

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, JULY 23, 2014 @ 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 – “June 25, 2014”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a 9 lot subdivision map and design review of The Villas housing project at 2110 Tienda Drive. (Applicant: Mr. John M. Giannoni Jr.; File 2014-15 S SP; CEQA Determination: Exempt per Section 15332)
 - b. Request for Planning Commission approval of a Use Permit Amendment (Condition 5 and 6) to allow an after school program (no additional students) at 2301 West Lodi Ave. (Applicant: Vineyard Christian Middle School; File 2014-21 U; CEQA Determination: Exempt per Section 15332)

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
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ART IN PUBLIC PLACES
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. REORGANIZATION
 - a. Planning Commission Chair & Vice Chair
 - b. Planning Commission Representatives to: SPARC and Art In Public Places
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 to 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, JUNE 25, 2014**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of June 25, 2014 was called to order by Chair Jones at 7:00 p.m.

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

Absent: Planning Commissioners – None

Also Present: Senior Planner Craig Hoffman, Contract Interim Deputy City Attorney Judith Propp, and Deputy Public Works Director Charles Swimley

2. MINUTES

“May 14, 2014”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Hennecke second, approved the minutes of May 14, 2014 as written.

3. PUBLIC HEARINGS

a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for:

- I) Growth Management Allocation for 227 Medium-Density Residential Lots and 330 High-Density units; and
- II) A Vested Subdivision Map for the Reynolds Ranch Subdivision, a 78 acre, 557 unit subdivision; and
- III) Adopt Development Standards for the subdivision known as Reynolds Ranch Subdivision located within Planned Development 39 Zoning District.

(Applicant: Skinner Ranch Holdings LP; File: 2014-07 S / GM; CEQA Status: Section 15153 – Previous EIR)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned. Staff noted additional handouts showing “before and after” for project design and a memo outlining modifications to conditions 37h, 59 and 79 c ii. The project also includes buffer and fencing treatments.

Chair Jones asked about buffer treatments and when the property to the north could be expected to develop. Also questions about the basin design. Hoffman identified that the property to the north would likely develop over the next few years. Deputy P.W. Director Swimley identified that the basin would be natural in design, but not necessarily meant for groundwater recharge.

Commissioner Olson asked about building lot coverage percentages in the design guidelines. Hoffman reviewed that the guidelines allow for 60 percent coverage of the parcel.

Commissioners, Hennecke, Kirsten, Kiser, Slater and Chair Jones disclosed they had met with the applicant.

Hearing Opened to the Public

- Dale Gillespie, the applicant, came forward to answer any questions. The project is an extension of the overall Reynolds Ranch development.
- Jeffrey Kirst, local resident and developer, supports the project. He sees the project as being good for the community and helps move the Lodi economy forward with development opportunities.

- Roberto Dias, property owner to the south of the project, came forward to make sure appropriate buffers were in place for the high density parcel. Hoffman confirmed that the trail buffer was 75' wide and additional setbacks on the high density parcel would occur.
- Roger Stafford, local resident, supports the project. He supports the trail systems, buffers and good design features of the project. These are features the General Plan and community support.

Public Portion of Hearing Closed

Commissioners Heinitz, Hennecke, Kirsten, Kiser, Olson, Slater and Chair Jones all indicated that open space buffers, trail systems and good design are items that the Commission has been pushing for and thanked the applicant for including them in his project.

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Kiser, Hennecke second, finds the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15153, the project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development and approve the Vesting Tentative Subdivision Map and Planned Development Guidelines for the Reynolds Ranch Subdivision and recommend to the City Council approval of the request for 227 Medium-Density and 330 High-Density Growth Management Allocations subject to conditions in the attached resolution. The motion carried by the following vote:

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

Commissioners Heinitz and Kirsten recused themselves from the following two public hearing items because of proximity to owned properties in the Downtown area.

Commissioner Heinitz stated that he needed to excuse himself from the rest of the meeting at this point.

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission approval of a Use Permit Amendment to allow a Type-42 On-Sale Beer and Wine for The Cellar Door at 21 N School Street. (Applicant: Lodi Family Wineries; File 2014-17 U; CEQA Determination: Exempt per Section 15321)

Senior Planner Craig Hoffman gave a brief PowerPoint presentation based on the staff report and also provided a discussion on alcohol saturation compared to overall downtown businesses. Staff recommends approval of the project as conditioned.

Commissioner Hennecke asked about a Type 69 ABC license and what exactly it allows. Hoffman identified this was for live theater.

Hearing Opened to the Public

- Vanessa Foreman and Heather Bregman, representatives for the applicant, came forward to answer questions. Ms. Foreman stated that Cellar Door was looking forward to expanding their offerings and regional partners.
- Vice Chair Kiser asked about types of beers that would be served and if they would be from distributors. Ms Foreman stated that beers would be from distributors and not brewed on-site.

Public Portion of Hearing Closed**MOTION / VOTE:**

The Planning Commission, on motion of Commissioner Kiser, Hennecke second, finds the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321 and approve the Use Permit Amendment to allow the sale of beer Alcoholic Beverage Control (ABC) Type 42 license at 21 N. School Street subject to the findings and conditions of approval contained in the draft Resolution. The motion carried by the following vote:

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

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a Type-41 On-Sale Beer and Wine for Marino's at 212 South School Street. (Applicant: Leona Marino; File 2014-20 U; CEQA Determination: Exempt per Section 15321)

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

Hearing Opened to the Public

- Leona Marino, applicant, came forward to answer questions. Ms. Marino is looking forward to being a part of the Lodi downtown and community.
- Chair Jones asked about past restaurant experience. Ms. Marino stated that she has run a catering business for years and worked in the restaurant industry. She is excited to bring her cooking to the downtown.
- Vice Chair Kiser wanted to make sure the restaurant took advantage of ABC training programs. Ms. Marino stated that all her employees would be taking the ABC classes and programs.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Slater second, finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321, and adopt a Resolution approving the Use Permit Use Permit to allow the sale of beer and wine Alcoholic Beverage Control (ABC) Type 41 license at 212 South School Street subject to the findings and conditions of approval contained in the draft Resolution. The motion carried by the following vote:

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

Commissioner Kirsten rejoined the Commission.

4. PLANNING MATTERS/FOLLOW-UP ITEMS

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

Vice Chair Kiser and Commissioner Kirsten asked about on-going work with the Super Wal-Mart project. Hoffman stated that the company is currently working on their site grading plans.

Senior Planner Hoffman gave a brief report regarding the ABC License saturation in the downtown area. This is continued information that is being gathered to be brought back to the Commission to address concerns that have been expressed about the downtown vision.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Senior Planner Hoffman stated that a memo has been provided and gave a brief overview of the listed items.

Vice Chair Kiser asked questions about the Michael David Winery pipeline and wanted to make sure staff was looking out for design and potential precedent setting.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

8. ART IN PUBLIC PLACES

Commissioner Kirsten provided an overview of on-going efforts for painting of transit boxes, expanding the effort and on-going maintenance. Committee has 23 proposals and 16 have been completed.

Post Office bench project is in place with the crane mosaic.

The Seward Johnson exhibit is proposed to come back to Lodi possibly next year.

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

None

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

All the Commissioners expressed their thanks for the Post Office concrete staining and work on Sacramento Street.

All the Commissioners and Staff thanked Commissioners Jones for everything he has done on the Commission. He will be missed by all.

11. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:55 p.m.

ATTEST:

Craig Hoffman
Senior Planner

Item 3a



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: July 23, 2014

APPLICATION NO: Subdivision Application: 2014-15 S
SPARC: 2014-15 SP

REQUEST: Request for Planning Commission approval of a 9 lot subdivision map and design review of The Villas housing project at 2110 Tienda Drive. (Applicant: Mr. John M. Giannoni Jr.; File 2014-15 S SP; CEQA Determination: Exempt per Section 15332)

LOCATION: 2110 Tienda Drive
APN: 058-650-04
Lodi, CA 95242

APPLICANT: Mr. John M. Giannoni Jr.
2111 West Kettleman Lane, Suite D
Lodi, CA 95242

PROPERTY OWNER: John Michael Giannoni Jr. Family Trust
2111 West Kettleman Lane, Suite D
Lodi, CA 95242

RECOMMENDATION

Staff recommends that the Planning Commission approve the 9 lot subdivision map and design review of The Villas housing project at 2110 Tienda Drive subject to conditions in the attached draft resolution.

Staff is recommending that the bonus area above the residential garages be eliminated and only a single story building remain, consistent with massing and density direction from the City Council.

PROJECT/AREA DESCRIPTION

General Plan Designation: Mixed Use Corridor (MCO)

Zoning Designation: Mixed Use Corridor (MCO)

Property Size: 35,284 sq. ft. - 0.81 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Low Density Residential	RLD - Low Density Residential	single family residences
South	Mixed Use Corridor	Mixed Use Corridor (MCO)	office building

East	Mixed Use Corridor	Mixed Use Corridor (MCO)	church
West	Mixed Use Corridor	Mixed Use Corridor (MCO)	multi-family 4-plex

SUMMARY

The proposed project would permit the construction of 9 medium density residential units on .81-acre parcel located on Tienda Drive, one block north of West Kettleman Lane. The property is a fully improved vacant lot and allows residential development units. The area surrounding the project site is fully developed with a variety of single and multi-family residences and office/institutional uses.

BACKGROUND

In 2012, the City received a growth allocation request from Mr. Giannoni for The Villas housing project at 2110 Tienda Drive. On August 8, 2012, the Planning Commission held a public hearing, took in public comments and ultimately recommended 12 growth allocations for the proposed project based upon conceptual design. Design of the development would ultimately be approved in the future by Site Plan and Architectural Review Committee or the Planning Commission. This recommendation was forwarded onto the City Council.

On October 3, 2012, the City Council held a public hearing on the allocation of growth units for The Villas project. At the hearing, concern was raised by neighborhood residences and several Council members about the appropriate density and massing of the future project. The City Council, by a 3-2 vote, ultimately allocated 9 units for the project. The applicant was directed to reduce the density and design a 9 unit development.

ANALYSIS

The project before the Planning Commission is a 9 unit development comprised of 6 attached townhouses, 3 single-family residences with detached garages and second floor bonus space. Project plans are included as Attachment B.

General Plan and Zoning Conformance

The project site has a General Plan land use designation of Mixed Use Corridor. The proposed project is consistent with the existing General Plan designation of Mixed Use Corridor and the proposed density of 11-units per acre is within the Mixed Use Corridor density range of 2.0 - 35 dwelling units per acre. The project site is zoned Mixed use Corridor (MCO) and multi-family dwellings (3 or more units) are an allowed use.

Growth Management Allocation

The proposed project site is located in In-fill location. The project is in an area that is fully developed with residential and office/commercial uses. The surrounding uses are suitable and consistent with the type of development proposed by the applicant. The project has been allocated 9 residential units.

Subdivision Map: The proposed Tentative Map would subdivide the project parcel into 9 residential lots with associated easements for public utilities and easements for access. No public spaces or dedications are created. This is all private property and the map is to create 9 lots that can be sold. The 6 townhouse lots range in size from 2,346 to 4,114 sq. ft. in size. The single family home parcels are 5,762, 6,399 and 6,404 sq. ft. in size.

In accordance with Lodi Municipal Code Section, 17.52.070, the Commission may approve a tentative map only when it first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan,

and that none of the findings for denial can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6. The findings are included as part of the resolution and staff recommends approval of the subdivision map.

In accordance with Lodi Municipal Code Section, 17.52.130, an approved Tentative Map is valid for 24 months after its effective date (Section 17.66.130). At the end of 24 months, the approval shall expire and become void unless, the applicant petitions the Planning Commission for an extension and the Commission grants an extension in accordance with Lodi Municipal Code Section 17.52.130 (B)(1). Phased Final Maps shall extend the expiration of the tentative map by 36 months or the date of the previously filed Final Map.

Access and Circulation: The project is accessed by a private shared access off Tienda Drive. The property to the west is a medium density four-plex that shares the access drive. The project design includes an internal access drive that serves 9 private garages for the individual units. The garage doors are set back over 20 feet to the drive isle. This allows for guest parking and stacking distance to keep the access clear for other residences.

Fences and Buffers:

The existing property includes a masonry wall along the southern property boundary. The General Plan and Zoning Code discourage walls and recommend buffers and landscaping to define boundaries. The project is required to include landscaping, however fencing is not required. The church to the east has provided landscaping along the shared boundary.

Project Design

The Villas have an Italian / Mediterranean design scheme and are tan in color with red ceramic tiles. The site includes fountains, grape vine trellises, and other features that build upon the Italian / Lodi viticulture.

The 6 townhomes are 1710 sq. ft. in size, 2 bedroom with 2 ½ bath and 2 car garage. The townhomes are 1710 sq. ft. in size. A private courtyard for each unit is included along Tienda Drive.

The 3 single family homes are 1,798 sq ft in size 3 bedroom, 3 ½ bath with outside courtyard and backyard. The residences come with a 3 car detached garage with second floor bonus space that can be used as an office, bonus room, secondary dwelling unit, in-laws quarters or 4th bedroom.

Staff is supportive of the project and this has the potential to be a model of medium density housing in the mixed use corridor and a buffer between commercial / office space and single family residences.

At the City Council meeting on October 3, 2012, growth allocations, massing and density was discussed. The Council directed the applicant to design a 9 unit development with appropriate massing and density. Staff is understanding of this direction to mean that the building coverage and building massing should be no more than what is required for 9 units.

Conclusion

Staff sent a copy of the application to various City departments for review and comment. Their comments and requirements incorporated into the attached resolution. Staff believes that the Commission can make the findings in order to approve the proposed project, subject to conditions outlined in the attached resolution. The project, as described in the code compliance sections above, is consistent with the current General Plan (2010).

The medium density project in the Mixed Use Corridor is the transitional project staff envisioned as part of the General Plan and development code update.

Staff recommends approval of the project with the modification to the residential garages being one story in height and not two.

ENVIRONMENTAL ASSESSMENT

The project qualifies for a CEQA Categorical Exemption, Section 15332, In-Fill Development Project, Class 32. The project is consistent with the General Plan, is located in the City limits, is less than 5-acres in size and is surrounded by existing urban uses. The project site is not a habitat for any rare or endangered species of plant or wildlife, and the project will not create a significant environmental impact.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, July 12 2014. Twenty (20) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.

