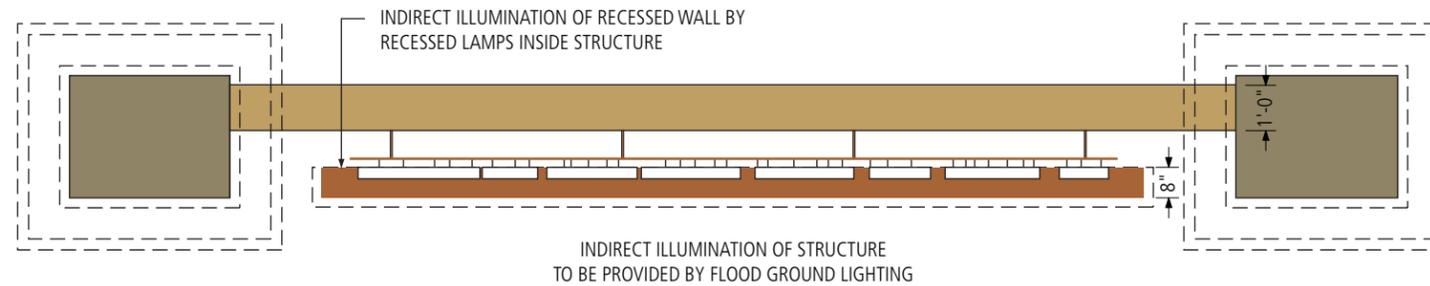
B3 End View
Scale 1/4"=1'-0"

B3 D/F Illuminated Shared Tenant Monument Sign
Scale 1/4"=1'-0"

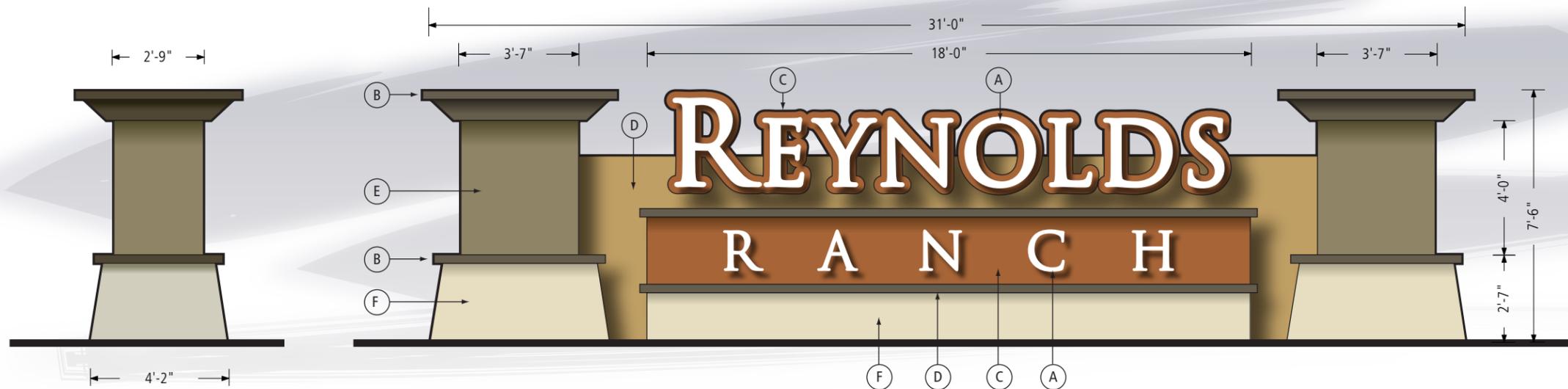
B3 End View (Street Side)
Scale 1/4"=1'-0"

Tenant Panel Area: 13.98 sq.ft. x (6) = 83.88 sq. ft.
Center Identity Sign Area: 3.93 sq.ft.

S/F CORNER IDENTITY SIGN



C Top View
Scale 1/4" = 1'-0"



C End View
Scale 1/4" = 1'-0"

C S/F Indirect Illuminated Monument Identity Sign
Scale 1/4" = 1'-0"

Center Identity Sign Area: 60.06 sq.ft.



C S/F Indirect Illuminated Monument Identity Sign (Night Rendering)
Scale 1/4" = 1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
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FAX 916. 927.2414
www. PacificNeon.com

Project No: 08-2983g-00

Account Executive: Ralph Cundiff

Approval:

Project:
Reynolds Ranch

Address:
SWC Hwy 99 & Harney Lane
Lodi, CA

Date: 6.30.10

Revision: 12.14.10
1.3.11
2.2.11

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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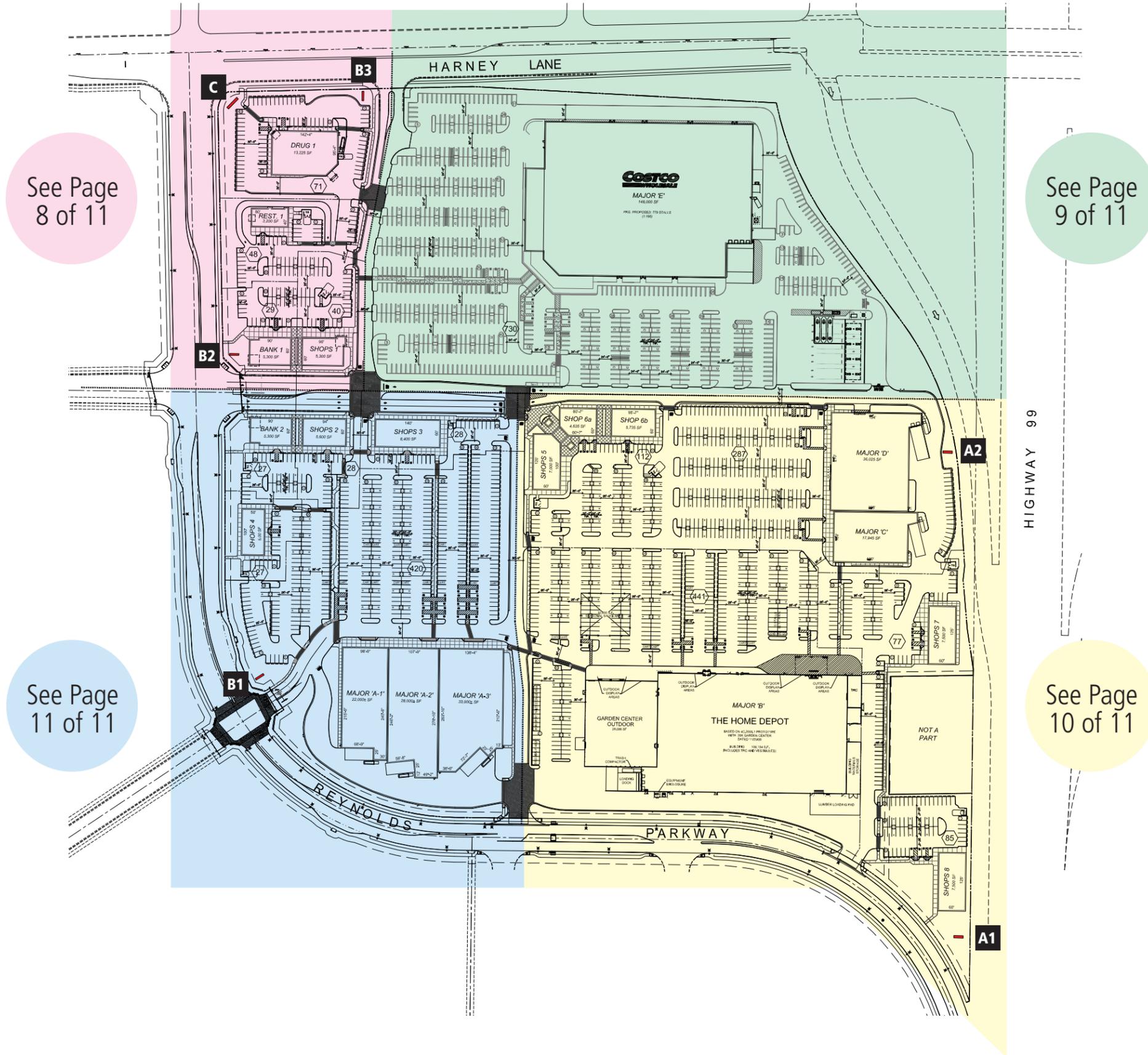
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Sheet No.

6

SITE PLAN



See Page 8 of 11

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See Page 11 of 11

See Page 10 of 11



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NORTHWEST
QUADRANT



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Project No: 08-2983g-00
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Approval:

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Reynolds Ranch

Address:
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Lodi, CA

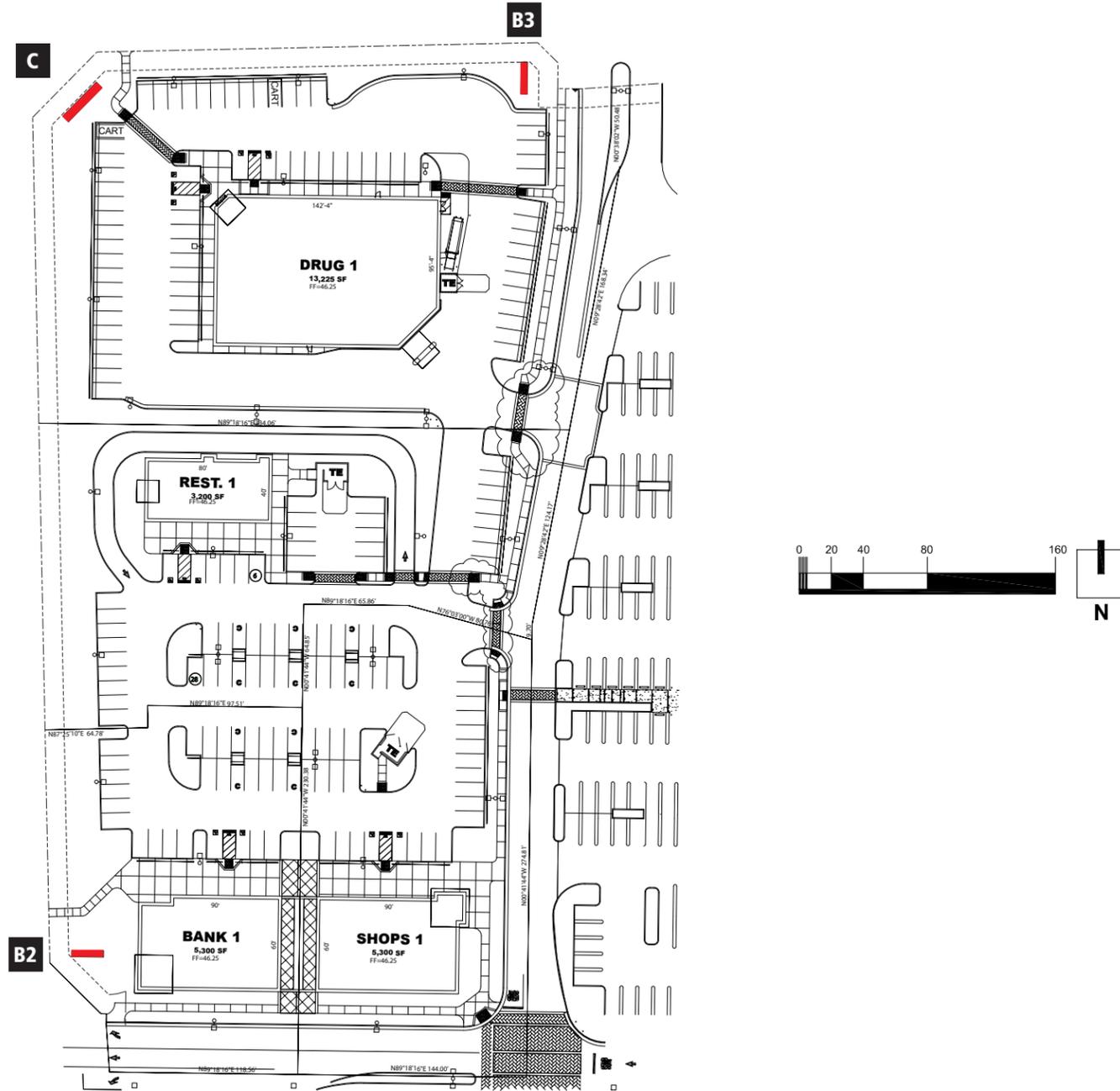
Date: 6.30.10
Revision: 12.14.10
1.3.11
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NORTHEAST
QUADRANT



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Address:
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Date: 6.30.10

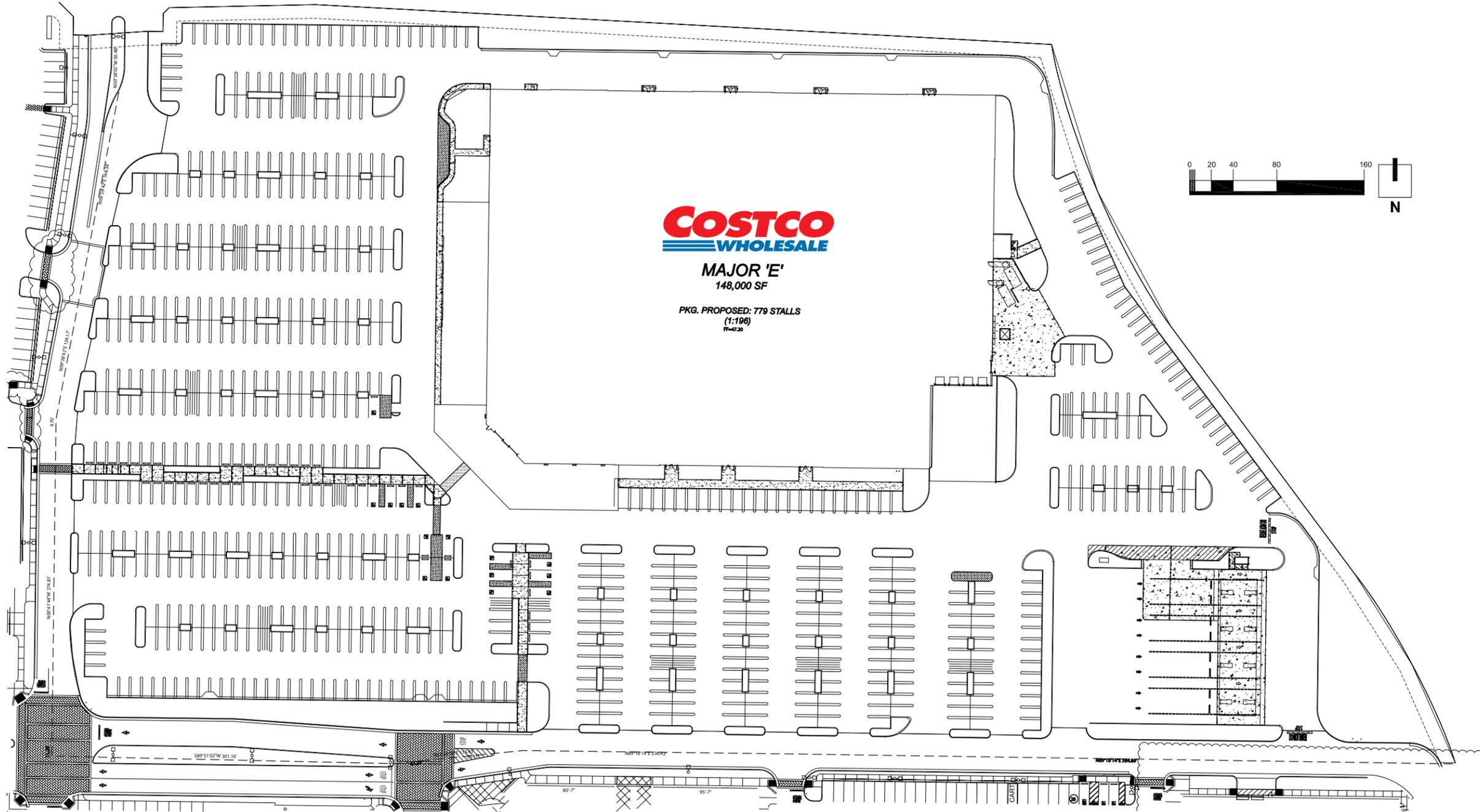
Revision: 12.14.10
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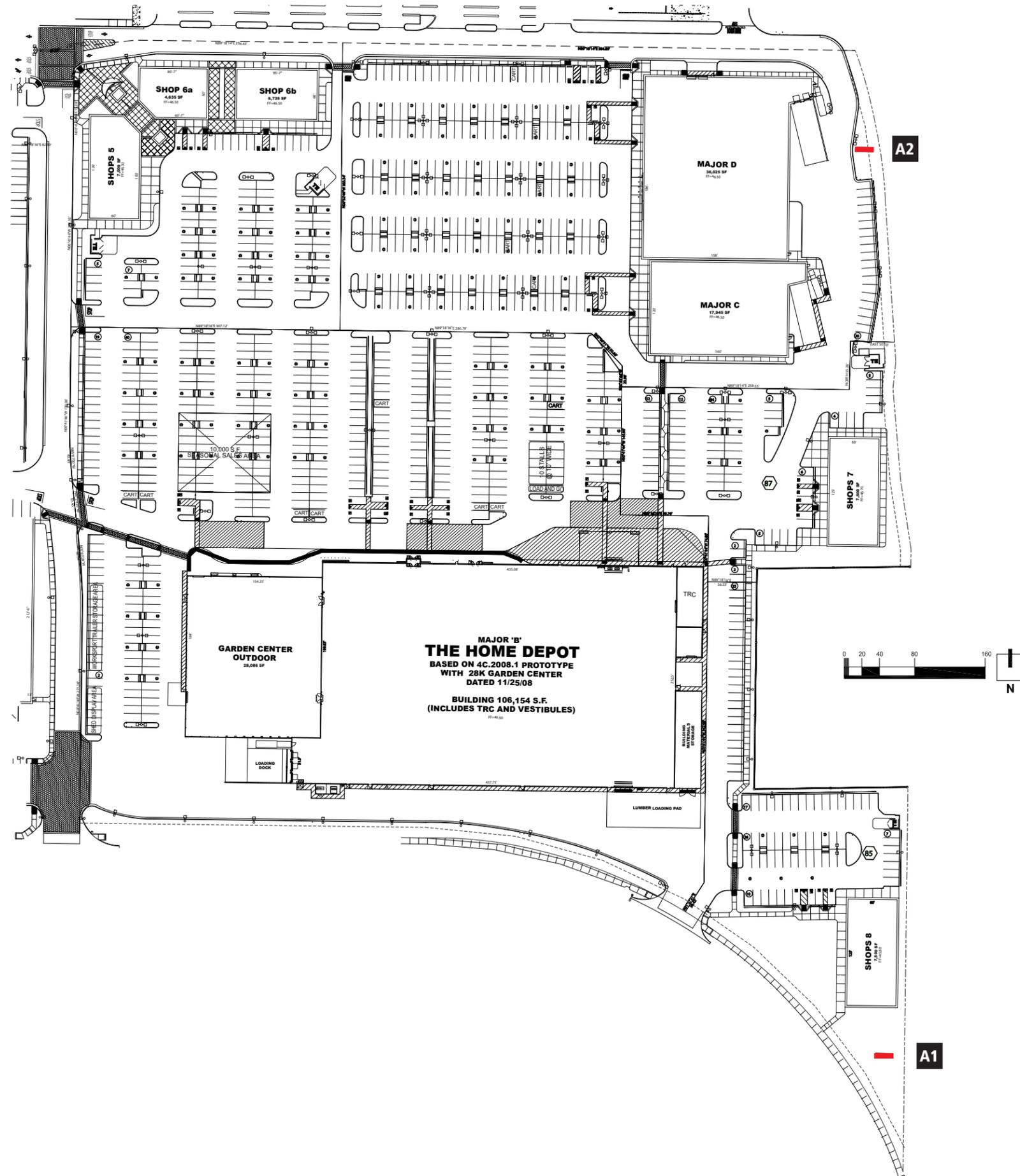


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9

SOUTHEAST
QUADRANT



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Project No: 08-2983g-00

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Approval:

Project:
Reynolds Ranch

Address:
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Date: 6.30.10

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2.2.11

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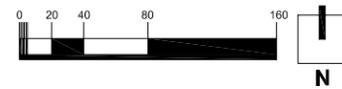
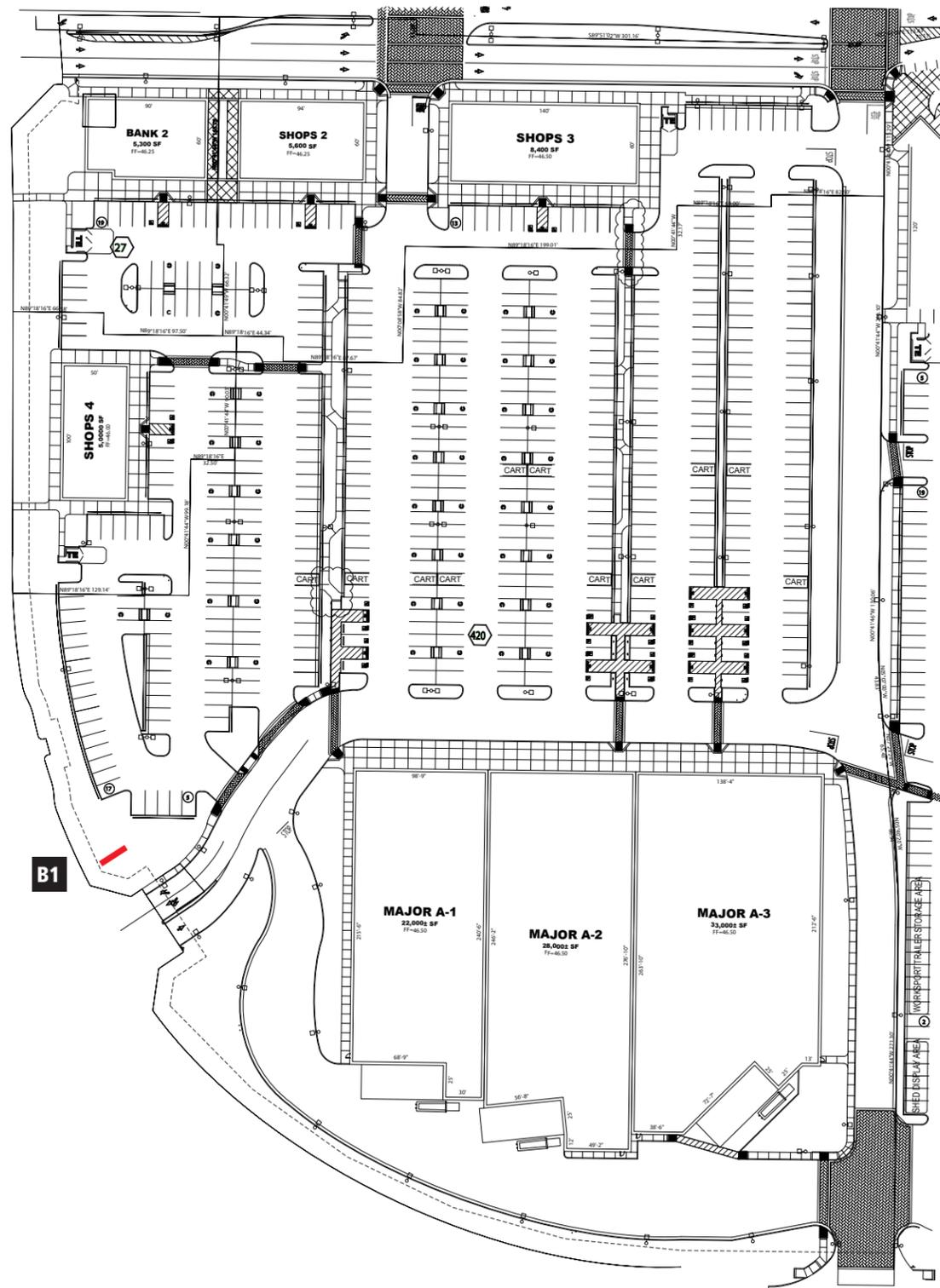
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SOUTHWEST
QUADRANT



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Project No: 08-2983g-00
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Approval:

Project:
Reynolds Ranch

Address:
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2.2.11

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MAJOR TENANT - Costco Wholesale **D** Sign Style



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www. PacificNeon.com

Project No: 08-2983f-00

Account Executive: Ralph Cundiff

Approval:

Project:
**Reynolds Ranch
Master Sign Program**

Address:
SWC Hwy 99 & Harney Lane
Lodi, CA

Date: 6.30.10

Revision: 7.26.10
12.30.10

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Sheet No.