RECOMMENDED MOTIONS

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

1. “I move that the Planning Commission adopt a Resolution finding that the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, the project is in-fill development and approve the Tentative Subdivision Map and architectural review subject to conditions in the attached resolution.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

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

Respectfully Submitted,

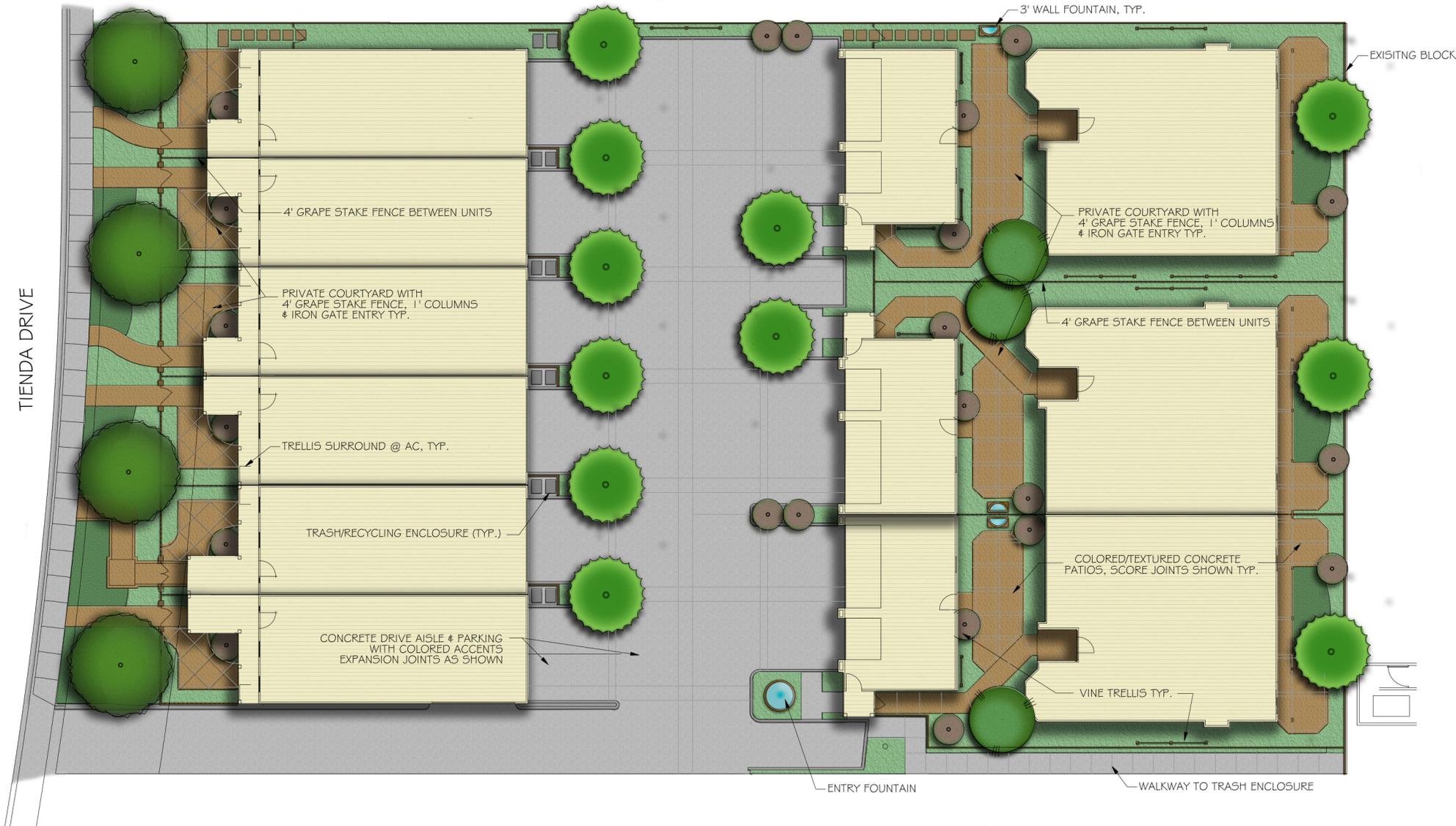
Concur,

Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Project Plans
- C. Draft Resolution



PRELIMINARY PLANT LEGEND



Symbol	Size	Botanical Name	Common Name	Quantity
	15 Gal.	<i>Lagerstroemia indica</i>	Crape Myrtle	
	15 Gal.	<i>Pistacia chinensis</i>	Chinese Pistache	
	15 Gal.	<i>Pyrus c. 'Krauter Vesuvius'</i>	Flowering Pear	
	15 Gal.	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	

SHRUBS

5 Gal.	<i>Abelia grandiflora</i>	Glossy Abelia
5 Gal.	<i>Berberis t. 'Atropurpurea'</i>	Red-Leaved Japanese Barberry
5 Gal.	<i>Buxus japonicus</i>	Japanese Boxwood
5 Gal.	<i>Colocynema p. 'Sunset Gold'</i>	Gold Dreich of Heaven
5 Gal.	<i>Eucyomus j. 'Aureo-Marginata'</i>	Gold Leaved Eucyomus
5 Gal.	<i>Lavandula dentata</i>	French lavender
5 Gal.	<i>Loropetalum 'Razzleberry'</i>	Chinese Fringe Flower
5 Gal.	<i>Phormium t. 'Bronze Baby'</i>	New Zealand Flax
5 Gal.	<i>Pittosporum t. 'Wheeler's Dwarf'</i>	Dwarf Tobira
5 Gal.	<i>Rhaphiolepis i. 'Springtime'</i>	India Hawthorn

GROUNDCOVERS AND ACCENTS

1 Gal.	<i>Diets vegeta</i>	Fortnight Lily
1 Gal.	<i>Ficus pumila</i>	Creeping Fig
1 Gal.	<i>Gazania hybrid (clumping)</i>	Clumping Gazania
1 Gal.	<i>Hemerocallis 'Stella de Oro'</i>	Day Lily
1 Gal.	<i>Myoporum parvifolium</i>	Myoporum
1 Gal.	<i>Solanum jasminoides</i>	Potato Vine
1 Gal.	<i>Trachelospermum jasminoides</i>	Star Jasmine

THE VILLAS AT SUNWEST
2110 TIENDA DRIVE, LODI, CA 95242
PRELIMINARY LANDSCAPE PLAN

A COMMUNITY BY GIANNONI DEVELOPMENT
2111 W. KETTLEMAN LANE SUITE C, LODI, CA 95242
209.570.8700

— Welcome to —

The Villas at Sunwest

A Community by Giannoni Development Group

COMING SOON – 2110 Tienda Drive, Lodi, CA 95242

Contact Giannoni Development 209.570.8700

A beautiful Italian-style inspired community consisting of 6 gorgeous Town Homes and 3 Single Family residences



Front View - Separate Detached Garages Loft Front entry



Back View - Separate Detached Garages with Loft

Artists' Renderings Disclaimer THIS IS AN ARTIST'S RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE FACILITIES DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, SIZE, OR NATURE, AS DEPICTED.

— Welcome to —

The Villas at Sunwest

A Community by Giannoni Development Group

COMING SOON – 2110 Tienda Drive, Lodi, CA 95242

A beautiful Italian-style inspired community consisting of 6 gorgeous Townhomes and 3 Single Family residences
Contact Giannoni Development Group at 209.570.8700 or www.GiannoniGroup.com



Front View—6 Spectacular Townhomes with Attached Garages



Back View—6 Spectacular Townhomes with Attached Garages

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— Welcome to —

The Villas at Sunwest

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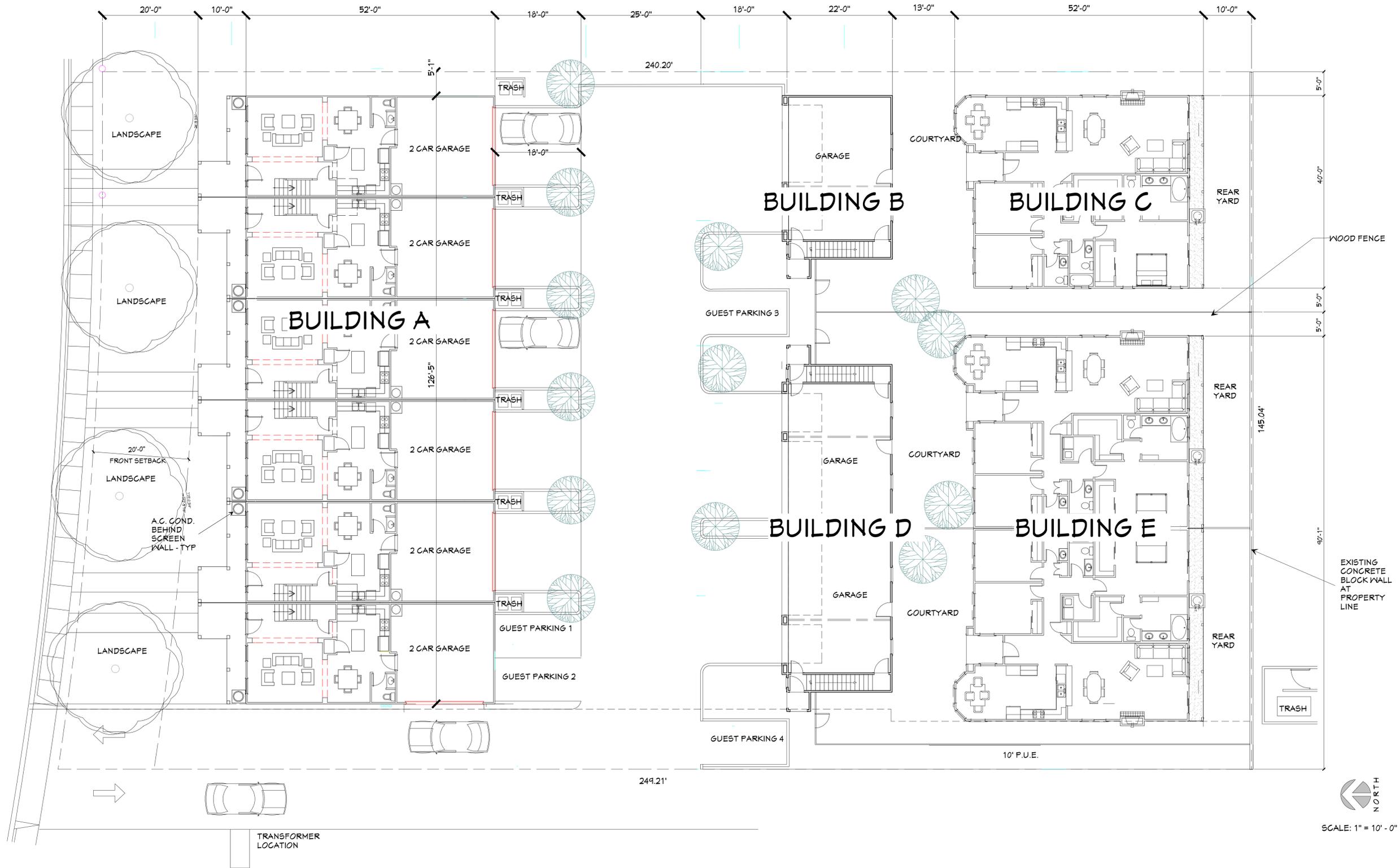
A beautiful Italian-style inspired community consisting of 6 gorgeous Town Homes and 3 Single Family residences



Front View - Single Family Residence

Artist's Rendering Disclaimer: THIS IS AN ARTIST'S RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE FACILITIES DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, SIZE, OR NATURE, AS DEPICTED.

TIENDA DRIVE



PARKING

PARKING REQUIRED
6 MULTI STORY UNITS

2 SPACES PER 2 BEDROOM UNIT - MIN 1 COVERED -
GUEST PARKING 1 PER 5 UNITS -
REQUIRED

PARKING PROVIDED

12 SPACES
1 SPACES
13 SPACES

14 SPACES
16 COVERED SPACES
2 OPEN SPACES

PARKING REQUIRED
3 SINGLE STORY UNITS

2 SPACES PER 2 BEDROOM UNIT - MIN 1 COVERED -
REQUIRED

PARKING PROVIDED

6 SPACES
6 SPACES

11 SPACES
9 COVERED SPACES
2 OPEN SPACES

PROJECT INFORMATION

THE VILLAS AT SUNWEST

A PLANNED DEVELOPMENT

BUILDING A - 6 MULTI STORY UNITS
BUILDING B - TWO STORY, THREE CAR GARAGE WITH FLEX SPACE
ABOVE
BUILDING C - SINGLE FAMILY DETACHED HOME
BUILDING D - DUPLEX TWO STORY, THREE CAR GARAE WITH FLRX
SPACE ABOVE
BUILDING E - DUPLEX SINGLE FAMILY HOMES

San Joaquin Design Group
Architecture & Planning

7877 N. Pershing Ave. - Stockton, Ca. 95207
Tel: (209) 478-4013 Fax: (209) 478-0266

The information, plans, designs
and arrangements shown on
this drawing are confidential in
whole or in part without express
written permission

James M. Tibbens - Architect
Bill Johnson - Architect

THE VILLAS
AT SUNWEST

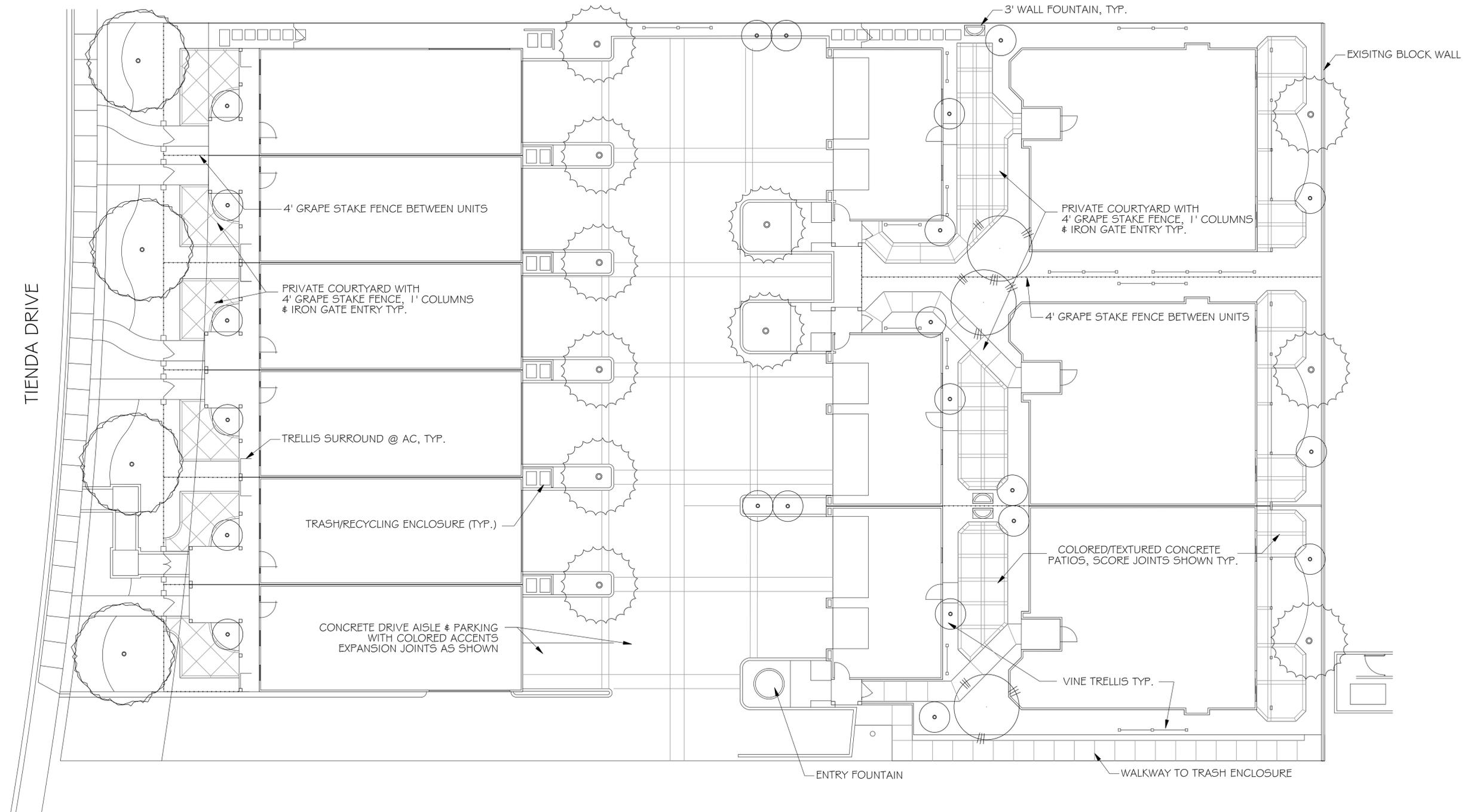
TIENDA DRIVE
LODI, CALIFORNIA
GIANNONI DEVELOPMENT

PROPOSED SITE PLAN

SCALE: 1" = 10' - 0"