1



COSTCO - South Elevation Scale 1"=40'-0"



COSTCO - West Elevation Scale 1"=40'-0"



COSTCO - Entrance Elevation Scale 1"=40'-0"



COSTCO - North Elevation Scale 1"=40'-0"



COSTCO - East Elevation Scale 1"=40'-0"

MAJOR TENANT - Costco Wholesale Building Signs



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Project No: 08-2983f-00
Account Executive: Ralph Cundiff
Approval:

Project:
**Reynolds Ranch
Master Sign Program**

Address:
SWC Hwy 99 & Harney Lane
Lodi, CA

Date: 6.30.10
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12.30.10

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Material Schedule

Letter / Rule Construction
Letter face to be .125" 5052 aluminum.
Returns to be .063" 5052 aluminum.

Attachment
Letters to be flush mounted to building wall with 1/2" x 1/2" x 1/8" wall angle clips every 18" or as needed. Letter to be attached to clip with #12 stainless steel hex head, self tapping screws with heads painted same color as letter. Letters to be attached to wall with 1/4" lags (with shields if required).

Letters / Rule Finish
Letters and rule to have painted finishes on faces and returns.

NOTE:
All signs must meet minimum state and local electrical building code requirements and also be U.L. compliant in manufacturing standards.

All proposed building signs are subject to city approval prior to manufacturing and installation. Landlord retains right of final approval based on size, design content and compatibility with architectural context.

ALLOWANCES:
Overall sign sizes may not exceed 75% of either the fascia height or fascia frontage (width).

ENTRANCE (FRONT) ELEVATION:
2 sq.ft. per each lineal tenant frontage feet is allowed for front elevation.

SECONDARY (SIDE & BACK) ELEVATIONS:
(2) x (.75) sq. ft. = 1.5 sq. ft. per each lineal tenant frontage feet is allowed for secondary signs (sides & back).

Signs allowed may be shaped, logo cabinet signs, individual letters or a combination of the two.

Decorative architectural panels behind signs may be used if part of the logo design.

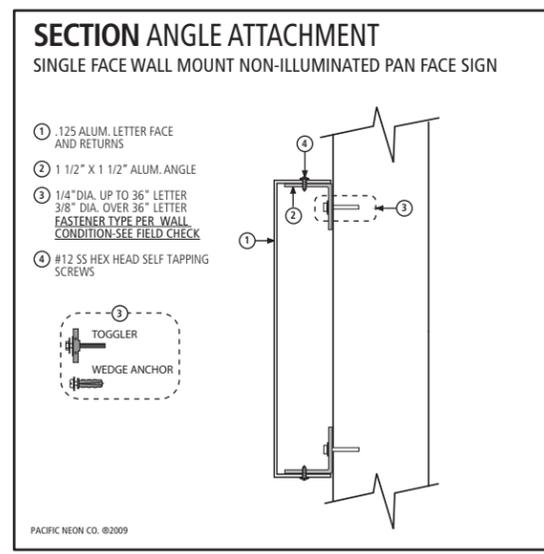
Letters may be stacked, but combined height may not exceed 75% of the fascia height. Non-illuminated secondary copy may be used, but must be individual letters of a subordinate nature with painted finish. Same height restrictions are applicable as stated previously.



D1 Non-Illuminated Reverse Pan Channel Letters
Scale 3/16"=1'-0"



D2 D3 D4 D5 Non-Illuminated Reverse Pan Channel Letters
Scale 3/16"=1'-0"



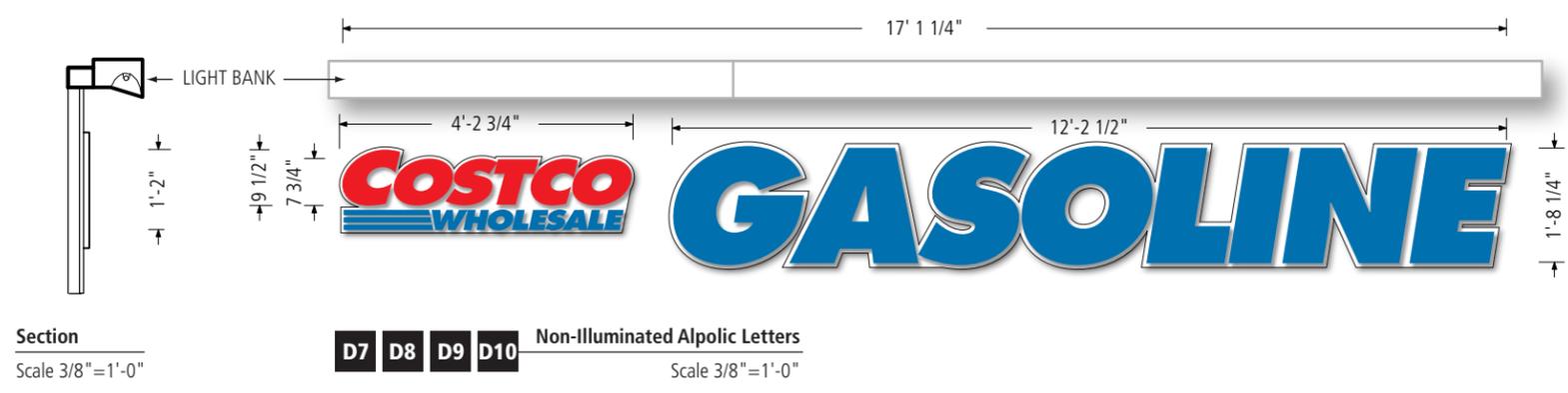
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Material Schedule

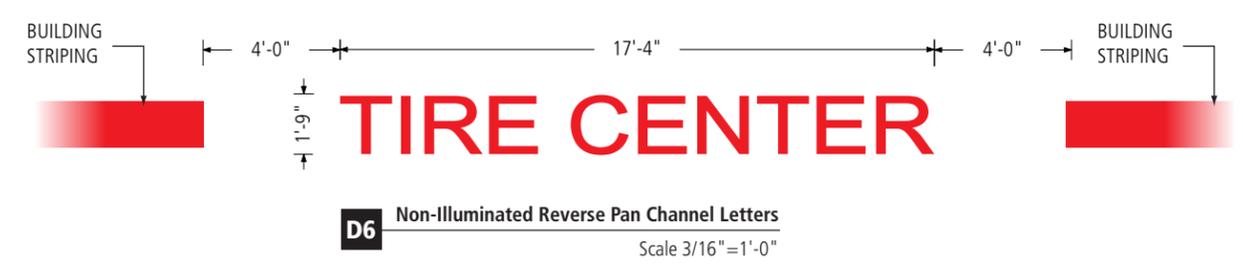
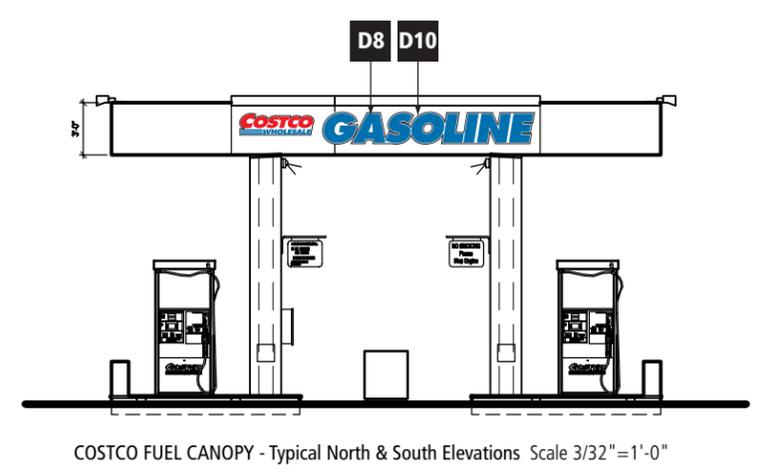
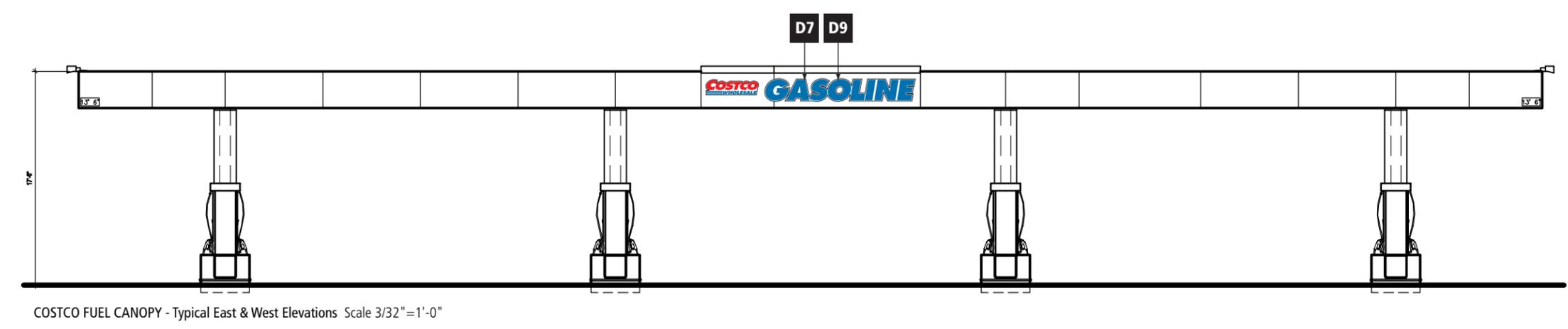
Letter / Rule Construction
Letters to be alpolic aluminum.

Attachment
Letters to be flush mounted to building wall with 1/2" x 1/2" x 1/8" wall angle clips every 18" or as needed. Letter to be attached to clip with #12 stainless steel hex head, self tapping screws with heads painted same color as letter. Letters to be attached to wall with 1/4" lags (with shields if required).

Letters / Rule Finish
Letters and rule to have painted finishes on faces and returns.

NOTE:
All signs must meet minimum state and local electrical building code requirements and also be U.L. compliant in manufacturing standards.

All proposed building signs are subject to city approval prior to manufacturing and installation. Landlord retains right of final approval based on size, design content and compatibility with architectural context.



MAJOR TENANT - Costco Wholesale Site Plan



2939 ACADEMY WAY
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 www. PacificNeon.com

Project No: 08-2983f-00
 Account Executive: Ralph Cundiff
 Approval:

Project:
**Reynolds Ranch
 Master Sign Program**

Address:
 SWC Hwy 99 & Harney Lane
 Lodi, CA

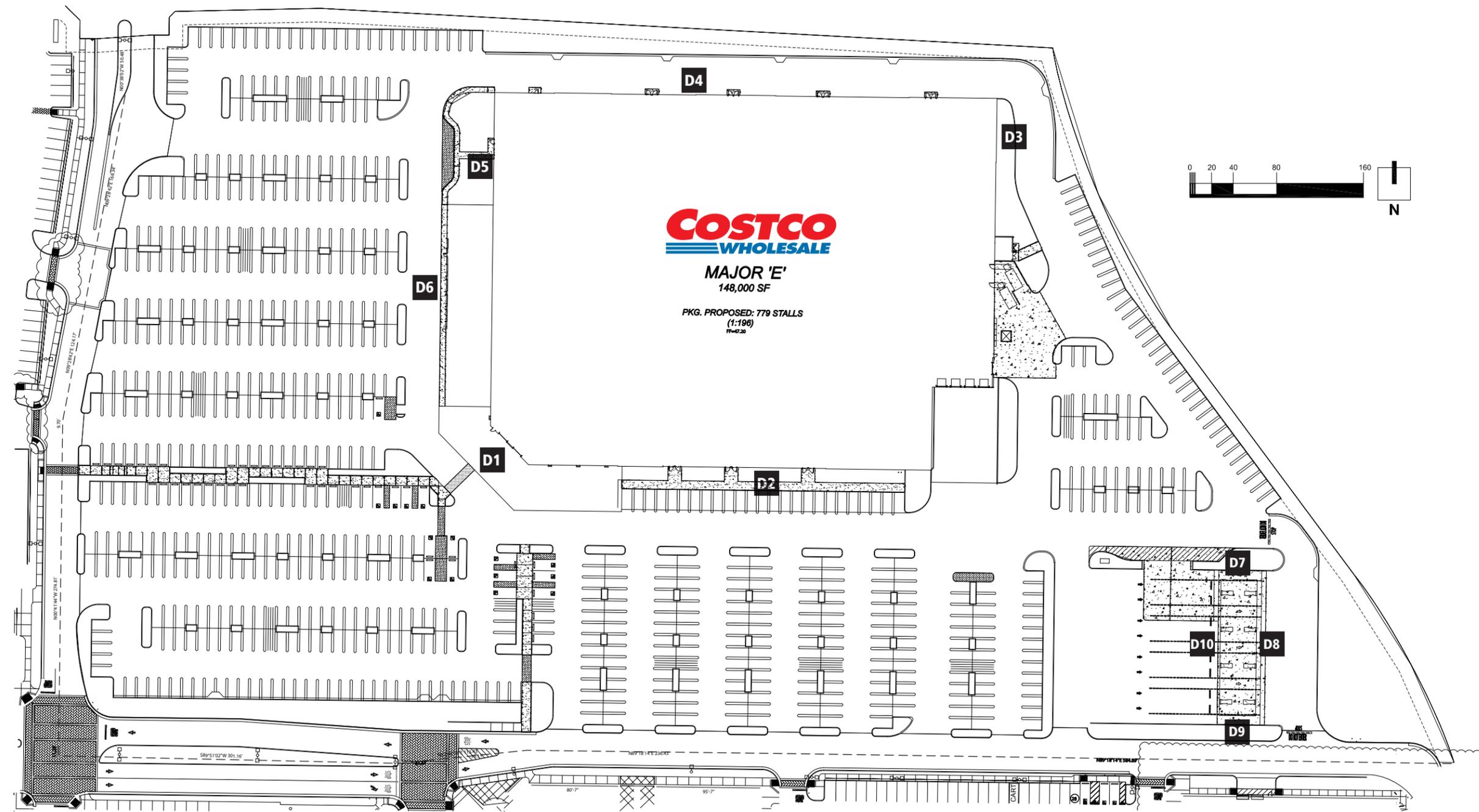
Date: 6.30.10
 Revision: 7.26.10
 12.30.10

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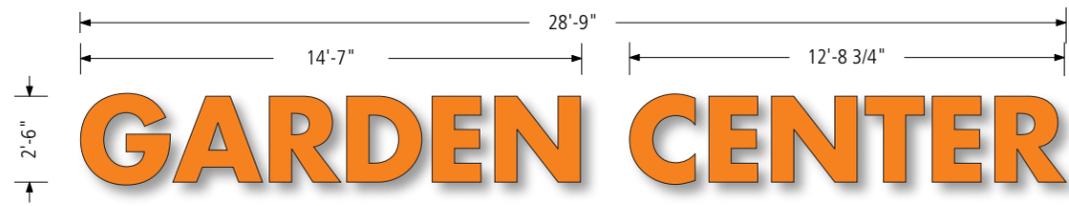
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HOME DEPOT - North Elevation Scale 1"=50'-0"



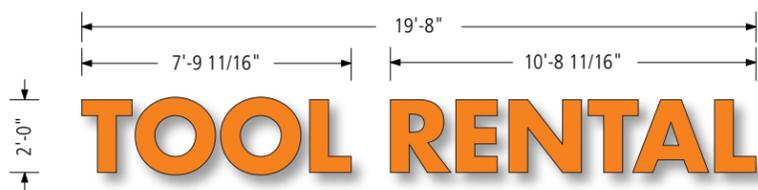
E1 Illuminated Pan Channel Letters
Scale 1/8"=1'-0"



E2 Illuminated Pan Channel Letters
Scale 3/16"=1'-0"



E3 Illuminated Pan Channel Letters
Scale 3/16"=1'-0"



E4 Illuminated Pan Channel Letters
Scale 3/16"=1'-0"

Material Schedule

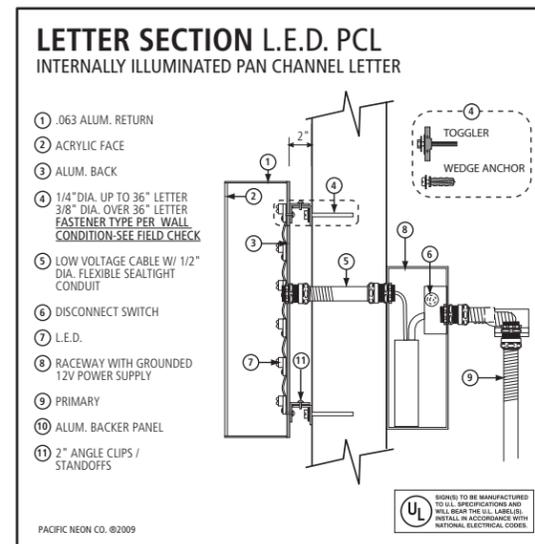
Main Letters/Logo
Letters to be fabricated aluminum, pan channel construction. Returns to be 9".063 aluminum with painted finish. Retainers to be 3/4" x 1-1/4" painted to match returns. Faces to be .150 orange pigmented Lexan #2119 with vinyl film decoration. Backs to be .090 aluminum. Internal illumination to be provided by LEDs.

Secondary Letters
Letters to be fabricated aluminum, pan channel construction. Returns to be 6".063 aluminum with painted finish. 1" trimcap to be prepainted to match returns. Faces to be .150 orange pigmented Lexan #2119. Backs to be .090 aluminum. Internal illumination to be provided by LEDs.

Attachment
Letters to be 2" angle clips mounted to 2" hanging rails (concealed). Letters to be mounted w/ 1/4" lags (min.) as required per wall conditions and building materials.

NOTE:
All signs must meet minimum state and local electrical building code requirements and also be U.L. compliant in manufacturing standards.

All proposed building signs are subject to city approval prior to manufacturing and installation. Landlord retains right of final approval based on size, design content and compatibility with architectural context.



ALLOWANCES:
Overall sign sizes may not exceed 75% of either the fascia height or fascia frontage (width).

ENTRANCE (FRONT) ELEVATION:
2 sq.ft. per each lineal tenant frontage feet is allowed for front elevation.

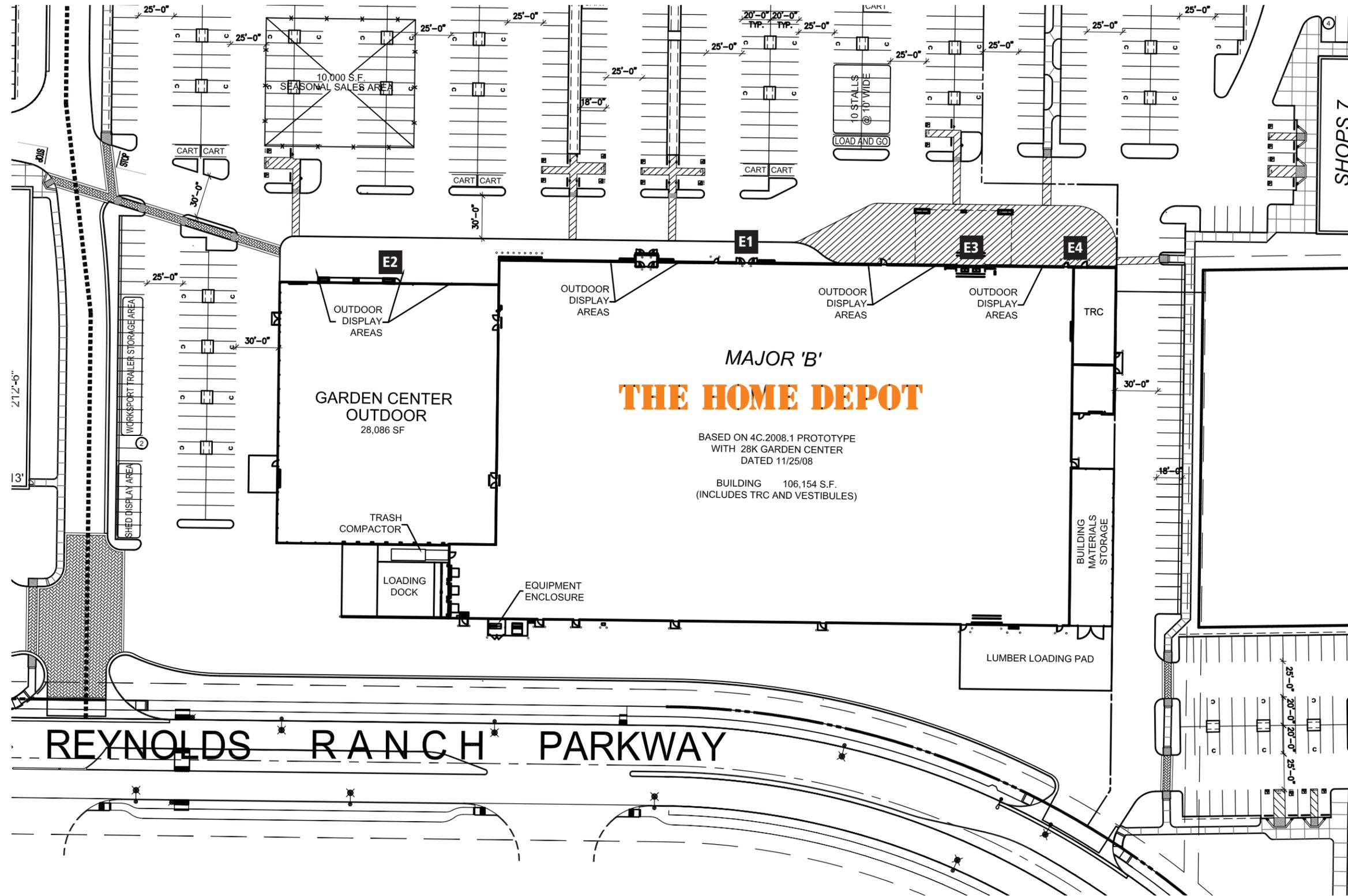
SECONDARY (SIDE & BACK) ELEVATIONS:
(2) x (.75) sq. ft. = 1.5 sq. ft. per each lineal tenant frontage feet is allowed for secondary signs (sides & back).

Signs allowed may be shaped, logo cabinet signs, individual letters or a combination of the two.

Decorative architectural panels behind signs may be used if part of the logo design.

Letters may be stacked, but combined height may not exceed 75% of the fascia height. Non-illuminated secondary copy may be used, but must be individual letters of a subordinate nature with painted finish. Same height restrictions are applicable as stated previously.

MAJOR TENANT - The Home Depot Site Plan



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Project No: 08-2983f-00
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 Approval:

Project:
Reynolds Ranch
Master Sign Program

Address:
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 Lodi, CA

Date: 6.30.10
 Revision: 7.26.10
 12.30.10

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MAJOR A MULTI-TENANT - Typical Building Conditions **F** Sign Style



MAJOR A - North Elevation Scale 1"=30'-0"



MAJOR A - East Elevation Scale 1"=30'-0"



MAJOR A - West Elevation Scale 1"=30'-0"



MAJOR A - South Elevation Scale 1"=30'-0"



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Approval:

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Sheet No.

7

MAJOR A TENANTS - Typical Allowable Sign Types



Illuminated Pan Channel Letters (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, pan channel construction. Returns/retainers to have painted finish. Faces to be acrylic either solid color or with vinyl film overlays. Illumination to be either neon or LEDs.

Attachment

Letters/logo to be attached to building fascia with toggle bolts or lags (specific to wall conditions). All fasteners shall be either galvanized or stainless steel.

ALLOWANCES:
Overall sign sizes may not exceed 75% of either the fascia height or fascia frontage (width).

ENTRANCE (FRONT) ELEVATION:
2 sq.ft. per each lineal tenant frontage feet is allowed for front elevation.

SECONDARY (SIDE & BACK) ELEVATIONS:
(2) x (.75) sq. ft. = 1.5 sq. ft. per each lineal tenant frontage feet is allowed for secondary signs (sides & back).

Signs allowed may be shaped, logo cabinet signs, individual letters or a combination of the two.

Decorative architectural panels behind signs may be used if part of the logo design.

Letters may be stacked, but combined height may not exceed 75% of the fascia height. Non-illuminated secondary copy may be used, but must be individual letters of a subordinate nature with painted finish. Same height restrictions are applicable as stated previously.



Halo Illuminated Reverse Pan Channel Letters (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, reverse pan channel construction. Returns/faces to have painted finish. Backs to be clear acrylic. Signs to be pegged off of wall min. 1-1/2". Indirect, halo illumination to be either neon or LEDs.

Attachment

Letters/logo to be pegged off building fascia with spacers. Toggle bolts or lags (specific to wall conditions) shall be used as fasteners to wall. All fasteners shall be either galvanized or stainless steel.