Drawn:
Date: APRIL 3, 2014
Revised:

SP-1



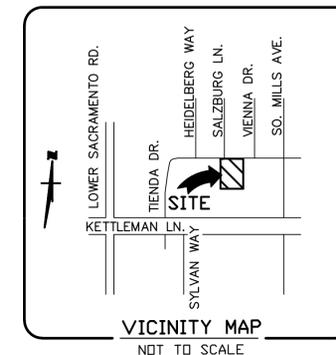
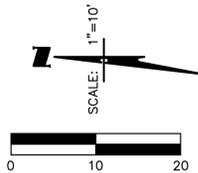
PRELIMINARY PLANT LEGEND

Symbol	Size	Botanical Name	Common Name	Quantity
TREES				
	15 Gal.	Lagerstroemia indica	Crape Myrtle	
	15 Gal.	Pistachia chinensis	Chinese Pistache	
	15 Gal.	Pyrus c. 'Krauter Vesuvius'	Flowering Pear	
	15 Gal.	Ulmus parvifolia	Chinese Evergreen Elm	
SHRUBS				
	5 Gal.	Abelia grandiflora	Glossy Abelia	
	5 Gal.	Berbens t. 'Atropurpurea'	Red-Leafed Japanese Barberry	
	5 Gal.	Buxus japonicus	Japanese Boxwood	
	5 Gal.	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven	
	5 Gal.	Euonymus j. 'Aureo-Marginata'	Gold Leafed Euonymus	
	5 Gal.	Lavandula dentata	French lavender	
	5 Gal.	Loropetalum 'Razzleberry'	Chinese Fringe Flower	
	5 Gal.	Phormium t. 'Bronze Baby'	New Zealand Flax	
	5 Gal.	Pittosporum t. 'Wheelers Dwarf'	Dwarf Tobira	
	5 Gal.	Rhampholepis i. 'Springtime'	India Hawthorn	
GROUNDCOVERS AND ACCENTS				
	1 Gal.	Dietses vegeta	Fortnight Lily	
	1 Gal.	Ficus pumila	Creeping Fig	
	1 Gal.	Gazania hybrid (clumping)	Clumping Gazania	
	1 Gal.	Hemerocallis 'Stella de Oro'	Day Lily	
	1 Gal.	Myoporum parvifolium	Myoporum	
	1 Gal.	Solanum jasminoides	Potato Vine	
	1 Gal.	Trachelospermum jasminoides	Star Jasmine	

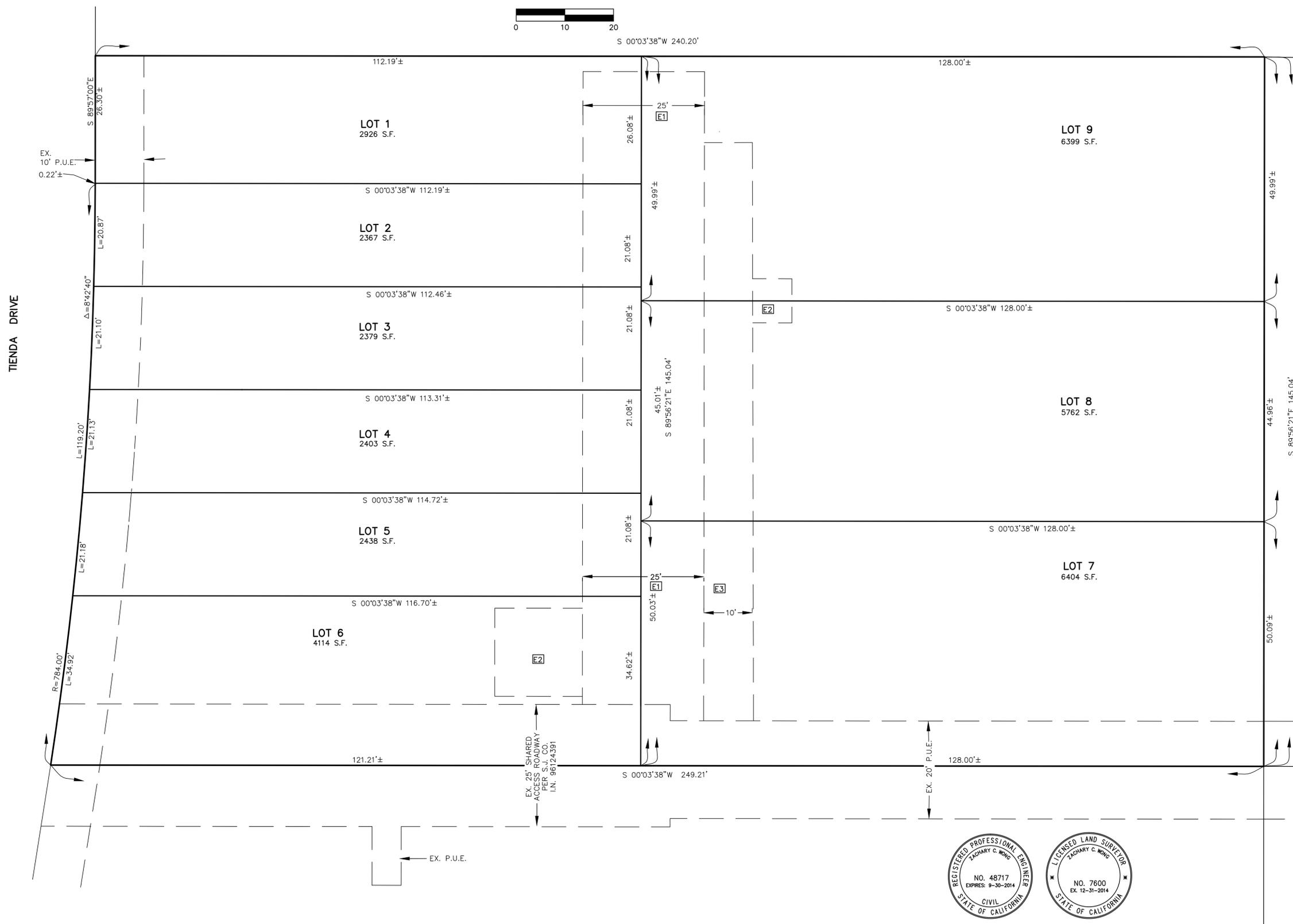
THE VILLAS AT SUNWEST
2110 TIENDA DRIVE, LODI, CA 95242
PRELIMINARY LANDSCAPE PLAN

A COMMUNITY BY GIANNONI DEVELOPMENT
2111 W. KETTLEMAN LANE SUITE C, LODI, CA 95242
209.570.8700





TENTATIVE SUBDIVISION MAP
OF
THE VILLAS AT
SUNWEST



- NOTES:**
- ASSESSOR PARCEL NUMBER 027-430-06.
 - UTILITIES:
WATER: CITY OF LODI
SEWER: CITY OF LODI
STORM DRAINAGE: CITY OF LODI
SITE ADDRESS: 2110 TIENDA DRIVE, LODI, CALIFORNIA
 - OWNER: JOHN MICHAEL GIANNONI JR. FAMILY TRUST
2111 KETTLEMAN LANE, SUITE D
LODI, CALIFORNIA 95242

- E1 25' NON-EXCLUSIVE EGRESS AND INGRESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- E2 NON-EXCLUSIVE PARKING EASEMENT.
- E3 10' WIDE PUBLIC UTILITY EASEMENT.

LEGAL DESCRIPTION:
PARCEL 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD DATED JULY 29, 1988, IN BOOK 21 OF PARCEL MAPS, PAGE 38, SAN JOAQUIN COUNTY RECORDS.



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REVISIONS			
NO.	DESCRIPTION	DATE	BY

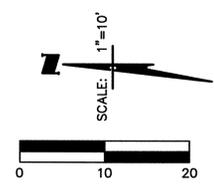
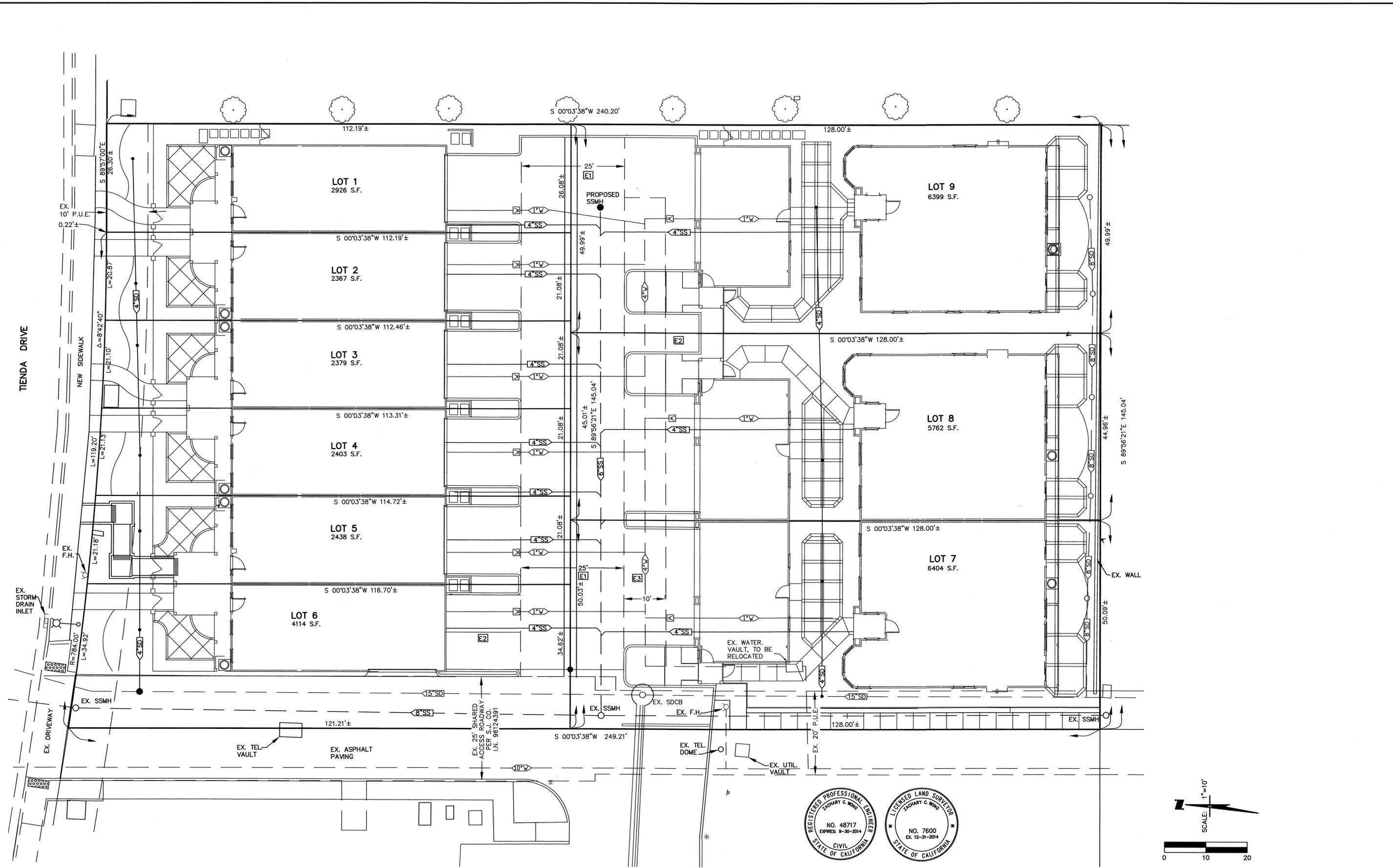


WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
Zachary C. Wong R.C.E. 48717
DATE 5/16/14 L.S. 7600

JOB NO.: 3682
DATE: MAY 2014
SCALE: 1"=10'
DRAWN: DB
DESIGN:
CHECKED: ZCW

2110 TIENDA DRIVE
LODI, CALIFORNIA
TENTATIVE SUBDIVISION MAP

SHEET
1
OF ONE
FILE 3682



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REVISIONS			
NO.	DESCRIPTION	DATE	BY