Restrictions:

1. No square cabinet signs allowed, unless part of a corporate logo.
2. No flashing/animated signs or signs with exposed skeletal neon not contained within a pan channel cabinet will be allowed.
3. No border neon as a decorative architectural element will be allowed without expressed permission from landlord.
4. No banners, painted window graphics, A-frame sidewalk signs or lawn kicker panel signs will be allowed without permission from landlord.
5. All signs must be internally illuminated. Secondary sign copy may be non-illuminated, but only when subordinate to the the main copy and must be accompanied by illuminated letters and/or logo. No signs may be indirectly illuminated with goose-neck or flood fixtures without expressed permission from landlord.
6. No projecting or blade signs allowed.
7. All signs are subject to review from landlord prior to manufacture and installation to assure design conformity consistent with building's archectural context.



Pan Channel Letters (Face or Halo Lit) Mounted to F.C.O. Offset Cloud Background (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, pan channel construction. Returns/retainers to have painted finish. Letters/logo to be mounted to F.C.O. aluminum, offset, painted background. Background and/or letters may be pegged for shadowing effect. Illumination to be either neon or LEDs.

Attachment

Toggle bolts or lags (specific to wall conditions) shall be used as fasteners to wall. All fasteners shall be either galvanized or stainless steel.

NOTE:
All signs must meet minimum state and local electrical building code requirements and also be U.L. compliant in manufacturing standards.

All proposed building signs are subject to landlord and city approval prior to manufacturing and installation. Landlord retains right of final approval based on size, design content and compatibility with architectural context.



2939 ACADEMY WAY
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FAX 916. 927.2414
www. PacificNeon.com

Project No: 08-2983f-00

Account Executive: Ralph Cundiff

Approval:

Project:
**Reynolds Ranch
Master Sign Program**

Address:
SWC Hwy 99 & Harney Lane
Lodi, CA

Date: 6.30.10

Revision: 7.26.10
12.30.10

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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MAJOR A MULTI-TENANT



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Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

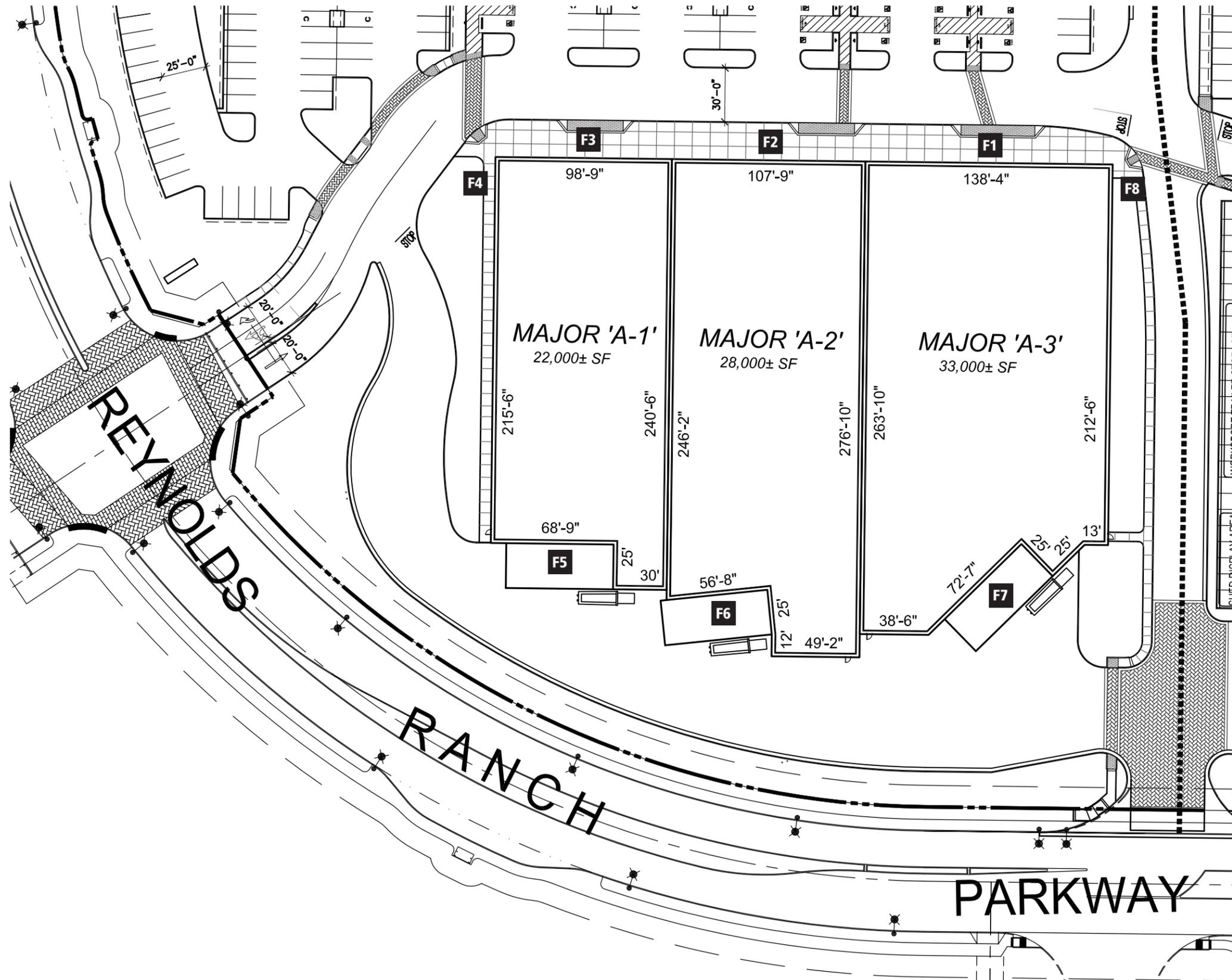
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Sheet No.

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MAJOR TENANT D - with Typical Decorative Architectural Raceway Sign Treatment **G** Sign Style



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Sheet No.

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FUTURE ELECTRONICS RETAILER - West Elevation Scale 1/16"=1'-0"



FUTURE ELECTRONICS RETAILER - North Elevation Scale 1/16"=1'-0"

MAJOR TENANT D - with Typical Decorative Architectural Raceway Sign Treatment



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Material Schedule

Illuminated Letters/Logo
Letters to be fabricated aluminum, pan channel construction. Signs may be either, halo or face lit and illuminated with either neon or LEDs. Letters to be mounted to decorative, architectural raceway.

Decorative Architectural Raceway
Raceway to be fabricated aluminum construction with painted surfaces on face and returns. Raceway to conceal wiring and transformer(s).

Attachment
Raceway to be attached to building fascia with toggle bolts or lags (specific to wall conditions). Use spacers as required for proper attachment to uneven building surface.

NOTE:
All signs must meet minimum state and local electrical building code requirements and also be U.L. compliant in manufacturing standards.

All proposed building signs are subject to landlord and city approval prior to manufacturing and installation. Landlord retains right of final approval based on size, design content and compatibility with architectural context.

ALLOWANCES:
Overall sign sizes may not exceed 75% of either the fascia height or fascia frontage (width).

ENTRANCE (FRONT) ELEVATION:
2 sq.ft. per each lineal tenant frontage feet is allowed for front elevation.

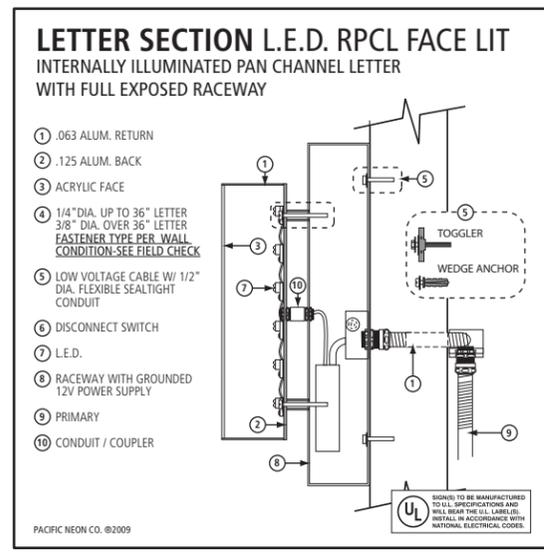
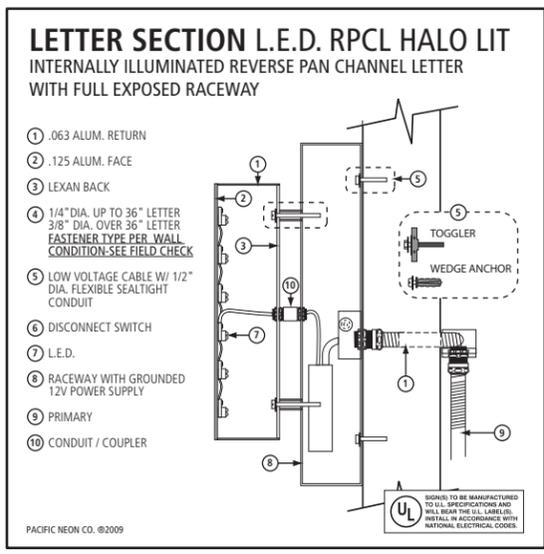
SECONDARY (SIDE & BACK) ELEVATIONS:
(2)x (.75) sq. ft. = 1.5 sq. ft. per each lineal tenant frontage feet is allowed for secondary signs (sides & back).

Signs allowed may be shaped, logo cabinet signs, individual letters or a combination of the two.

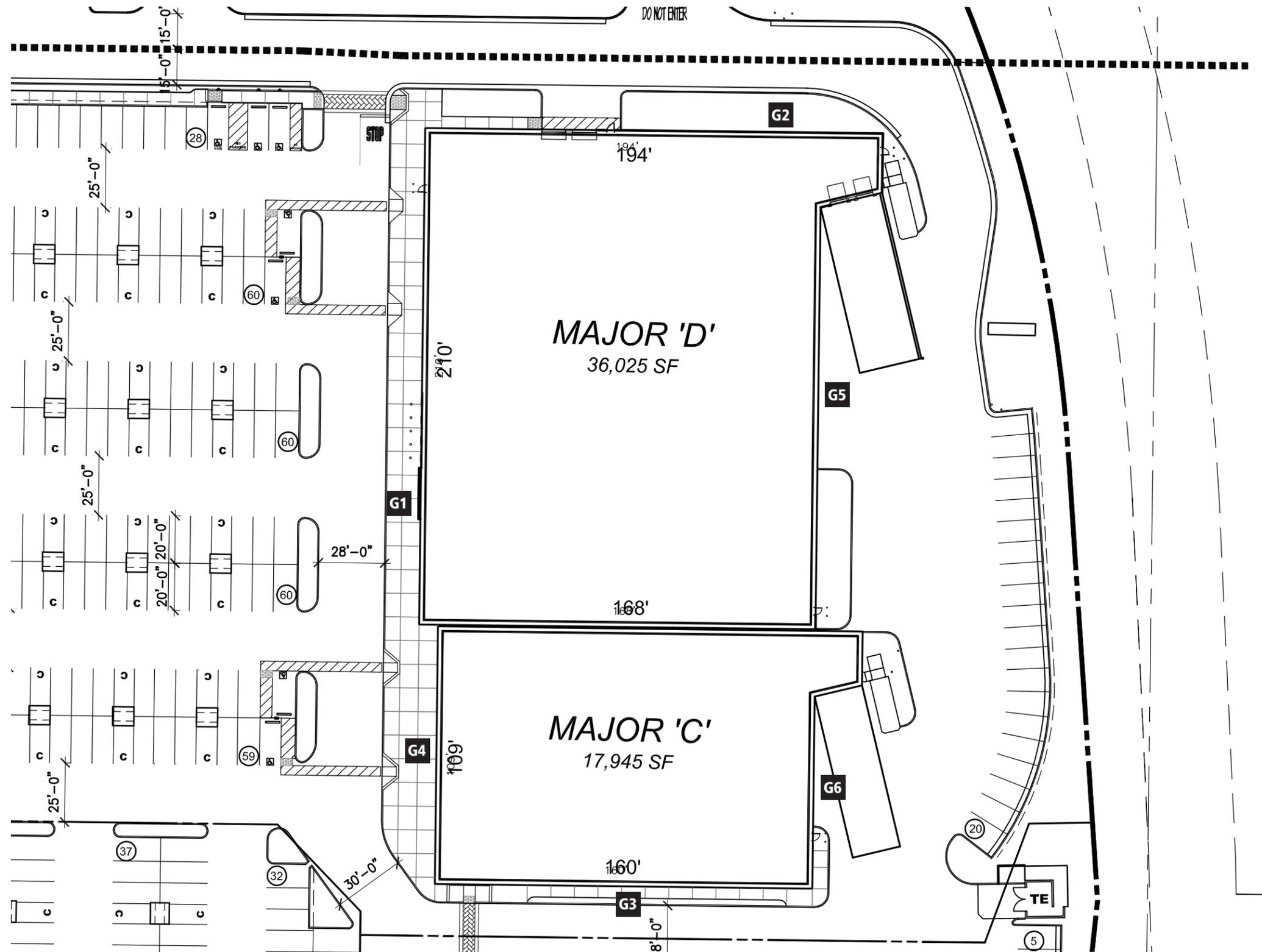
Decorative architectural panels behind signs may be used if part of the logo design.

Letters may be stacked, but combined height may not exceed 75% of the fascia height. Non-illuminated secondary copy may be used, but must be individual letters of a subordinate nature with painted finish. Same height restrictions are applicable as stated previously.

G1 G2 G3 G4 G5 G6 Illuminated Pan Channel Letters on Decorative Architectural Raceway
Scale 1/4" = 1'-0"



MAJOR TENANT D



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Project No: 08-2983f-00
 Account Executive: Ralph Cundiff
 Approval:

Project:
**Reynolds Ranch
 Master Sign Program**

Address:
 SWC Hwy 99 & Harney Lane
 Lodi, CA

Date: 6.30.10
 Revision: 7.26.10
 12.30.10

U.L. Listed
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Electrical Circuits
 Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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OTHER MAJOR TENANTS & FREESTANDING PAD TENANTS - Typical Building Conditions

H Style Signs



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CONCEPTUAL, THEMATIC, PROJECT DESIGN ELEMENT - NOT SIGNAGE
LOCATIONS TO BE DETERMINED AT BUILDING PLAN SUBMITTAL



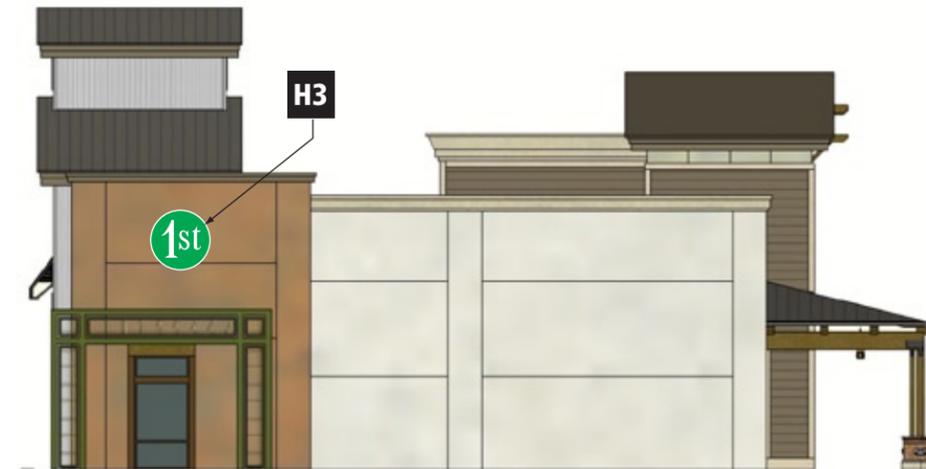
TYPICAL BUILDING FRONT Scale 1/16"=1'-0"



TYPICAL BUILDING RIGHT Scale 1/16"=1'-0"



TYPICAL BUILDING REAR Scale 1/16"=1'-0"



TYPICAL BUILDING LEFT Scale 1/16"=1'-0"

OTHER MAJOR TENANTS, FREESTANDING PAD TENANTS - Typical Allowable Sign Types



Illuminated Pan Channel Letters (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, pan channel construction. Returns/retainers to have painted finish. Faces to be acrylic either solid color or with vinyl film overlays. Illumination to be either neon or LEDs.

Attachment

Letters/logo to be attached to building fascia with toggle bolts or lags (specific to wall conditions). All fasteners shall be either galvanized or stainless steel.

ALLOWANCES:

Overall sign sizes may not exceed 75% of either the fascia height or fascia frontage (width).

ENTRANCE (FRONT) ELEVATION:

2 sq.ft. per each lineal tenant frontage feet is allowed for front elevation.

SECONDARY (SIDE & BACK) ELEVATIONS:

(2)x (.75) sq. ft. = 1.5 sq. ft. per each lineal tenant frontage feet is allowed for secondary signs (sides & back).

Signs allowed may be shaped, logo cabinet signs, individual letters or a combination of the two.

Decorative architectural panels behind signs may be used if part of the logo design.

Letters may be stacked, but combined height may not exceed 75% of the fascia height. Non-illuminated secondary copy may be used, but must be individual letters of a subordinate nature with painted finish. Same height restrictions are applicable as stated previously.



Halo Illuminated Reverse Pan Channel Letters (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, reverse pan channel construction. Returns/faces to have painted finish. Backs to be clear acrylic. Signs to be pegged off of wall min. 1-1/2". Indirect, halo illumination to be either neon or LEDs.

Attachment

Letters/logo to be pegged off building fascia with spacers. Toggle bolts or lags (specific to wall conditions) shall be used as fasteners to wall. All fasteners shall be either galvanized or stainless steel.

Restrictions:

1. No square cabinet signs allowed, unless part of a corporate logo.
2. No flashing/animated signs or signs with exposed skeletal neon not contained within a pan channel cabinet will be allowed.
3. No border neon as a decorative architectural element will be allowed without expressed permission from landlord.
4. No banners, painted window graphics, A-frame sidewalk signs or lawn kicker panel signs will be allowed without permission from landlord.
5. All signs must be internally illuminated. Secondary sign copy may be non-illuminated, but only when subordinate to the the main copy and must be accompanied by illuminated letters and/or logo. No signs may be indirectly illuminated with goose-neck or flood fixtures without expressed permission from landlord.
6. No projecting or blade signs allowed.
7. All signs are subject to review from landlord prior to manufacture and installation to assure design conformity consistent with building's archectural context.



Pan Channel Letters (Face or Halo Lit) Mounted to F.C.O. Offset Cloud Background (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, pan channel construction. Returns/retainers to have painted finish. Letters/logo to be mounted to F.C.O. aluminum, offset, painted background. Background and/or letters may be pegged for shadowing effect. Illumination to be either neon or LEDs.

Attachment

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NOTE:

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All proposed building signs are subject to landlord and city approval prior to manufacturing and installation. Landlord retains right of final approval based on size, design content and compatibility with architectural context.



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Account Executive: Ralph Cundiff

Approval:

Project:
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Master Sign Program**

Address:
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Lodi, CA

Date: 6.30.10

Revision: 7.26.10
12.30.10

U.L. Listed
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Electrical Circuits
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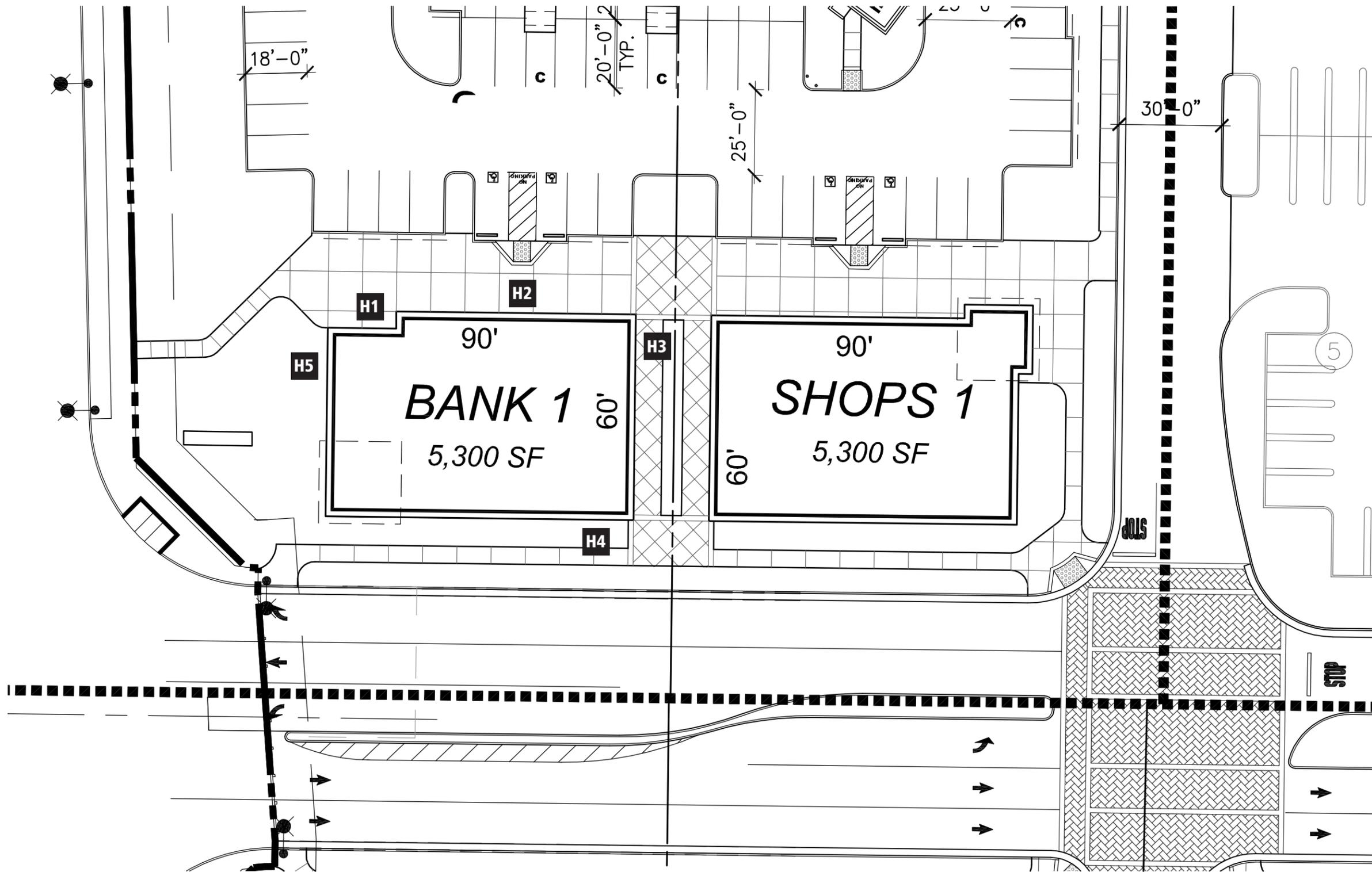
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OTHER MAJOR TENANTS & FREESTANDING PAD TENANTS - Typical



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SHOP TENANTS - Typical Building Conditions **I** Style Signs



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TYPICAL BUILDING FRONT Scale 1/16"=1'-0"



TYPICAL BUILDING RIGHT Scale 1/16"=1'-0"



TYPICAL BUILDING REAR Scale 1/16"=1'-0"



TYPICAL BUILDING LEFT Scale 1/16"=1'-0"

SHOP TENANTS - Typical Allowable Sign Types



Illuminated Pan Channel Letters (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, pan channel construction. Returns/retainers to have painted finish. Faces to be acrylic either solid color or with vinyl film overlays. Illumination to be either neon or LEDs.

Attachment

Letters/logo to be attached to building fascia with toggle bolts or lags (specific to wall conditions). All fasteners shall be either galvanized or stainless steel.

ALLOWANCES:

Overall sign sizes may not exceed 75% of either the fascia height or fascia frontage (width).

ENTRANCE (FRONT) ELEVATION:

2 sq.ft. per each lineal tenant frontage feet is allowed for front elevation.

SECONDARY (SIDE & BACK) ELEVATIONS:

(2)x (.75) sq. ft. = 1.5 sq. ft. per each lineal tenant frontage feet is allowed for secondary signs (sides & back).

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Letters may be stacked, but combined height may not exceed 75% of the fascia height. Non-illuminated secondary copy may be used, but must be individual letters of a subordinate nature with painted finish. Same height restrictions are applicable as stated previously.



Halo Illuminated Reverse Pan Channel Letters (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, reverse pan channel construction. Returns/faces to have painted finish. Backs to be clear acrylic. Signs to be pegged off of wall min. 1-1/2". Indirect, halo illumination to be either neon or LEDs.