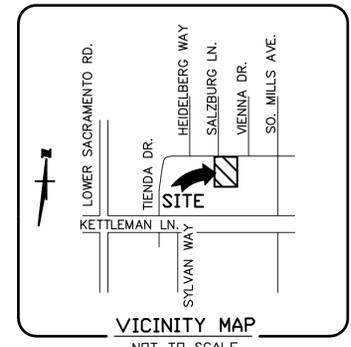
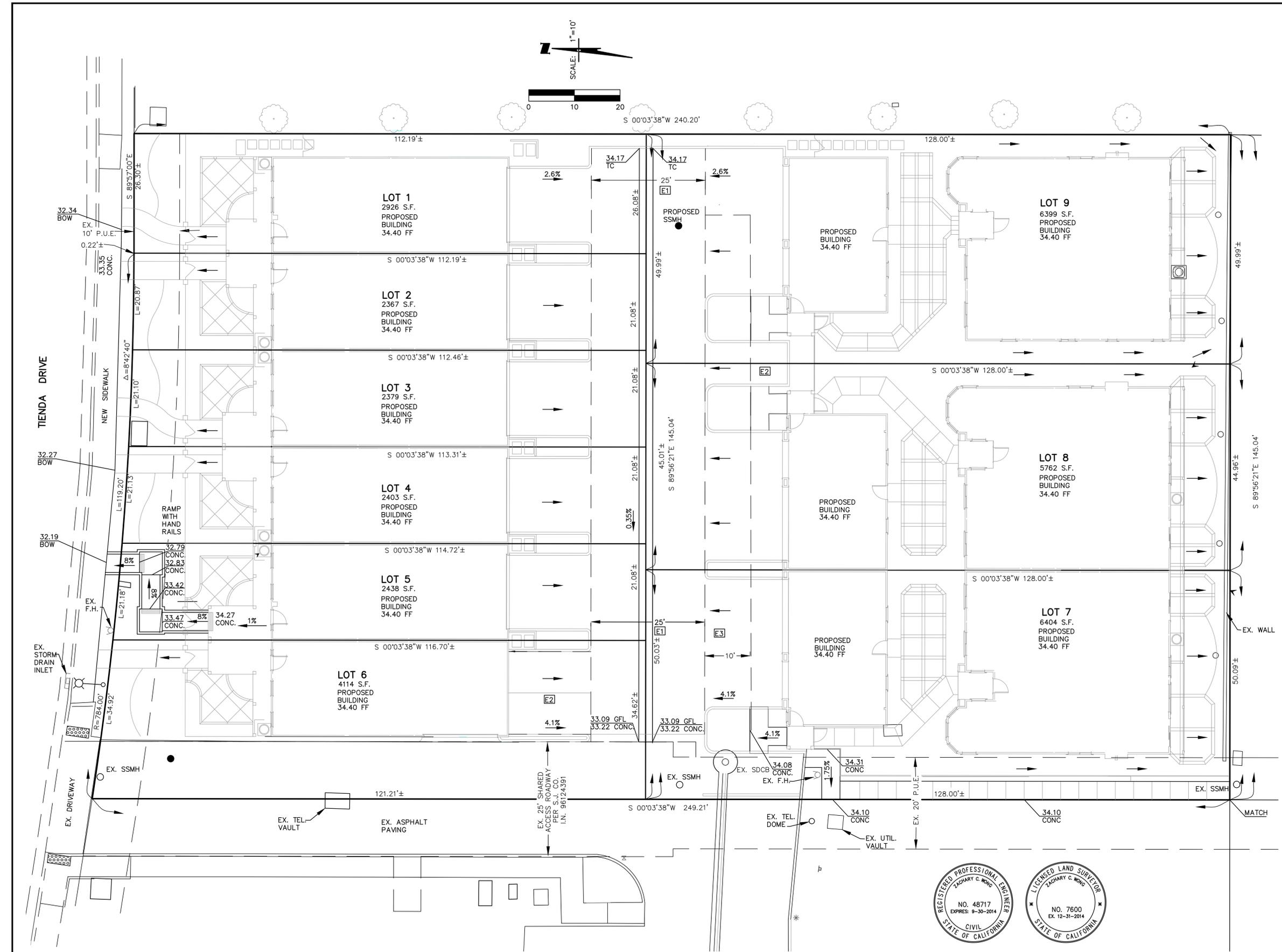
WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
Gregory C. Wong R.C.E. 48717
 DATE 5/9/14 L.S. 7600

JOB NO.: 3682
 DATE: MAY 2014
 SCALE: 1"=10'
 DRAWN: DB
 DESIGN:
 CHECKED: ZCW

2110 TIENDA DRIVE
 LODI, CALIFORNIA

PRELIMINARY UTILITY PLAN

SHEET
2
 OF TWO
 FILE 3682



TENTATIVE SUBDIVISION MAP OF THE VILLAS AT SUNWEST

PROPOSED	DESCRIPTION	EXISTING
—	PROPERTY LINE	—
—	WATER LINE	—
—	WATER VALVE	—
—	WATER METER	—
—	FIRE HYDRANT	—
—	FIRE WATER LINE	—
—	SEWER LINE	—
—	SANITARY SEWER	—
—	MAINTENANCE HOLE	—
—	SANITARY CLEAN OUT	—
—	SEWER LATERAL	—
—	STORM DRAIN LINE	—
—	STORM DRAIN	—
—	MAINTENANCE HOLE	—
—	CURB INLET OR	—
—	CATCH BASIN	—
—	ELEVATION	11.75
—	DISABLED PARKING	—
—	SITE LIGHT	—

SHEET INDEX:	
1	PRELIMINARY GRADING PLAN
2	PRELIMINARY UTILITY PLAN

NOTES:

- ASSESSOR PARCEL NUMBER 027-430-06.
- UTILITIES:
WATER: CITY OF LODI
SEWER: CITY OF LODI
STORM DRAINAGE: CITY OF LODI
SITE ADDRESS: 2110 TIENDA DRIVE, LODI, CALIFORNIA
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2111 KETTLEMAN LANE, SUITE D
LODI, CALIFORNIA 95242

E1 25' NON-EXCLUSIVE EGRESS AND INGRESS EASEMENT AND PUBLIC UTILITY EASEMENT.
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REVISIONS			
NO.	DESCRIPTION	DATE	BY

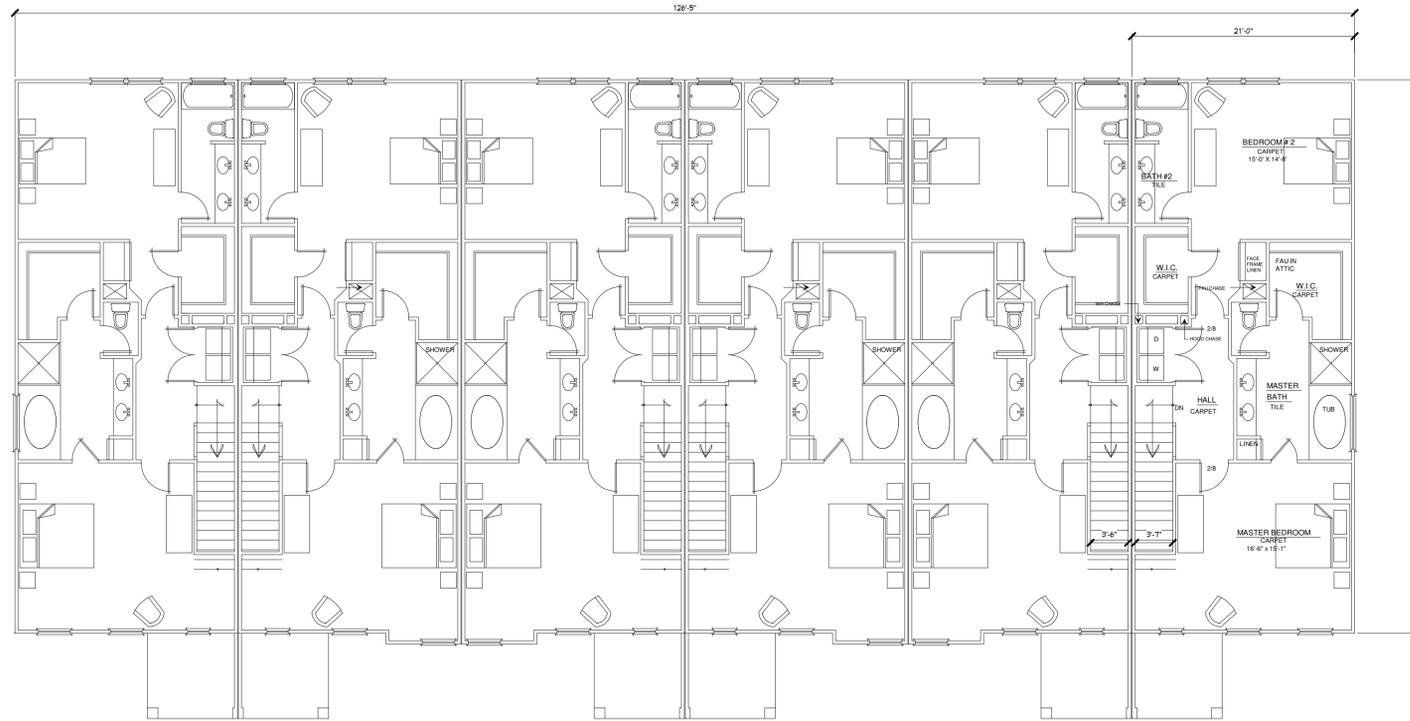


WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
Zachary C. Wong DATE 5/9/14 L.S. 7600

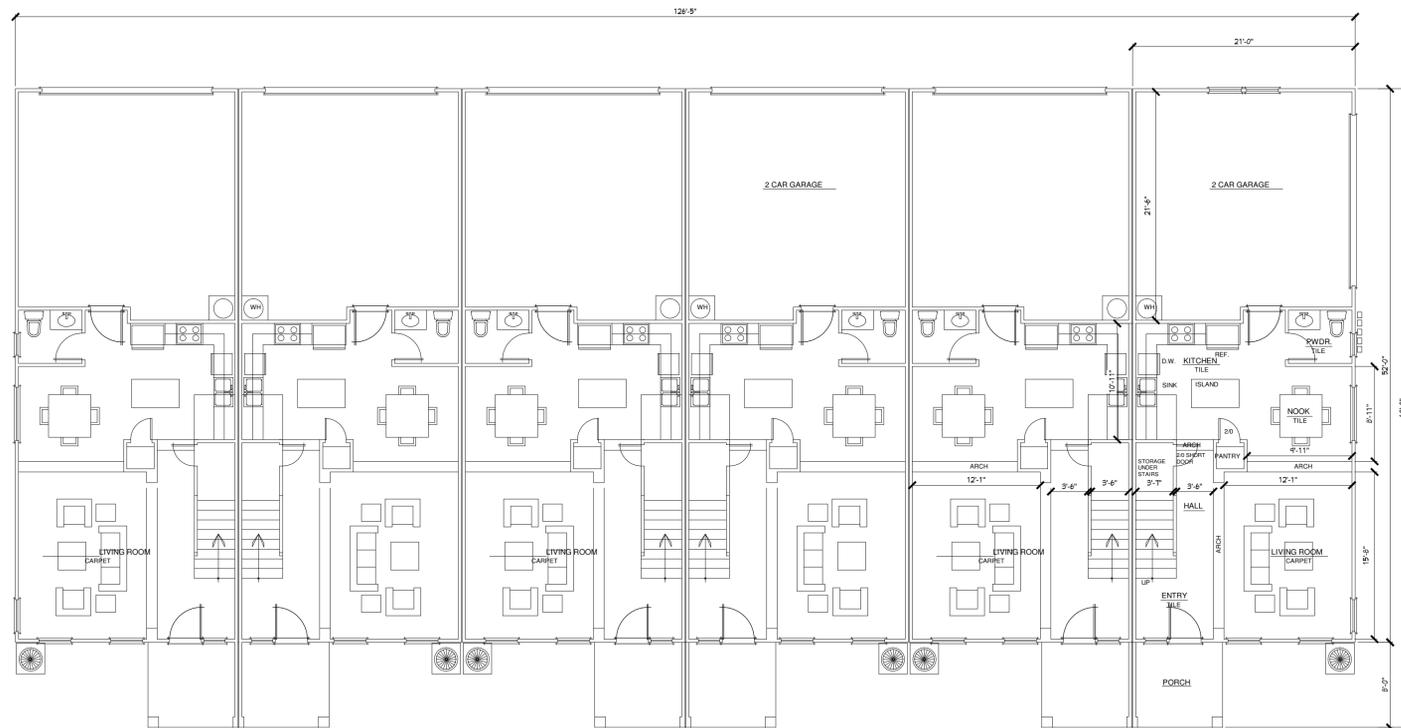
JOB NO.: 3682
DATE: MAY 2014
SCALE: 1"=10'
DRAWN: DB
DESIGN:
CHECKED: ZCW

2110 TIENDA DRIVE
LODI, CALIFORNIA
PRELIMINARY GRADING PLAN

SHEET
1
OF TWO
FILE 3682



SECOND FLOOR PLAN



FIRST FLOOR PLAN

San Joaquin Design Group
 Architecture & Planning

7877 N. Pershing Ave. - Stockton, Ca. 95207
 Tel: (209) 478-4013 Fax: (209) 478-0266

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James H. Tibbels - Architect
 Bill Johnston - Architect

**THE VILLAS
 AT SUNWEST**

TIENDA DRIVE
 LODI, CALIFORNIA
 GIANNONI DEVELOPMENT

BUILDING A FLOOR PLANS

SCALE: 1/8" = 1' - 0"

Drawn:
 Date: APRIL 3, 2014
 Revised:

A-1



FRONT ELEVATION



WEST ELEVATION
EAST ELEVATION SIMILAR



REAR ELEVATION

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Architecture & Planning

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James H. Tibbels - Architect

Bill Johnson - Architect

THE VILLAS
AT SUNWEST

TIENDA DRIVE
LODI, CALIFORNIA
GIANNONI DEVELOPMENT

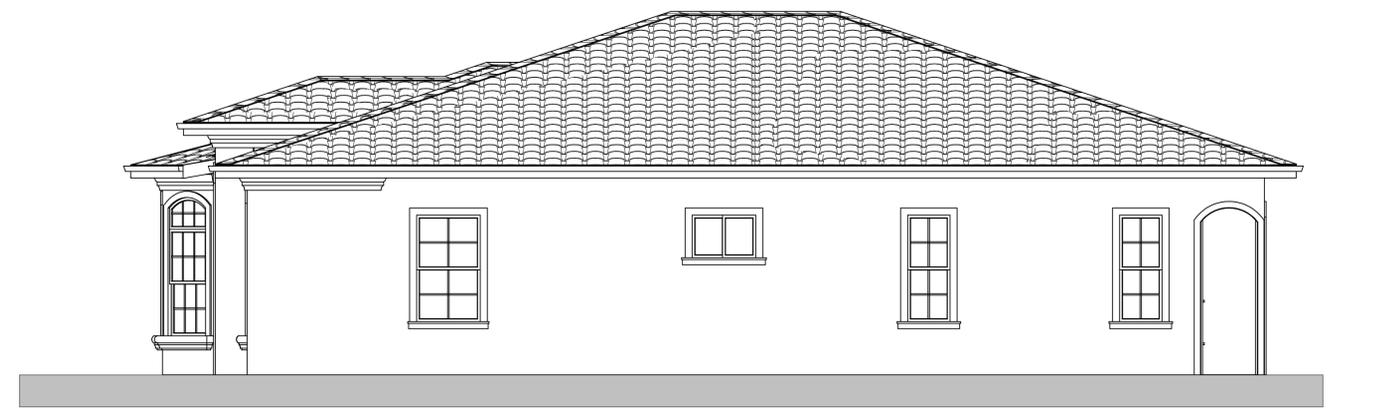
BUILDING A ELEVATIONS

SCALE: 3/16" = 1'-0"