Attachment

Letters/logo to be pegged off building fascia with spacers. Toggle bolts or lags (specific to wall conditions) shall be used as fasteners to wall. All fasteners shall be either galvanized or stainless steel.

Restrictions:

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Pan Channel Letters (Face or Halo Lit) Mounted to F.C.O. Offset Cloud Background (Typical)

Not to Scale

Material Schedule

Letters/Logo

Letters/logo to be fabricated aluminum, pan channel construction. Returns/retainers to have painted finish. Letters/logo to be mounted to F.C.O. aluminum, offset, painted background. Background and/or letters may be pegged for shadowing effect. Illumination to be either neon or LEDs.

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NOTE:

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Account Executive: Ralph Cundiff

Approval:

Project:

**Reynolds Ranch
Master Sign Program**

Address:

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Lodi, CA

Date: 6.30.10

Revision: 7.26.10
12.30.10

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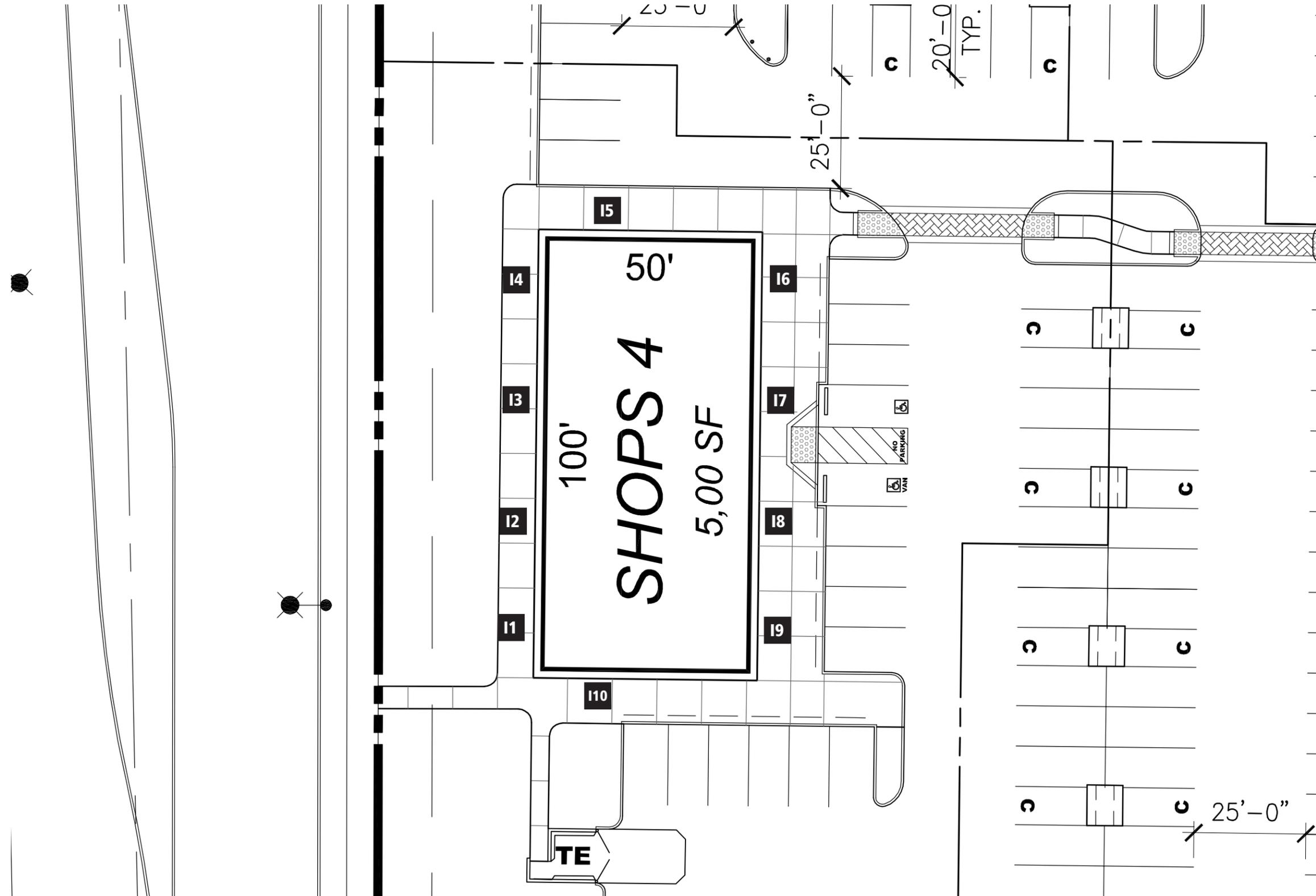
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SHOP TENANTS - Typical



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REYNOLDS RANCH SHOPPING CENTER Retail Signage Design Guidelines

1.0 Purpose

Signage is a crucial element for the identity of this project and its merchants. The purpose of these criteria is to establish standards and specifications to assure that all signage and the project as a whole will be consistent and enhance the identity of all the retail tenants at Reynolds Ranch Shopping Center.

The guidelines established for the Reynolds Ranch Shopping Center retail/restaurant tenants will provide a coordinated sign system to communicate information in a distinctive and aesthetically pleasing manner. The visual consistency that this criterion creates will minimize confusion and confirm an image of quality, uniting all the individual establishments within Reynolds Ranch Shopping Center.

It shall be the responsibility of each tenant to submit design drawings of the proposed signage to the Landlord and the City of Lodi for approval prior to the installation of any signage. The use of professional designers and/or sign companies to prepare these drawings is highly encouraged.

2.0 GENERAL SPECIFICATIONS AND REQUIREMENTS

- i. All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals shall remain the right of the Landlord and/or the City of Lodi.
- ii. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements. Per City of Lodi Municipal Code §17.63.050, a building permit issued by the building inspector shall be obtained prior to the erection of any business identification sign.
- iii. Sign content shall be limited to the Tenant's name and primary graphic logo unless specifically provided for herein.
- iv. Notwithstanding the following Sign Provisions, Tenants may utilize standard corporate logos and/or prototypical signage graphics, if used in a majority of the Tenant's California stores subject to approval of the City of Lodi.
- v. All signage on the building fascia, with exception of certain logo/graphics, shall be of indirectly light individual channel letters or dimensional letters in accordance with the definitions below. No cabinet signs shall be permitted. Signage illumination shall not include flashing, moving or scintillating effects.
- vi. Channel letters are to be defined as individual channel letters or as connected channels that may be composed of script letters with connected serifs, or as non-script letters that are connected by heavy outlines into an integrated shape or "channel box". Secondary channel boxes containing a logo mark or underlining the primary text and containing a secondary message shall be permitted. Illumination may be with either LEDs or neon.
- vii. Dimensional letters are to be made of ½" thick clear acrylic or 1-1/2" thick aluminum.
- viii. All signs must be dimensional. Signs painted directly onto the building shall not be permitted.

- ix. Painted wall graphics or murals that are thematic to the overall shopping center and do not provide any specific tenant identification shall be allowed subject to prior approval by the City of Lodi. The thematic wall graphics or murals shall be count as signs or sign area with respect to the building on which graphic or murals is painted.
- x. Signs may not come within 1 foot of the top, bottom or sides of the building elevation or fascia upon which a sign is located. In no case may a sign extend beyond the roof parapet or adjacent building eave line. Signs are not allowed on or against any roof structures. Architectural tower features on buildings may be considered for tenant identification signs subject to specific sign design approval by the Landlord and the City of Lodi.
- xi. Exposed channel letter raceways are prohibited. All channel letter signs must be mounted directly to the building surface or be mounted upon a decorative architectural background feature subject to the specific sign design approval by the Landlord and the City of Lodi.
- xii. Tenant signs will be no larger than 75% of fascia height, with a maximum width of 75% of tenant's frontage.
- xiii. All signs are to be laid out so as to be proportionate to the area in which it is placed, as well as comply with the square footage limitations. They should also be centered at the appropriate location on the elevation so it would be balanced with the buildings as a whole. (Not necessarily centered on the Tenant space.) The appropriate location is to be coordinated with Landlord.

3.0 SIGNAGE

- I. Each tenant may have signage upon the front and rear elevations subject to size area limitations. End cap tenants may also have signage on their side elevations subject to size area limitations. Pad tenants may have signage on all elevations facing a public street or parking area subject to the size area limitations

4.0 COLORS

- I. Colors shall be consistent with the theme of the shopping center.

5.0 FREE STANDING SIGNS

The design of the multi-tenant pylon signs, multi tenant monument signs and center identification monument sign shall be commensurate with architecture of proposed shopping center.

5.1 Freeway Information Area Signage

- I. Two (2) multi tenant pylon signs, no higher than 65' in height shall be permitted on the eastern property line adjacent to State Highway 99. These signs shall identify multiple tenants within the shopping center at the discretion of the Landlord.
- II. The pylon signs shall have a maximum of 720 square feet of tenant identification and 32 square feet of shopping center identity.

5.2 Center Identification Sign

- I. One (1) Center Identification sign, no higher than 8' shall be permitted. The sign shall be single-sided and located at the intersection of Reynolds Ranch Parkway and Harney Lane (at the southeast corner), identifying the entrance to the Reynolds Ranch Shopping Center. No tenant names shall be displayed on the Identification Sign.

5.3 Monument Signs

- I. Three (3) multi tenant monument signs no higher than 12' shall be permitted. These signs will have two sided panels to identify multiple tenants within the shopping center at the discretion of the Landlord. These monument signs shall be located (a) at the entrance on Harney Lane; and (b) at the west entrance on Reynolds Ranch Parkway and (c) at the southwest entrance on Reynolds Ranch Parkway.
- II. The three monument signs shall have a maximum of eight four (84) square feet of tenant identification and eight (8) square feet of shopping center identify.

6.0 TENANT SIGNAGE

The sign program regulates the total allowed signage each tenant may have, based upon the frontages of each store. Tenant signage shall not exceed the total allowed maximum signage per tenant.

6.1 Shop Tenants

- I. Shop tenants shall be allowed two (2) square feet of signage per lineal foot of frontage for the front elevation and two (2) square feet of signage x 75% per lineal foot of frontage for side (end caps) and rear elevations.
- II. The type of illuminated letter allowed may be either internally illuminated plex faced channel letters or halo illuminated fabricated aluminum reverse pan channel letters.

6.2 Major Tenants

- I. Major tenants (those tenants identified as "Majors" on project approvals Exhibits) shall be allowed two (2) square foot of signage per lineal foot of frontage for the front elevation and two (2) square foot of signage x 75% per lineal foot of frontage for side (end caps) and rear elevations.
- II. The type of illuminated letters allowed may be either internally illuminated plex face channel letters or halo illuminated fabricated aluminum reverse pan-channel letters.

6.3 Restaurant & Single Pad Building Tenants

- I. Single pad tenant shall be allowed one wall sign per each business frontage facing a street, pedestrian plaza and/or parking lot. The total allowed sign area shall be two (2) foot of signage per lineal foot of frontage for the front elevation and two (2) foot of signage x 75% per lineal foot of frontage for side and rear elevations.

7.0 Submittals & Review

1. All signs are required to have a sign permit issued from the City of Lodi. Four (4) sets of plans, including the stamped and approved set from the landlord, are to be submitted to the Building Department for approval. The plans/drawings must have all materials and colors specified in this program. At least one drawing of the sign must be in color, must also include the building elevation and the location(s) of the signs on the building, an 8 ½ site plan indicating the location of the store in the shopping center, and mounting details. The plans must also include the building elevation and the location(s) of the signs on the building, and a site plan. (Also provide material and color samples if requested by the City). All illuminated signs require an electrical permit.

8.0 PROHIBITED SIGNS

1. No Flashing, moving or scintillating light bulbs or effects shall permitted.
2. Temporary wall signs, pennants, flags, over-roof signs, inflatable displays, exposed neon, or sandwich boards as listed in Section 17.63.080 of the City Sign Regulations. Temporary banners advertising specials or sales may be allowed in accordance with City code.
3. No cabinet signs will be allowed.
4. Window signs, other than the Permanent Window Graphics, will not be allowed. These signs include neon signs, fiber optic/neon simulated plastic signs and border neon.



January 11, 2011

Immanuel Bereket
Associate Planner
City of Lodi
Community Development Department
221 West Pine Street
Lodi CA. 95241

Re: Reynolds Ranch Master Sign Program

Dear Mr. Bereket:

Pursuant to the application for Reynolds Ranch PD Modification – Phase 2 Retail Sign Program Standards, please accept this letter as justification for our request for the proposed Reynolds Ranch tenant building signage and freestanding site signage which is depicted in the submitted signage exhibits.

In consultation with Skinner Ranch Holdings, LP the shopping center developers, we have studied the site to evaluate what specifically would be required to provide an effective presence to the national branded anchor retail tenants of Reynolds Ranch. Like numerous other retail centers throughout the Central Valley region, the tenants within the center will require a sign program that provides visibility to vehicular traffic along north and south bound state highway 99 as well as the surface streets feeding into the center.

We visited the site and performed a "flagging" where a target banner was suspended from a crane to evaluate the required scale of display necessary to afford each of the tenants with visible signage adjacent to state highway 99. Due to the mature landscaping along the east boundary of the shopping center, we determined that we required approximately 30' of height to achieve sightline clearance above the oleanders to provide visibility to the lowest of the tenant panels on the proposed pylon signs.

The owners of the shopping center are requesting approval of a well designed comprehensive sign program including two (2) 60' high multi tenant pylon signs oriented to state highway 99, three (3) 11'6" high multi tenant monument signs for the surface street entrances to the center and one (1) 7'6" high center identity sign for the corner of Harney Lane and Reynolds Ranch Parkway as depicted in the submitted drawings. The displays are all designed with decorative stucco finished aluminum cladding, decorative cornice features and the pylon signs include cementitious horizontal siding. These architectural embellishments and the color pallet are reflective of the center architecture. The individual tenant sign panels on the pylons and monuments are proposed to have opaque aluminum backgrounds with translucent acrylic text in the established trademark colors and type styles of the various tenants.

Immanuel Bereket
City of Lodi
Community Development Department
January 11, 2011
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The tenants building signage criteria establish guidelines to eliminate excessive and confusing signs and to encourage high quality and unique signage on a uniform and consistent basis. The criteria specify individually illuminated channel letters which will provide appropriate identification of tenant businesses and serve as an integral part of the architecture of the shopping center.

Manny, in summary we believe that the following findings apply to our application:

1. There are exceptional circumstances applicable to the Reynolds Ranch property that does not apply generally to the property or class of use in the same zone or vicinity.

The Reynolds Ranch project is not a neighborhood commercial retail center similar to other projects in Lodi. It is a 50 acre regional commercial center intending to draw customers to the national anchor tenants from the Lodi community and surrounding areas outside the immediate Lodi vicinity. As such the tenants within the center will require signage that is visible to traffic traveling north and south on highway 99 and beyond the exposure typically achieved from surface streets such as Harney Lane and Reynolds Ranch Parkway. The PD zoning classification allows recognition of the uniqueness of Reynolds Ranch.

2. The granting of such approval will not be materially detrimental to the public health or welfare or injurious to the property in such zone or vicinity.

The design intent for the site signage will create a dynamic integrated sign system which compliments the architectural character of the center and provides engaging tenant graphics to improve wayfinding to the center and its various retail tenants.

3. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications.

Immanuel Bereket
City of Lodi
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The Reynolds Ranch retail project is unique to Lodi due to the size and scale of the retail development and as such is different from other properties in the vicinity. The site has the special circumstance of being located adjacent to state highway 99 with mature landscape screening which obscures the property to a primary target audience, vehicular traffic on state highway 99. There are several commercial properties north of the Reynolds Ranch site that utilize similarly scaled freeway signs.

4. The granting of such approval will not adversely affect the comprehensive General Plan.

Due to the unique character of the Reynolds Ranch development within the City of Lodi including the scale and scope of the project with several nationally branded anchor tenants and potential sales revenue generation, the granting of this sign program approval will not adversely affect the General Plan. Furthermore, there is great potential for the community to benefit as a result of the approval of this application which will enhance the overall potential for success of the project through effective well designed signage which will energize the retail climate the developers are striving to create at Reynolds Ranch.

Manny, thank you for your assistance with our application. Once you have reviewed the above information please let us know if you have any further comments or questions concerning this application.

Sincerely,
PACIFIC NEON CO.


RALPH CUNDIFF, JR.
Vice President

Cc: Kim Whitney

RESOLUTION NO. P.C. 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR APPROVAL OF THE REQUEST OF NEON SIGN COMPANY, ON BEHALF OF SKINNER RANCH HOLDINGS, LP, FOR APPROVAL OF A MASTER SIGN PROGRAM FOR PLANNED DEVELOPMENT (PD) 39 (REYNOLDS RANCH) ZONING DISTRICT

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

WHEREAS, an application was filed by Pacific Neon Sign Company, on behalf of Skinner Ranch Holdings, LP, 2939 Academy Way., Sacramento, CA 95815

WHEREAS, the project site is located at 322 East Harney Lane, more particularly described as Assessor's Parcel Numbers 058-650-06, 058-650-07, 058-650-08, 058-650-09, 058-650-10, 058-650-11, 058-650-12, 058-650-13, 058-650-14, 058-650-16, 058-650-17, 058-650-18, 058-650-19, 058-650-21; and

WHEREAS, the project site has a General Plan designation of Commercial and is zoned Planned Development (PD) 39; and

WHEREAS, on March 24, 2010, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, on its meeting of March 24, 2010, the Planning Commission approved the site plan and architecture of the Reynolds Ranch and deferred signage issues to a later date; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt from 15311(a), which allows for the placement of minor structures accessory to existing commercial facilities including but not limited to on-premise signs; and

WHEREAS, pursuant to City of Lodi Zoning Ordinance § 17.72.110, this resolution becomes effective ten (10) business days from its adoption in the absence of the filing of an appeal; and

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

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

1. The project was found to be Categorical Exempt according to the California Environmental Quality Act, Article §15311(a), which allows for the placement of minor structures accessory to existing commercial facilities including but not limited to on-premise signs. No significant environmental impacts are anticipated and no mitigation measures have been required.
2. The Master Sign Plan is consistent with the requirements of the Sign Ordinance in that the Planning Commission, in conjunction with approval of a Master Sign Plan, has the authority to grant a sign exception for all elements of the Master Sign Plan inconsistent with the requirements of the Sign Ordinance.
3. That the design complies with the design elements criteria previously approved by the Planning Commission action 09-SP-06 in that the Master Sign Plan provides clear requirements for all new signage, specifying channel lettering (wall signs and logos) and monument signs that are architecturally compatible with the design of the shopping center.
4. That both the locations of the proposed signs and the design of their visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing conditions in that the size and placement of the proposed wall and monument

signage are commensurate with the scale of the shopping center, providing adequate off-site visibility.

5. The location of the proposed signs and the design of their visual elements are legible under normal viewing conditions prevailing where the sign is to be installed. The wall-mounted, projecting signs and the monument sign are appropriately located and will be subtly illuminated to identify the businesses.
6. The location and design of the proposed signs, their size, shape, illumination, and color are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The signs are proportionate for the size of the property and the proposed sign colors and materials are compatible with the buildings they serve in that the site is designated Planned Development (PD) 39 and the Staff Report indicates compliance with all applicable policies of the City's Municipal Code related to PD-39 zoning district.
7. The signs otherwise allowed by the Sign Ordinance for shopping centers would not be visible to the public due to size, location, configuration of the shopping center issues of distance that are beyond the control of the owner of the site on which the signs would be located in that:
 - A) Freeway Information Area (Freeway Monument): The property is located within the freeway corridor and, therefore, is entitled to a freeway monument sign. The City's Sign Ordinance permits only one monument sign per shopping center, irrespective of the size of the center. Given the scale of Reynolds Ranch and the distinct uses involved (COSTCO, Home Depot, and other variety regional and local retail uses), one Freeway Monument Sign is not adequate to identify the tenants. The applicant is only requesting one additional Freeway Monument Sign.
 - B) Freestanding signs: The Sign Ordinance limits one Freestanding monument sign per shopping center, except that shopping centers of ten acres or more may have two freestanding identification signs subject to the approval of the Planning Commission. Reynolds Ranch is proposing a total of three (3) free standing signs for the center. Reynolds Ranch shopping center measures 50 acres in size. The proposed signs would be located at access points with considerable distance between the free standing signs. Each of the freestanding signs are integral part of the overall business plan and will attract specific customers for specific services or tenants. The additional signage would benefit future customers of the site by providing identification for each tenant.
 - C) Pad Building: The Sign Ordinance does not account for building/tenant spaces that have multiple street frontage(s) and an internal frontage. The provision for signs is only along street frontages; therefore, is not adequate to provide identification from within the center. The Master Sign Program, as proposed, would provide the required visibility for any future uses.
8. The design is appropriate to the function of the project in that the master sign program provides coordination of signage in a multi-tenant building and it promotes harmonious transitions in scale and character in areas between different designated land uses.
9. The design is compatible with previously approved site plan and architecture of buildings. In addition, the design is compatible with approved improvements both on and off the site in that the proposed signage program does not impact any of the existing improvements on or off the site.
10. The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the new signage program specifies regular predictable locations for signage, unlike older shopping centers within the City.

11. Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles in that the proposed sign program does not include any freestanding signage that would impede access and/or circulation.
12. The conditions and the restriction of this Master Sign Program are consistent with the General Plan, and the propose Master Sign Program will not cause the operation of the Reynolds Ranch shopping center to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent areas.
13. The proposed Master Sign Program is subject to and must comply with specific local conditions and additional regulations as deemed necessary by other regulatory or permit authorities. The approval does not relieve the applicant from an obligation to obtain any state or federal permits, including encroachment permits if deemed necessary.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 11-A-01 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The applicant/Operator and/or successors in interest and management shall defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this Use Permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The proposed installations of signs shall conform to all applicable regulations of the City of Lodi Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the Planned Development 39 zoning district regulations, as detailed in attachment A of this resolution.
3. It shall be the sole responsibility of the owner of the property and/or tenant or agent to restore all mounting surfaces (i.e. walls, facades, windows, railings, etc.) to a condition closest to the original condition upon removal of any sign from the premises.
4. The development authorized for this project, a Master Sign Program for the Planned Development 39 (commonly known as Reynolds Ranch shopping center), shall be in substantial conformance with the Mater Sign Program as detailed in Attachments A, B, and C of this resolution. Compliance with these conditions is required for the installation of all signage at Reynolds Ranch.
5. These Conditions of Approval shall apply to any successor in interest in the property and applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this zoning approval.
6. The sign and surrounding areas, including the landscaping, shall be well maintained and kept free of litter, debris, weeds and graffiti. Any graffiti shall be removed within 72 hours of discovery in a manner which retains the existing color and texture of the original sign as most practically feasible.
7. Owner, at Owner's sole discretion, shall determine which tenants will have signage on the monument signs.
8. Each sign shall be located at least one foot away from all public utility easements and the public right-of-way; unless an encroachment permit is applied for and approved by various agencies affected by the encroachment.
9. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.

10. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval, unless specifically stated on this resolution.

Community Development Department, Building:

11. Building permits shall be obtained for all construction work, as required by the City of Lodi, Community Development Departments Building Division. Failure to obtain the required building permits will be cause for the revocation of this design review permit.
12. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building code. Please review our policy handouts for specific submittal procedures.

Electric utility Department:

13. Freestanding signs shall not encroach in to the existing 12-ft public utility easement, existing or future primary and secondary cables in conduit.

Dated: February 9, 2011

I certify that Resolution No. 11- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 9, 2011 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST _____
Secretary, Planning Commission

Attachments:

- A. Reynolds Ranch Shopping Center Retail Signage Design Guidelines
- B. Architectural Elevations
- C. Color and Material

Item 6a.



MEMORANDUM, City of Lodi, Community Development Department

To: City of Lodi Planning Commissioners
From: Rad Bartlam, Community Development Director
Date: Planning Commission Meeting of 02/09/2011
Subject: Past meetings of the City Council and other meetings pertinent to the Planning Commission

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

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

Date	Meeting	Title
January 11, 2011	Shirtsleeve	Receive Fiscal Year 2010/11 Mid-Year Budget Report on Revenues (CM)
January 19, 2011	Regular	Authorize the Mayor, on Behalf of the City Council, to Send a Letter Regarding the Governor's Budget Proposal (CM)
January 25, 2011	Shirtsleeve	Receive Fiscal Year 2010/11 Mid-Year Budget Report on Expenditures (CM)
February 1, 2011	Shirtsleeve	Receive Fiscal Year 2010/11 Mid-Year Budget Report on Departmental Reorganizations (CM)
February 2, 2011	Regular	Consider the Process Regarding Appointments to Various City Boards, Committees, and Commissions (CLK)