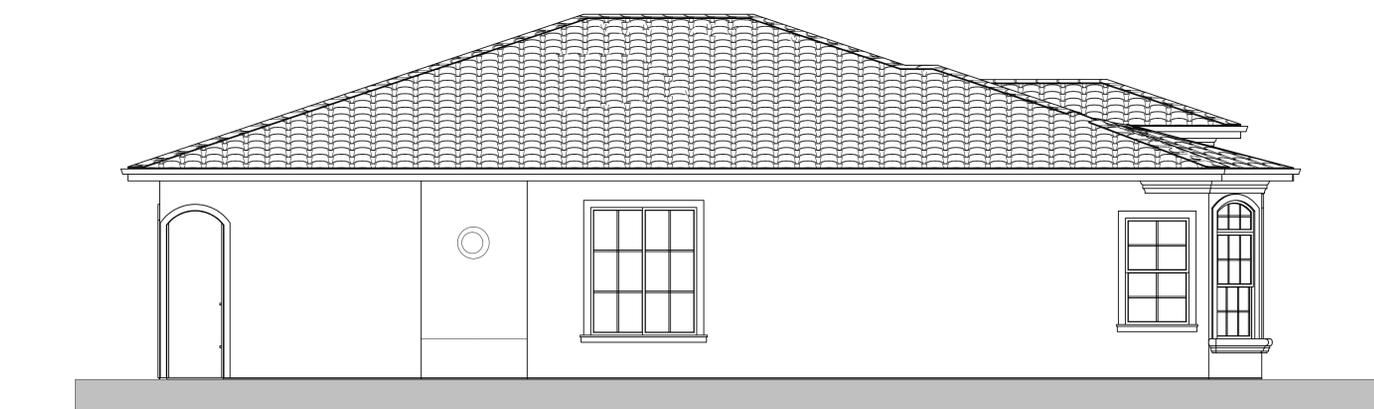
Drawn: B.J.
Date: APRIL 31, 2018
Revised:



FRONT ELEVATION



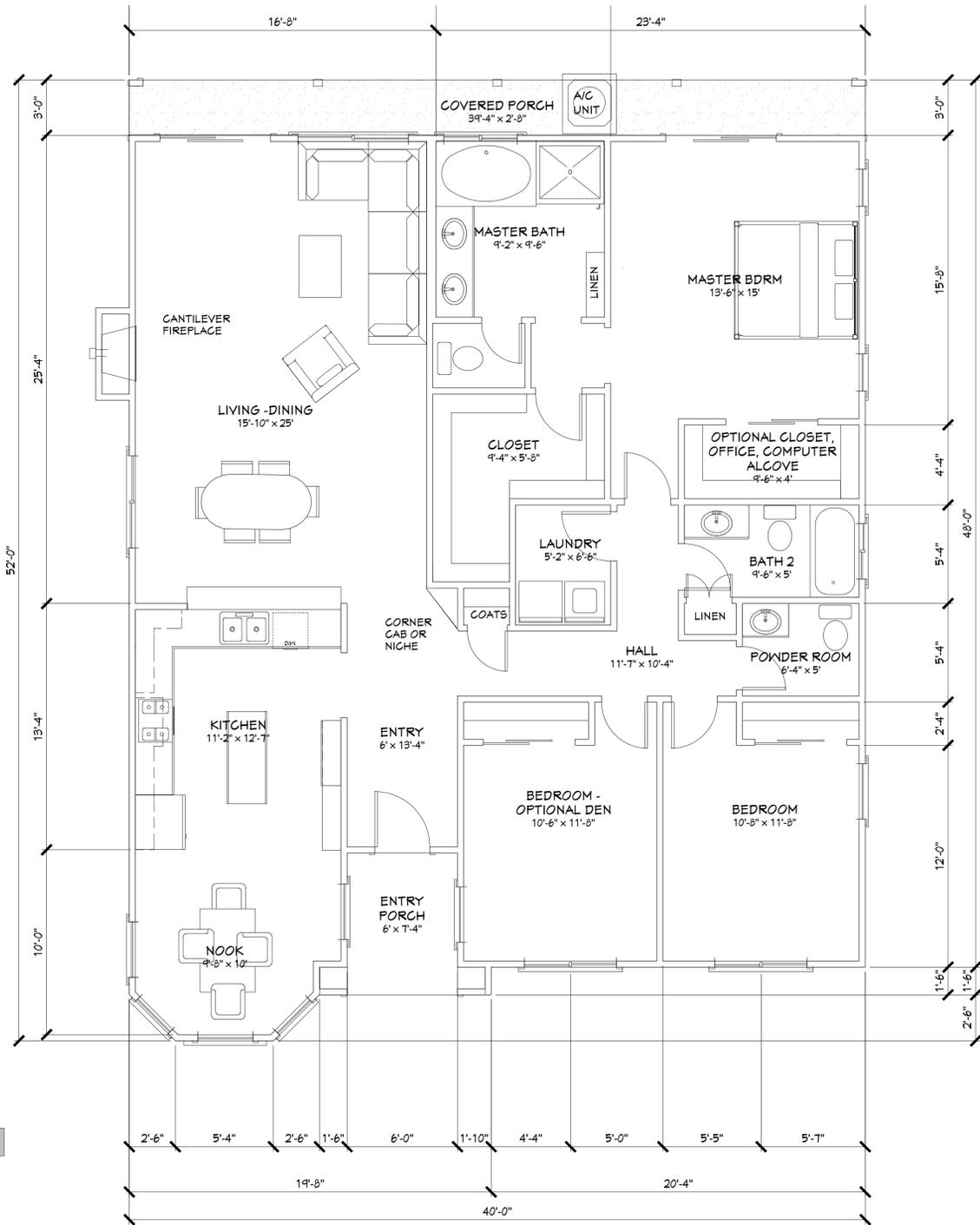
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN 1798 SQUARE FEET

SCALE 1/4" = 1' - 0"

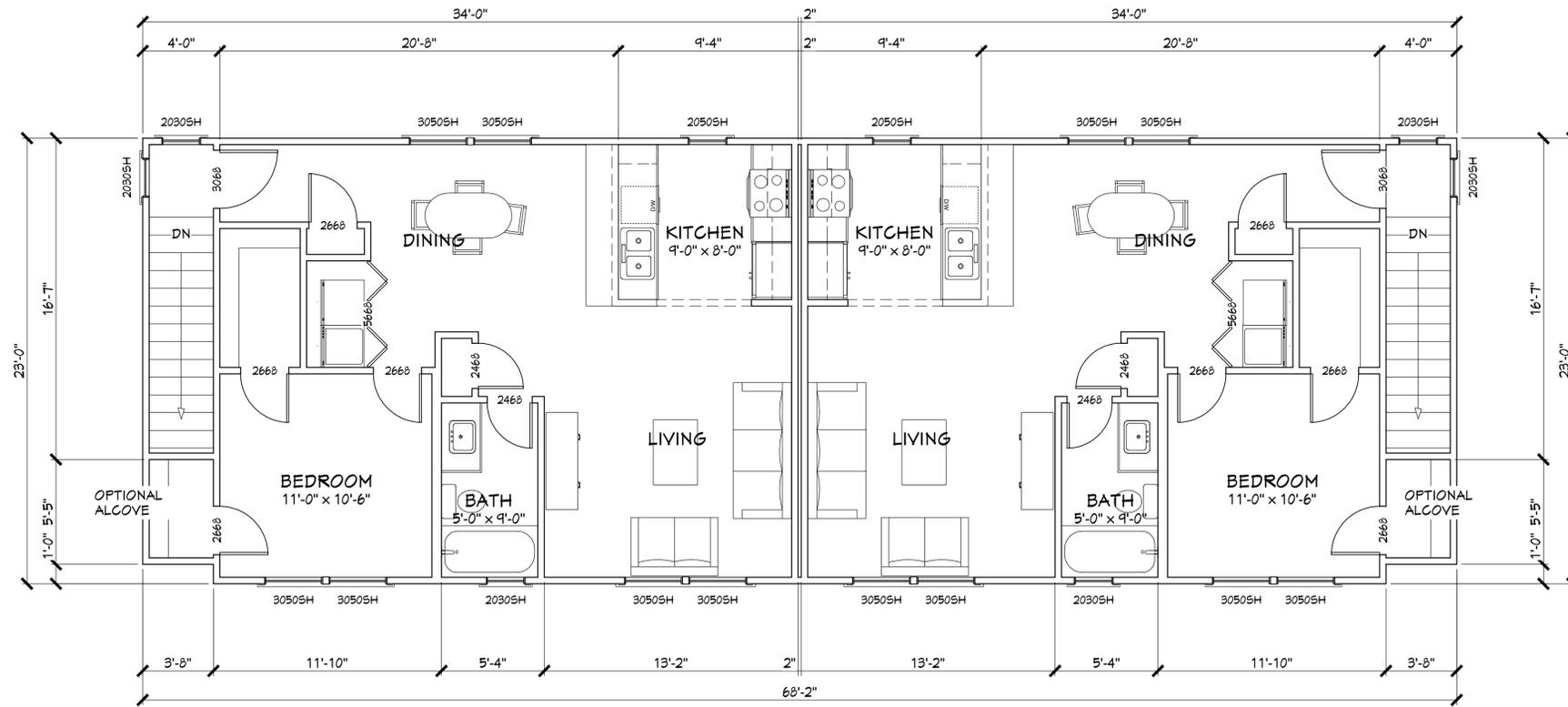
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Architecture & Planning
 7877 N. Pershing Ave. - Stockton, Ca. 95207
 Tel: (209) 478-4013 Fax: (209) 478-0266

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 7877 N. PERSHING AVENUE
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 Bill Johnson - Architect

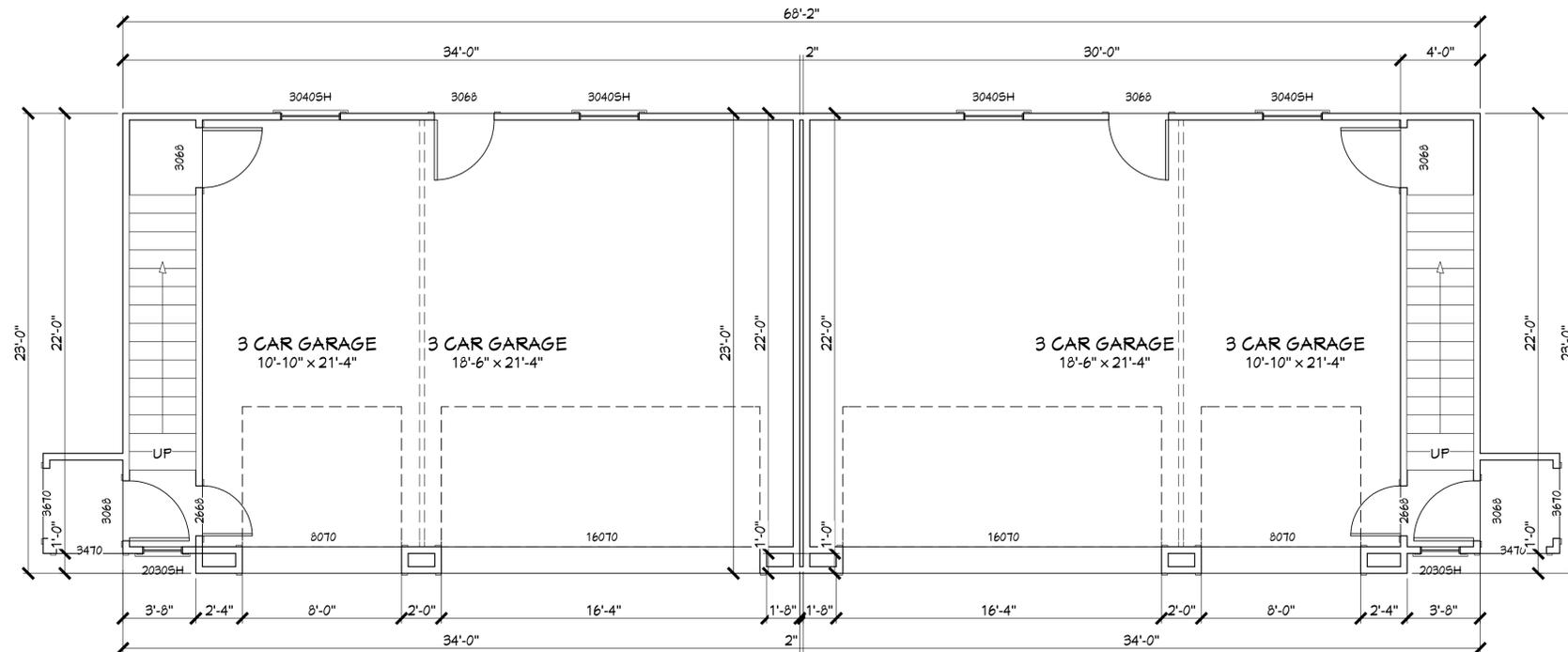
**THE VILLAS
 AT SUNSET**
 TIENDA DRIVE
 LODI, CALIFORNIA
 GIANNONI DEVELOPMENT

**BUILDING C FLOOR PLAN
 & ELEVATIONS**

Drawn: BJ
 Date: APRIL 3, 2014
 Revised:



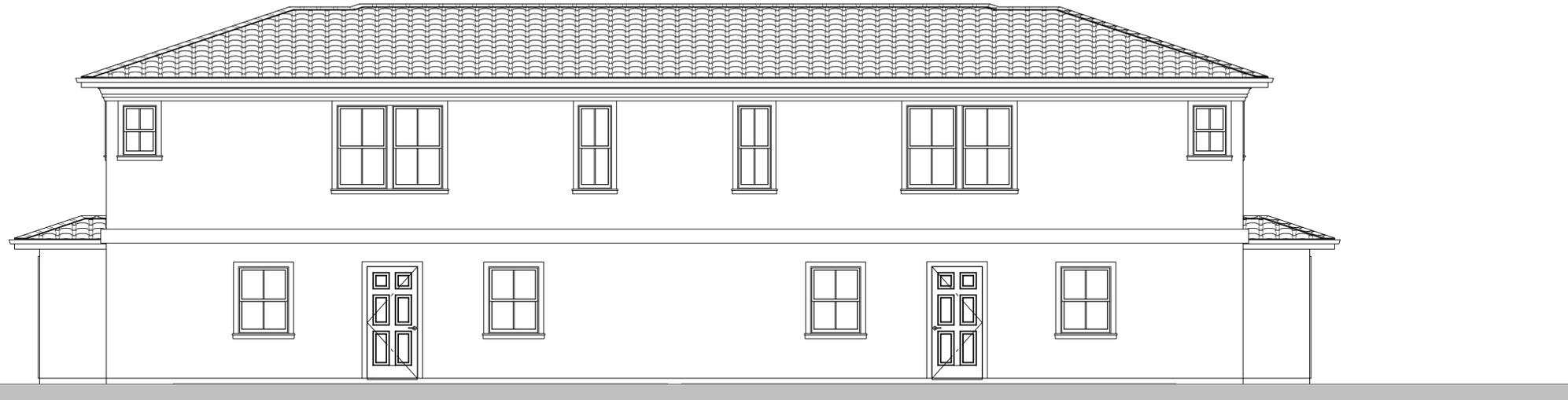
SECOND FLOOR PLAN



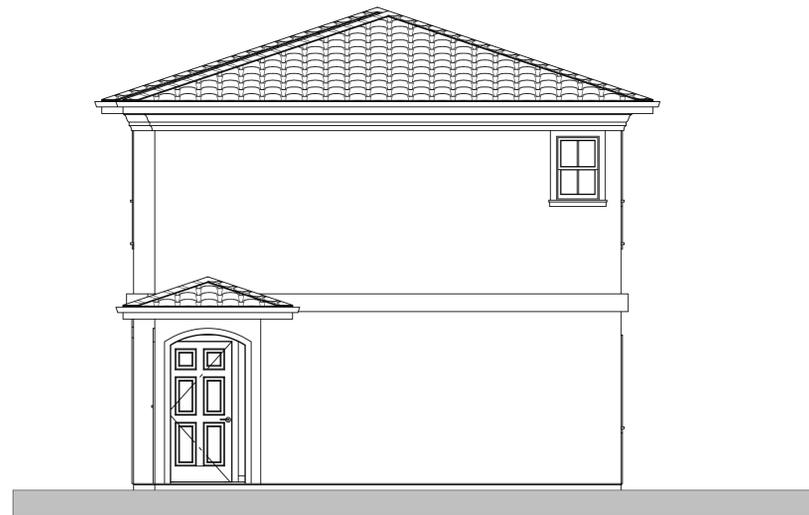
FIRST FLOOR PLAN



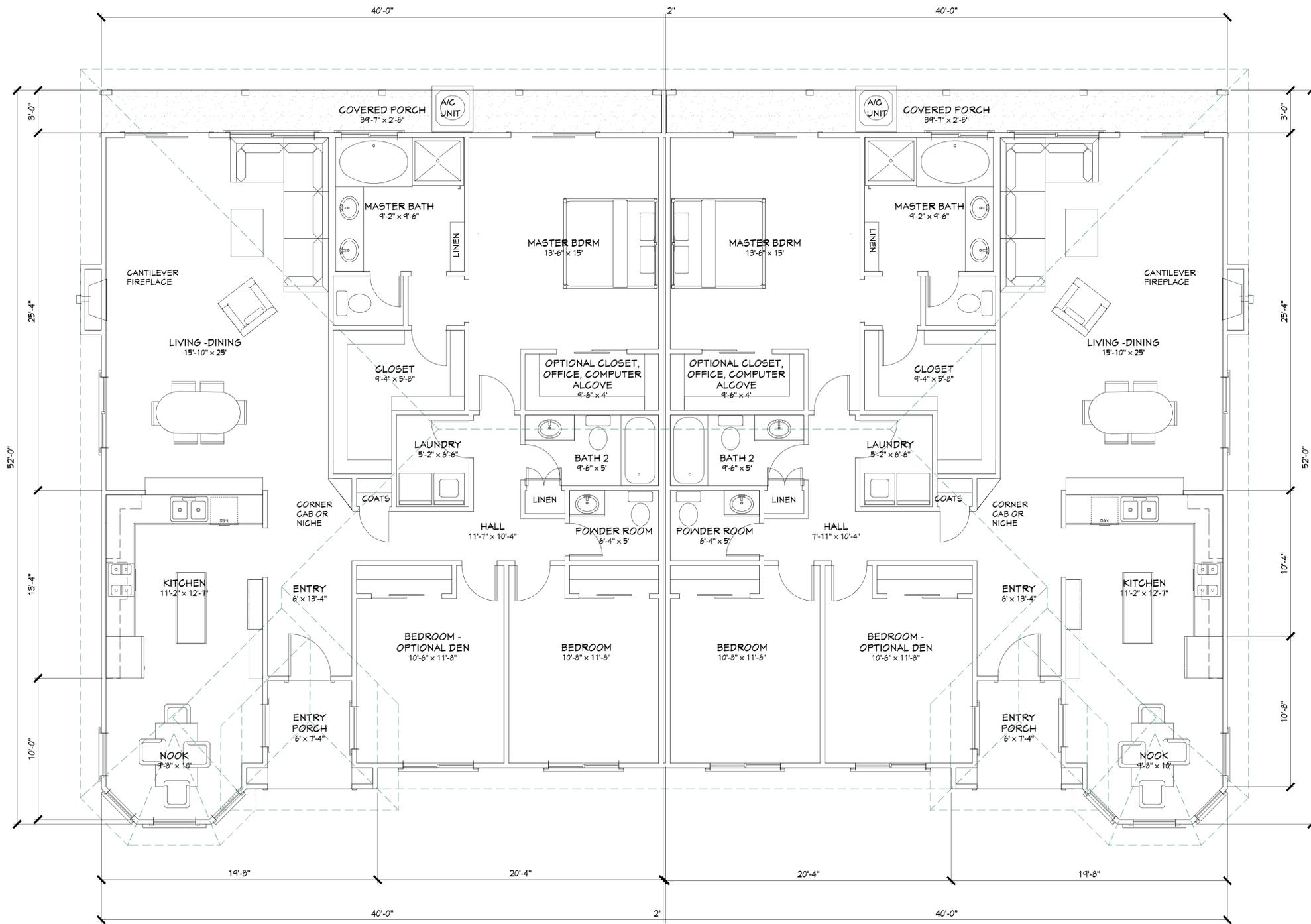
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



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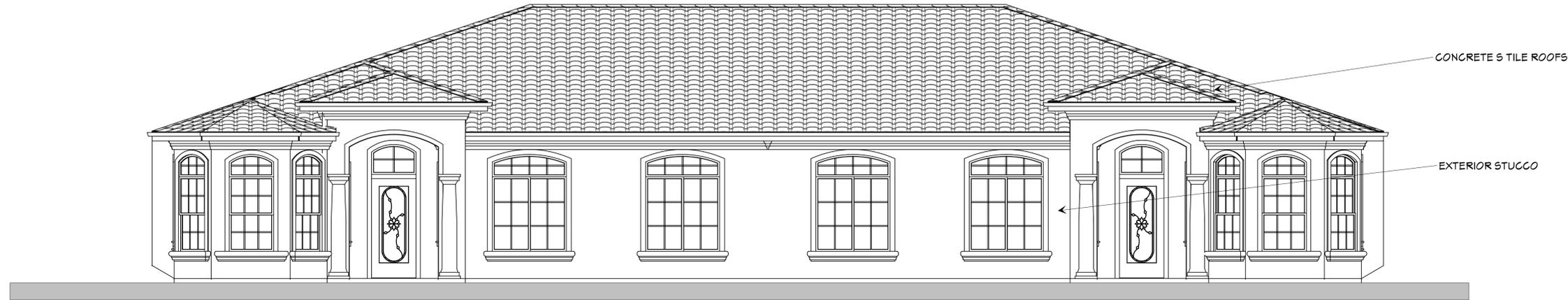
Janece M. Tibbens - Architect
 Bill Johnson - Architect

THE VILLAS AT SUNWEST
 TIENDA DRIVE
 LODI, CALIFORNIA
 GIANNONI DEVELOPMENT

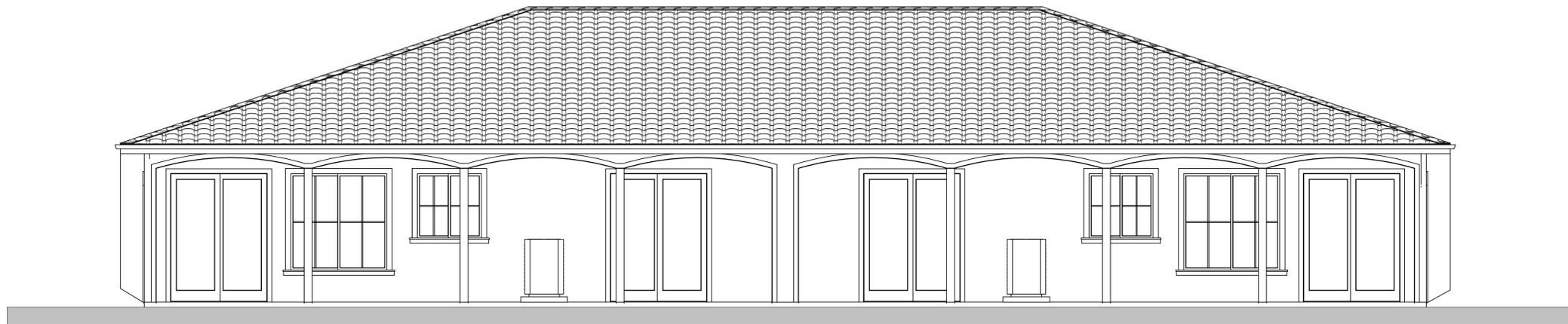
**BUILDING E
 FLOOR PLANS**



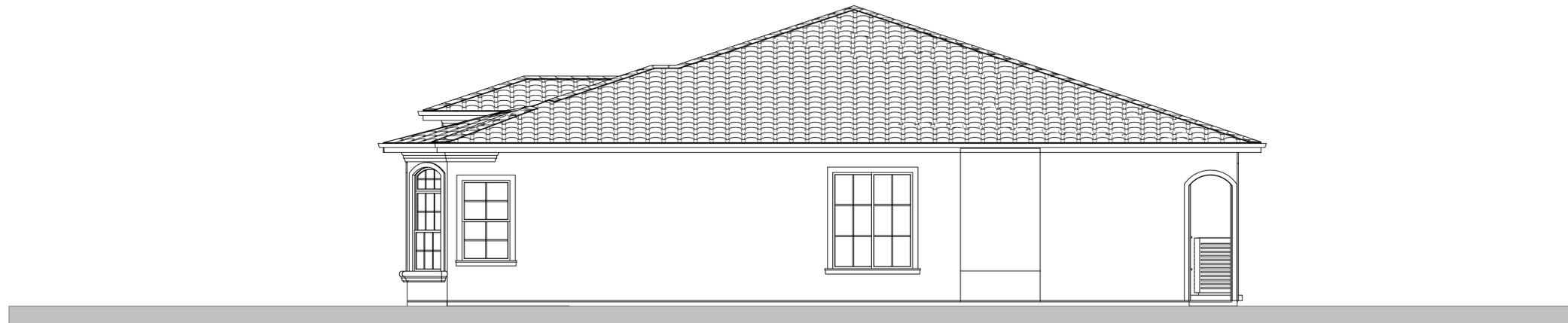
Drawn:
 Date: APRIL 3, 2014
 Revised:



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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 Bill Johnson - Architect

**THE VILLAS
 AT SUNWEST**
 TIENDA DRIVE
 LODI, CALIFORNIA
 GIANNONI DEVELOPMENT

**BUILDING E
 ELEVATIONS**



Drawn:
 Date: APRIL 3, 2014
 Revised:

RESOLUTION NO. 14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF SKINNER RANCH HOLDINGS FOR APPROVAL OF NINE LOT SUBDIVISION MAP AND ARCHITECTURAL REVIEW FOR THE VILLAS, AT 2110 TIENDA DRIVE.

- WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Vested Subdivision application, in accordance with the Lodi Municipal Code, Section 17.74; and
- WHEREAS**, the project site is located at 2110 Tienda Drive, Lodi, CA 95242. APN: 058-650-04
- WHEREAS**, the applicant is Mr. John M. Giannoni Jr., 2111 West Kettleman Lane, Suite D., Lodi, CA 95242; and
- WHEREAS**, the project properties owners of record are John Michael Giannoni Jr. Family Trust, 2111 West Kettleman Lane, Suite D., Lodi, CA 95242 ; and
- WHEREAS**, the applicant, Mr. John M. Giannoni Jr., has filed “The Villas” Subdivision Map and Architectural Review Application with the City of Lodi; and
- WHEREAS**, City Council Resolution No. 2010-41 adopted by the City Council on April 7, 2010, approved the land use designation as Mixed Use Corridor, for the project site; and
- WHEREAS**, the City Council by Ordinance No. 1869, which became effective on March 21, 2013, granted Mixed Use Corridor for the project site; and
- WHEREAS**, the City Council by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan; and
- WHEREAS**, a copy of the Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, is kept on file for public review within the Community Development Department by the Community Development Director at 221 West Pine Street, Lodi, CA; and
- WHEREAS**, the Subdivision Map contains .81 acres, 9 residential parcels and is consistent with the density ranges of the General Plan; and
- WHEREAS**, the Community Development Department did study and recommend approval of said request; and
- WHEREAS**, after due consideration of the project, the Planning Commission did conditionally approve the project; and
- WHEREAS**, the Planning Commission’s recommendation is based upon the following findings and determinations:
1. The project is categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site of the proposed project can be adequately served by all required utilities and public services.
 2. The proposed design and improvement of the tentative subdivision, as conditioned, will conform to the standards and improvements mandated by the adopted City of Lodi Public Works

Department Standards and Specifications, Zoning Ordinance, as well as all other applicable standards.

3. The standard size, shape and topography of the site is physically suitable for residential development proposed in that the site is generally flat and is not within an identified natural hazard area.
4. The site is suitable for the density proposed by the tentative subdivision map in that the site can be served by all public utilities and creates design solutions for storm water, traffic and air quality issues.
5. The standard design of the proposed tentative subdivision and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat in that the site has been previously disturbed by agricultural activities and no significant environmental issues or concerns were identified through the Initial Study prepared for this development.
6. The design of the proposed tentative subdivision and type of improvements are not likely to cause serious public health problems in that all public improvements will be built per City standards and all private improvements will be built per the California Building Code.
7. The design of the proposed tentative subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed tentative subdivision.
8. The subdivision is conditioned to construct public and private improvements thereby insuring that an adequate Level of Service is maintained on the roadways within the area.
9. The subdivision map allows for the orderly growth of Lodi in that the Land Use and Growth Management Element allows for the development of Medium Density Residential on the project site.
10. Said Subdivision map complies with the requirements of Title 17, Article 5 of the Lodi Development Code, governing subdivision maps.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Subdivision Map and SPARC Application No. 2014-15 is hereby approved, subject to the following conditions:

1. The property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. This recommendation for approval by the Planning Commission shall not constitute an authorization to begin any construction.
3. The developer shall comply with all the applicable requirements of the City's Community Development Department including Planning and Building Divisions; Public Works, Fire and Electric Utility Departments; and all other applicable local, state and federal agencies. It is the responsibility of the applicant to check with each agency for requirements that may pertain to the project.
4. The Tentative Map shall expire within 24 months of Planning Commission approval or a time extension must be granted by the Planning Commission.

5. The Final Map shall be in substantial conformance to the approved Tentative Map, as conditioned, and that any future development shall be consistent with applicable sections of the Municipal Code.
6. The developer shall install, on each residence, minimum four-inch high block style numbers for address identification. The numbers shall be in color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street during the day and night. The construction drawings for the house plans shall identify the location of the address boxes or numbers on the house façades, along with a detail or keynote that describes how the house numbers will be illuminated or made identifiable from the street.
7. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
8. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City Plans and all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
9. In accordance with the Growth Management and Infrastructure/Public Facilities Element of the City's General Plan, the environmental review prepared for this project, and the regulations of the applicable school districts, the Developer shall demonstrate that adequate provision is made for school facilities. To the extent permitted by law, this may include the payment of school facility mitigation fees adopted by the Lodi Unified School district, or alternative financial arrangements negotiated by agreement between the Developer and the applicable school districts.
10. The developer, in order to reduce tracking of mud throughout the City, shall be responsible for cleaning up or any expenses incurred by the City for cleaning up mud, debris, etc. from City streets that is attributed to this project during construction.
11. Construction activities shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Sunday, consistent with the City's Ordinance.
12. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

City of Lodi Community Development – Planning

13. The Villas project is approved subject to the exhibits included as part of the staff report attachment b.
14. The garages for the single family residences shall be limited to a single story in height, consistent with the height of the single story residences.

City of Lodi Fire Department

15. The developer shall comply with all applicable requirements of the California Fire Code and the adopted policies of the City of Lodi.
16. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 of the California Fire Code and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Ord. No. 1840, § 1, 11-17-2010)
17. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

18. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

City of Lodi Building Department

19. The construction of the new buildings and related site improvements shall require building permits. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building codes. Please review our policy handouts for specific submittal procedures.
20. The common wall between townhomes shall be a minimum 1 hour rated, and the wall shall extend from foundation to roof sheathing. 2013 CRC, Section 302.2
21. The 1 hour rated wall between townhomes shall have a 1 hour rated parapet, which is a minimum 30" above the roof surface and shall have non-combustible faces for the uppermost 18" including counter flashing and coping materials. Or the plans will show that structure meets one of the exceptions of Section R302.2.2. 2013 CRC, Sections R302.2.2, R302.2.3
22. Dwellings in the two family units shall be separated by a 1/2 hour wall assembly (fire sprinkler exception) from foundation to roof sheathing. 2013 CRC, Section R302.3
23. Exterior walls located less than 3' from the property line are required to be 1 hour fire rated (sprinklered structures). 2013 CRC, Section R302.1, Table R302.1 (2)
24. Projections, including eaves 2' -3' from the property line are required to be 1 hour rated from the underside (sprinklered structures). 2013 CRC, Section R302.1, Table R302.1 (2)
25. Openings (windows, etc.) not allowed in walls less than 3' from the property line (sprinklered structures). 2013 CRC, Section R302.1, Table R302.1 (2)
26. All new townhomes, and one and two family dwellings are required to be equipped with automatic fire sprinkler systems. 2013 CRC, Section R313
27. Dwelling units in a building consisting of 3 or more dwelling units or four or more condominiums units (Building A) shall meet the requirements of the California Building Code, Chapter 11A. Dwelling units within a single structure separated by firewalls do not constitute separate buildings. 2013 CRC, Section R320.1
28. Of the required building (Building A), all ground floor dwelling units in a non-elevator building shall be adaptable and on an accessible route, unless an accessible route is not required as determined by site impracticality provisions in Section 1150A. The Site Plan appears to show lot 5 only with an accessible route. 2013 CRC, Section 1104A1.
29. Of the required building (Building A) the private attached garages shall be made accessible by one of the options listed by the exception to Section 1109A.2.1. The simplest option is an accessible door from the garage to dwelling with level landing and maneuvering clearances on both sides of the door. 2013 CBC, Section 1109A.2.1
30. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2013 CBC, Section 1112A or 1114A as appropriate. 2013 CBC Sections 1110A, 1112A, 1113A, 1114A

City of Lodi Public Works Department

The following conditions of approval are required for the subject project per City codes and standards, all to be accomplished prior to, or concurrent with, final parcel map filing unless noted otherwise.

31. Parcels shall be served by a public water main and private wastewater and storm drain mains extending from the shared accessway located west of Lots 6 and 7. All utilities, public and private, shall be designed in accordance with City of Lodi design standards and specifications or the current Uniform Building Code.
32. Dedication of utility easements as required by the various utility companies and the City of Lodi, including, but not limited to, the following:
 - a) Public utility easement having a minimum width of 10 feet to allow extension of the public water main only.
 - b) Private storm drain easement having a minimum width of 10 feet overlying all private storm drain facilities serving more than one lot.
 - c) Private wastewater easement having a minimum width of 10 feet overlying all wastewater facilities serving more than one lot.
33. Dedication of the 25' Non-Exclusive Egress and Ingress Easement along the common boundaries of Lots 1 through 9 shall be dedicated for the purposes of access only and be exclusive of public utilities. Said access easement shall be to the approval of the Public Works Department, Community Development Department and Fire Department.
34. Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes.
35. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed parcels, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots within the boundaries of the parcel map and provide deed provisions to be included in each conveyance.
36. Submit final map per City and County requirements including the following:
 - a) Preliminary title report.
 - b) Waiver of vehicle access rights at Tienda Drive except at the proposed driveway entrance to the shared access roadway along the west boundary of Lots 6 and 7.
 - c) Final Map Guarantee

The following items are conditions of approval for the tentative parcel map, but may be deferred until the time of development of the first parcel.

37. Engineered improvement plans and cost estimate shall be submitted for approval per City Public Improvement Design Standards for all public improvements and private wastewater and storm drainage improvements prior to final map filing. Plan submittal to include:
 - a) Detailed public improvement plans, including engineering calculations, for all phases of the development.
 - i) The public water main shall be extended through the site to provide domestic service and fire hydrants as required by the Fire Department. Separate water services in conformance with Standard Plan 414 shall be provided for each parcel.
 - ii) The on-site sewer main shall be private and be provided from the existing public wastewater manhole adjacent to the southwest corner of Lot 6. Separate wastewater services in conformance with Standard Plan 414 shall be provided for each parcel.

- iii) Remove and replace existing commercial driveway on Tienda drive if determined non-compliant with ADA standards.
 - iv) All frontage improvements including but not limited to curb gutter and sidewalk along Tienda Drive frontage within the project limits in accordance with City Standards.
 - v) Street tree planting plan for parkway strip along lot frontages. Requires approval of the Community Development Director.
- b) The on-site storm drain system shall be private and shall be provided from the existing 15" SD located in the shared access roadway along the west boundary of Lots 6 and 7.
 - c) Current soils report. If the soils report was not issued within the past three (3) years, provide an updated soils report from a licensed geotechnical engineer.
 - d) Grading, drainage and erosion control plan. All utilities, including street lights and electrical, gas, telephone and cable television facilities.
 - e) Joint Trench plans.

A complete plan check submittal package, including all the items listed above plus the Map/Improvement Plan Submittal cover letter, Improvement Plan Checklist and engineering plan check fees, is required to initiate the Public Works Department plan review process for the engineered improvement plans.

- 38. Copy of Notice of Intent for NPDES permit, including storm water pollution prevention plan (SWPPP) as required by current State storm water regulations. If SWPPP is not required, an erosion control plan shall be included with the improvement plan submittal.
- 39. Installation/relocation of all public and private utilities and street improvements within the limits of the map and off-site improvements, including, but not limited to, the installation of sidewalk along the Tienda Drive frontage of Lots 1 through 6.

All public improvements to be installed under the terms of an improvement agreement to be approved by the City Council.
- 40. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
- 41. Payment of the following:
 - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule, including construction and post construction storm drain inspection fees.
 - b) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at certificate of occupancy.
 - c) Habitat Conservation Fee
 - d) Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
 - e) Stormwater compliance inspection fee prior to map filing or commencement of construction operations, whichever is first.
 - f) Annexation into the City of Lodi Community Facilities District – Estimated at \$5,000.
 - g) Reimbursement fees per existing agreements:
 - i) Kettleman Lane Lift Station Fees. The fee for 2014 is \$13,278.62.

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

- 42. Obtain the following permits:
 - a) San Joaquin County well/septic abandonment permit if needed.
 - b) Grading Permit issued from the City of Lodi Building Department.
 - c) Encroachment Permit issued from the City of Lodi Public Works Department for any work within the public right of way or on existing public water, wastewater and storm drain infrastructure.
- 43. Verification must be provided showing that the fire engines, garbage trucks, and buses can navigate the proposed private street(s).
- 44. All public improvements shall be installed within one year of final map filing under the terms of an improvement agreement to be approved by the City Council prior to final map filing. The Developer will be required to provide to the City acceptable security to guarantee the construction of the public improvements. Prior to acceptance of the improvements, a warranty security in the amount of 10% of the value of the public improvements shall be provided to the City. The warranty period will be two (2) years, commencing on the date of acceptance of the public improvements.

Dated: July 23, 2014

I certify that Resolution No. 14-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 23, 2014 by the following vote:

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

ATTEST _____
Secretary, Planning Commission

Item 3b.



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: July 23, 2014

APPLICATION NO: Use Permit Amendment: 2014-21 U

REQUEST: Request for Planning Commission approval of a Use Permit Amendment (Condition 5 and 6) to allow an after school program (no additional students) at 2301 West Lodi Ave. (Applicant: Vineyard Christian Middle School; File 2014-21 U; CEQA Determination: Exempt per Section 15332)

LOCATION: 2301 West Lodi Ave.
APN 029-130-31

APPLICANT: Vineyard Christian Middle School
c/o Mr. Glen Barnes
2301 West Lodi Ave
Lodi, CA 95242

PROPERTY OWNER: 1st Southern Baptist Church
2301 West Lodi Ave.
Lodi, CA 95242

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit Amendment request of Vineyard Christian Middle School to allow an after school program at 2301 West Lodi Ave., subject to the conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Low Density Residential
Zoning Designation: Low Density Residential
Property Size: 2.6 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Open Space	Open Space	Henry Graves Park
South	Low Density Residential	Low Density Residential	Low Density Residential
East	Low Density Residential	Low Density Residential	Low Density Residential
West	Low Density Residential	PD (27) Planned Development	Parkview Terrace

BACKGROUND

The Lodi Avenue Baptist Church / Vineyard Christian Middle School are located on a 2.6-acre parcel of land at the northwest corner of Allen Drive and West Lodi Ave. The church and related Sunday school classrooms are located on the south half of the property. The north half of the property contains a portion of the church parking lot, an open lawn area and a church parsonage, which is located on the northern-most portion of the property. The Vineyard Christian Middle School is located in the center of the property between the church and the church parsonage. The proposed site is partially paved and partially planted in lawn.

The City of Lodi approved a Use Permit for Vineyard Christian Middle School (VCMS) to operate in 2006. VCMS has a student population of 75 middle-school students who attend school from 8:30 am to 3:10 pm. Monday through Friday on a traditional school calendar. For a period of one-half hour before and after school, students are regularly dropped off or picked up by parents or guardians. A regular school day includes seven 45-minute class periods, a 15-minute morning break, and a 45-minute lunch period. Students eat lunch outside on picnic tables or in the class rooms. The school is a closed campus. The school does offer a sports program but most practices and games are held off-site at other Lodi facilities. The application states that activities conducted before or after the hours of 8:00 am or 4:00 pm are typically held off campus.

The school operates during daytime hours, Monday through Friday. By contrast, the church is most active on weekends, particularly on Sundays and on certain weekday nights. Because the facilities operate on different schedules, there should be minimal conflict between the church and the school. According to the site plan there is sufficient space on the Lodi Avenue Baptist church property to accommodate the school without significantly impacting the church. The area that the school will occupy is currently unused by the church and will not affect their operations.

REQUEST

The VCMS is requesting a modification of existing conditions 5 and 6 to allow an afterschool program to meet the growing needs of their students. This program is for existing students. The school is not looking to add students or provide this service to outside students. This is an enhanced service that will be from 2:30 pm to 6:00 pm. The school anticipates approximately 20 to 30 students to participate in the program.

5. The VCMS shall modify their school hours so they will not directly conflict with the hours of St. Peters Lutheran School. The hours can be earlier or later, which ever works better for the school. The time difference shall be at least 10 minutes.
6. The regular school hours shall be Monday through Friday approximately 8:30 am to 3:10 pm (or modified per condition 5) with some allowance for additional time for special school events. **The school shall be allowed an afterschool program from 2:30 pm to 6:00 pm for school students.** No outdoor competitive sport events other than those associated with physical education or normal school activities shall be held on-site.

The effect of the afterschool program will disperse traffic and student pick-up over a wider timeframe. No other conditions are being modified. The Planning Commission approval resolution has been updated to include the condition modification.

To date, staff is unaware of any complaints by the local neighborhood about traffic or operations concerns for the school

ANALYSIS

The discretionary Use Permit procedure enables Planning and other city staff to impose conditions designed to avoid, minimize or mitigate potentially adverse effects of a certain use upon the

community or other properties in the vicinity. Staff believes that the Planning Commission can make the required findings, in accordance with Lodi Development Code § 17.40.040(F), to approve the requested Use Permit. The required findings are as follows:

1. *The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code. **Comment:*** The existing Vineyard Christian Middle School is within the Low Density Residential zoning District. This is an existing use and operates under approved Use Permit U-05-20. There have not been any complaints over the use and operations.
2. *The proposed use is consistent with the General Plan and any applicable specific plan. **Comment:*** The General Plan land use designation for the project site is Residential, which permits the proposed use. The conditions for the restriction of the conditional use are consistent with the General Plan, will not affect neighborhood compatibility; and 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 neighborhood areas.
3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements. **Comment:*** There are no proposed changes to the site and the proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within an industrial area with all the required off-street parking provided on the subject site. Further, the project will not have a negative effect on the public health, safety, or welfare; or be materially injurious to persons, properties or improvements in the vicinity.
4. *The location, size, design, and operating characteristics of the proposed use is compatible with the existing and future land uses in the vicinity. **Comment:*** The existing use complies with all requirements as set forth for the issuance of a Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of an existing building. Second, the site is located in a residential area that is accessible from public streets. Existing street networks are adequate in size and shape to accommodate the quantity and quality of traffic generated by the proposed use without any significant impacts to the street system. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within an existing facility and no expansion is proposed.
5. *The proposed project is in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines. **Comment:*** The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site of the proposed project can be adequately served by all required utilities and public services.

Staff believes the Commission can make the required findings to approve the Use Permit Amendment as proposed. The existing Vineyard Christian Middle School operates under approved Use Permit U-05-20. There have not been any complaints over the use and operations. In staff's opinion, the proposed modification would not produce any adverse impacts on the adjacent properties in terms of noise, parking, litter, disorderly behavior, or other objectionable influences. The permit is conditioned

to mitigate typical concerns related to traffic and parking associated with a school. If, in the future, concerns arise, and the Director/Police Department determines it necessary, the Use Permit can be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit.

ENVIRONMENTAL ASSESSMENT:

The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development that is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations and would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site of the proposed project can be adequately served by all required utilities and public services.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, July 12 2014. One Hundred Thirty-four (134) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

RECOMMENDED MOTIONS

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

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, and adopt a Resolution approving the Use Permit Amendment (Condition 5 and 6) to allow an after school program (no additional students) at 2301 West Lodi Ave subject to the findings and conditions of approval contained in the draft Resolution."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

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

Respectfully Submitted,

Concur,

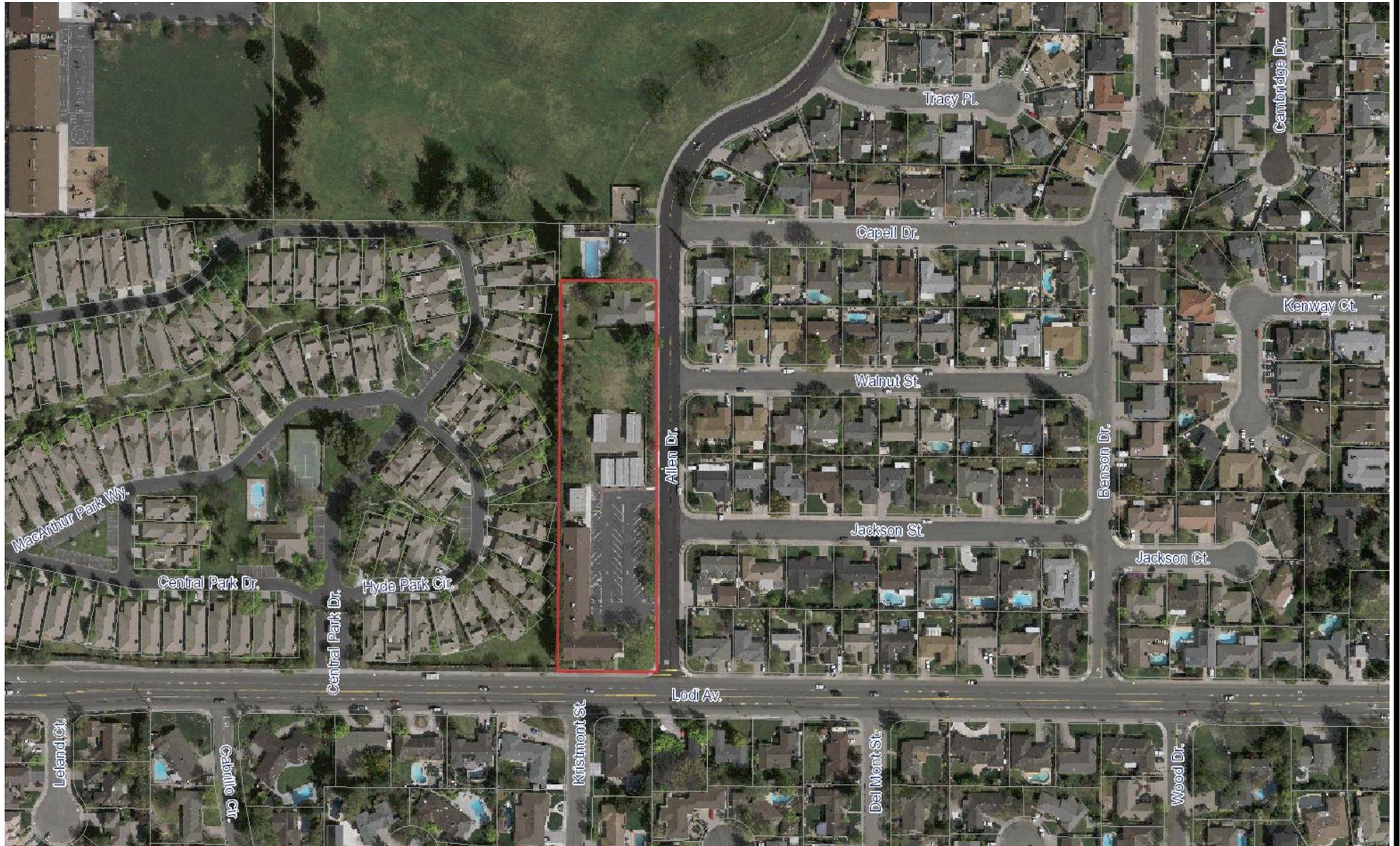
Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Vineyard Christian middle School approval timeline
- C. Draft Resolution

VICINITY MAP



2301 West Lodi Ave

Vineyard Christian Middle School Timeline

November 1, 2005

Use Permit: application received, U-05-020
Transmitted November 11, 2006, comments due by January 13, 2006.
Building Code and Fire Code corrections required December 29 and January 9 respectively.

February 8, 2006, Planning Commission Meeting

PC continued **Use Permit** file U-05-020 to February 22, 2006 meeting.

February 22, 2006, Planning Commission Meeting

Use Permit approved with the inclusion of a screening features along Allen Drive and supplemental conditions:

- Required to modify site plan, closing center driveway, using north driveway as entrance, south driveway as exit with arrows in parking lot reflecting revised traffic flow.

PC Decision Appealed to City Council

April 19, 2006, City Council Meeting

Appeal of **Use Permit** denied, upheld decision of the PC

May 23, 2006, SPARC Application received (06-SP-06)

Layout inconsistent with the site plan and conditions approved by PC:

- Traffic shown on site plan existing via center driveway and entering on the southern driveway, northern drive blocked.

June 19, 2006, SPARC Meeting

SPARC Approved with new fence along Allen Drive and with corrections to site plan for consistency with **Use Permit** conditions.

- However, SPARC approved closing the northern driveway and using center drive as entrance, with southern driver as exit. Layout was acknowledged to be slightly different than **Use Permit**, and would functionally work the same way with traffic entering north and exiting south.

July 3, 2006, SPARC approval appealed to PC.

July 26, 2006. Planning Commission.

Denied appeal, new conditions. OK'd SPARC approval, but modified some SPARC conditions.

Applicant appeals PC decision.

RESOLUTION NO. P.C. 14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVAL OF A USE PERMIT AMENDMENT (CONDITION 5 AND 6) TO ALLOW AN AFTER SCHOOL PROGRAM (NO ADDITIONAL STUDENTS) AT 2301 WEST LODI AVE.

- WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Appeal, in accordance with the Lodi Municipal Code, Section 17.74; and
- WHEREAS**, the project proponent is Vineyard Christian Middle School; and
- WHEREAS**, the proponent obtained a Use Permit from the Lodi Planning Commission for a private middle school on February 22, 2006; and
- WHEREAS**, the property is zoned RLD, residential low density; and
- WHEREAS**, the property is located at 2301 West Lodi Street; Lodi CA (APN 029-130-31); and
- WHEREAS**, the property currently is occupied by Lodi Avenue Baptist Church and Vineyard Christian Middle School; and
- WHEREAS**, Vineyard Christian Middle School is a private 6th, 7th and 8th grade middle school with an enrollment of up to 84 students, that currently occupies a portion of the church property; and
- WHEREAS**, Vineyard Christian Middle School (VCMS) is not directly affiliated with the Lodi Avenue Baptist Church and only leases space on their property; and
- WHEREAS**, schools are permitted in RLD, residential single-family zones, subject to securing a Use Permit in accordance with Section 17.18.030 of the City of Lodi Municipal Code; and
- WHEREAS**, there is sufficient unused land on the church property to accommodate the proposed school without adversely affecting the current church operations; and
- WHEREAS**, the existing youth center building located furthest north of the existing church classroom buildings shall be replaced with a newer modular building; and
- WHEREAS**, all legal prerequisites to the adoption of said Resolution have occurred; and
- WHEREAS**, an appeal of the decision of the Planning Commission to approve the project was filed with the City Clerks office in accordance with the Lodi Municipal Code, Section 17.88.060; and
- WHEREAS**, the City Council denied the appeal of the Planning Commission approval of the subject property thereby reaffirming the decision of the Planning Commission of February 22, 2006; and
- WHEREAS**, the proponent has obtained approval of the project from the Lodi Site Plan and Architectural Review Committee (SPARC) on June 19, 2006; and
- WHEREAS**, an appeal of the decision of SPARC to approve the site plan, driveway and various architectural related elements of the project was filed with the Community Development Director via the City Clerks office in accordance with the Lodi Municipal Code, Section 17.81.070; and

Based upon the evidence within the staff report and project file, the Planning Commission of the City of Lodi finds:

1. That the Lodi Site Plan and Architectural Committee acted within the scope of their authority in approving the plans of Vineyard Christian Middle School.
2. That the plans approved by SPARC were substantially consistent with the plans approved by the Planning Commission and that the changes in the site plan were made to improve the operation of the school and increase student safety.
3. That the changes made in the site plan will not create any additional significant impacts on the neighborhood.
4. The denial of this appeal will not constitute any special treatment of privilege to the Vineyard Christian Middle School.
5. That the conditions placed on the project by both the Planning Commission and the Site Plan and Architectural Review Committee will reduce or eliminate many of the issues brought forth by the public during the public hearings.
6. That the improvements made on the property including the new fencing and landscaping required for the Allen Drive frontage will enhance the overall appearance of the property.
7. The project is categorically exempt according to the California Environmental Quality Act, §15332, Class 32 (In-fill Development Projects). The project is located in an area that is fully developed and served by public utilities; is less than 5-acres in size; the property has no natural habitat and no significant environmental impacts are anticipated and no mitigation measures have been required.
8. It is determined that the proposed school is a permitted use in a residential single-family zone subject to securing a Use Permit.
9. It is determined that the church property has sufficient available space to accommodate the five modular school buildings and a playground area.
10. It is determined that because the church and the school have different schedules for the use of the property, the two uses will be compatible and will be able to share the property.
11. It is determined that the school can operate at this location without creating an adverse impact on the surrounding neighborhood.
12. It is determined that the 40 parking spaces on site with the additional 22 to 24 spaces curbside are expected to be adequate for both the school and church.

NOW THEREFORE, BE IT DETERMINED AND RESOLVED, that Planning Commission upholds the original approval of the Site Plan and Architectural Review Committee (file number 06-SP-06), subject to the following conditions:

1. The Building Owner shall submit appropriate plans to the Community Development Department for plan check and building permit.
2. All construction shall be done with proper Building Department and Fire Department approvals and permits.
3. The parking layout will be reconfigured to accommodate the school buildings and to maximize the number of parking spaces on the site. If parking problems develop for either the school or church the City reserves the right to revisit parking needs and may require additional parking conditions.

4. The parking and driveway dimensions must comply with City parking design standards. (Public Works Standard Plan #134). The approved plan must be designed with the traffic flow moving in a counter clockwise direction. The entry to the school parking lot must be located at the sites existing center driveway and the exit must be located at the southern driveway, closest to Lodi Ave. The parking lot must be re-stripped to reflect the change in the traffic flow direction. The driveways must have appropriate directional signs.
5. The VCMS shall modify their school hours so they will not directly conflict with the hours of St. Peters Lutheran School. The hours can be earlier or later, which ever works better for the school. The time difference shall be at least 10 minutes.
6. The regular school hours shall be Monday through Friday approximately 8:30 am to 3:10 pm (or modified per condition 5) with some allowance for additional time for special school events. **The school shall be allowed an afterschool program from 2:30 pm to 6:00 pm for school students.** No outdoor competitive sport events other than those associated with physical education or normal school activities shall be held on-site.
7. The VCMS shall coordinate their schedule for activities with the Lodi Ave. Baptist Church to minimize scheduling conflicts.
8. The VCMS shall prepare "Parking Lot Instructions" which shall be subject to review and approval by the Community Development Director. The School shall provide the family of each student a copy of the document and have them agree to adhere to the requirements.
9. That VCMS shall have an adult monitor the drop-off and pick-up periods each school day. The monitor will make sure that the traffic flows smoothly and safely by assisting parents and making sure that the "Parking Lot Instructions" are followed. The monitor shall also make sure that there is no unnecessary use of car horns or excessively loud car stereos.
10. The VCMS shall provide the neighbors with the name and telephone number of a school contact so that they can contact this person if there are any questions or problems related to the neighborhood that arise once the school is in operation at this location.
11. The VCMS shall provide parking for the physically disabled. The spaces shall be located as close as possible to the primary entrance.
 - a. Provide identification signs for the parking spaces including the "Tow away" sign at each entrance or visible from each space.
 - b. The slope of a parking space shall not exceed ¼ inch per foot.
 - c. Provide one van parking space.
12. A refuse enclosure that complies with City standards shall be constructed. Plans for the enclosure shall show dimensions and building materials and the enclosure shall be large enough to include an area for recycling containers as well as solid waste. Plans shall be submitted to the Community Development Department for approval.
13. The VCMS shall provide an adequate number of garbage receptacles placed around the campus. The School shall monitor the litter problem, particularly during the lunch period to assure that litter is placed in the containers. The School shall also clean up any loose litter to prevent it from blowing onto neighboring properties or the street.
14. The VCMS shall construct a 6-foot high stucco wall along the east side of the school as a separator between the school grounds and Allen Drive. The wall shall run from the school entrance to the furthest northern extent of the modular buildings.

15. The classroom building shall be given additional architectural treatment. The walls of the buildings will be painted to match the church buildings field color, currently a “Driftwood Dune” color. The trim around all the windows, doors and roofs shall all be painted to match the church’s trim color, currently an “Oregon Trail” paint color to provide some contrasting color to the classrooms. The applicant should also consider additional treatment that could improve the exterior appearance of the buildings. All paint colors shall be subject to the review and approval of the Community Development Director.
16. Payment of Development Impact Mitigation Fees is required at building permit issuance. The fees represent the additional impact placed on City facilities by the use of the site for school purposes. Public Works staff estimates that the fees will be \$58,301.04. The fees are based on information provided by Vineyard Christian Middle School and contained in the SPARC application and represent 84 students, 5 full time equivalent (FTE) employees, a building area of 4,800 square feet and a building pad area of 14,000 square feet. This is only an estimate. The actual fees to be paid will be based on the plans submitted for the issuance of a building permit for the project and the impact fee schedule in effect at the time of issuance of the building permit. A change in the fees is anticipated in the near future.
17. Installation of traffic signs and markings for the school zone in conformance with the Manual of Uniform Traffic Control (MUTC) will be required as a condition of approval for the building permit for the project. A layout prepared by City staff showing the locations of the required signs and markings is available. The work shall be completed by the owner’s contractor under the terms of an encroachment permit issued by the Public Works Department prior to commencement of the work. The work must be completed prior to final inspection for the building permit or commencement of classes, whichever occurs first. All work shall be done in conformance with City standards and specifications.
18. The applicant may elect to have the traffic signs and markings done by City crews at the applicant’s expense or by the applicant’s contractor. If the work is done by City crews, the estimated cost would be approximately \$2,856.00 (cost estimate available) which will be collected at the time of issuance of the building permit. If the work is done by the applicant’s contractor, the contractor shall obtain an encroachment permit from the Public Works Department prior to the commencement of work. All work shall be done in conformance with City standards and specifications.
19. Any new driveways shall be commercial driveways conforming to Standard Plan 111. The unused driveway shall be removed and replaced with curb, gutter and sidewalk in conformance with City standards. An encroachment permit issued by the Public Works Department is required for all work in the public right-of-way.
20. Construction and storm drainage facilities design shall conform to the City of Lodi Storm Water Management Plan adopted by the City Council on March 5, 2003.
21. The location of the over-head electric power line shown on the site plan will need to be confirmed by the City. If the actual location of the line conflicts with any proposed buildings or with Electric Utility Department standards, the line may need to be relocated with the relocation cost paid by the applicant.
22. The VCMS shall obtain all required building and fire permits for any new work and shall obtain all required permits and pay established penalties for work already done without permits.

23. All conditions placed on this project must be completed prior to the classrooms being occupied for school purpose.
24. Final landscape plans and plant material shall be subject to the review and approval of the Community Development Director.

THEREFORE, based on these findings, the City Council denies both appeals and upholds the decision of the Planning Commission and the Site Plan and Architectural Review Committee approving the modified plans of Vineyard Christian Middle School for a new school at 2301 West Lodi Avenue subject to said conditions of approval.

Dated: July 23, 2014.

I certify that Resolution No. 14-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 23, 2014 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST _____
Secretary, Planning Commission