

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, MARCH 24, 2010 @ 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 – “February 10, 2010”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a SPARC application concerning the Reynolds Ranch Shopping Center. (Applicant: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC. File No. 10-SP-02)

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

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
 - a. 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, FEBRUARY 10, 2010**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of February 10, 2010, was called to order by Chair Cummins at 7:00 p.m.

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

Absent: Planning Commissioners – Mattheis

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Assistant Planner Immanuel Bereket, Public Works Director Wally Sandelin and Administrative Secretary Kari Chadwick

2. MINUTES

“January 27, 2010”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the Minutes of January 27, 2010 as written. (Commissioner Olson and Chair Cummins abstained because they were 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 Cummins called for the public hearing to consider the request to certify the proposed Mitigated Negative Declaration 08-ND-03 as adequate environmental documentation for the proposed project; request for a Tentative Parcel Map to divide one parcel in to two lots and approve the site plan and architecture of the proposed development including affordable housing development standard concessions at 2245 Tienda Drive. (Applicant: Eden Housing. File Number 09-MND-03, 09-P-01 and 09-SP-04)

Director Konradt Bartlam gave a brief PowerPoint presentation based on the staff report. There is one concession that is being asked for and that is for the number of parking spaces. There currently is not a separate parking requirement for senior housing. The closest requirement is for multi-family housing which is two spaces per unit. The applicant is asking for three-quarters of a space per unit. Staff has reviewed this and compared it to comparable projects and believes it is a reasonable standard for the project proposed. Staff is recommending approval of the project as presented.

Commissioner Heinitz stated his concerns regarding the lack of parking and the nature of Tienda Drive as a thoroughfare to the Target Shopping Center. There is also the school directly across the street. Tienda Drive is somewhat of an upscale neighborhood entering into Sunwest. He also added that if he were to bring a project before staff for an apartment building two covered parking spaces would be required per unit. The parking that is being recommended isn't even covered. The units on Wimbledon which closely resembles this project seems to have more parking spaces and with all the empty hard spaces that are on the plan he feels that there could be more parking provided. Director Bartlam stated that there are examples in town, like the Arbor project and the Vintage, that supply less than two parking spaces per unit and they are straight senior projects with no income restriction. The project located in Manteca which Mr. Bartlam visited a couple of times has the same situation as this project and has less than one space per unit and not all of the spaces are being utilized. The average age of the tenants is close to 80 and the income is in the very low range. Heinitz stated that there are transportation and other amenities that are being supplied to those other projects that are not being offered with this project.

Commissioner Olson stated her concerns regarding the parking also and would like to know which demographic sector is being targeted. Mr. Bartlam stated that the demographics here will be the same as the demographics in Manteca, income earnings will be \$10,000-\$15,000 per year in most cases. Rents will be gauged to be no more than thirty percent of their income. The target group that is in need and the one that staff and Eden Housing feels will be reached is the single female in their seventies. Olson asked what kind of stock Lodi currently has. Bartlam stated that there are only a couple of projects just for seniors, the Arbors and the LOEL Center has sixteen units mostly within walking distance of the center. The downtown hotel is also an example that would be at the same income level and it has no parking. Olson asked if overflow parking would be on the street. Mr. Bartlam stated that it would, but overflow parking is not anticipated.

Hearing Opened to the Public

- Faye Blackman, Eden Housing representative, came forward to answer questions. Ms. Blackman gave a brief presentation of the company's assets and introduced the rest of the team that accompanied her here tonight. The target tenant is the single female in her seventies.
- Chair Cummins asked if the target age is over 70 years of age. Ms. Blackman stated that that is correct.
- Commissioner Heinitz asked about the other developments managed by Eden and what types of amenities are offered in and around the property. Ms Blackman stated that other projects are in and around public transport. Eden also creates relationships with local senior centers and has reached out to the LOEL Center and the Senior Center located at Hutchins Street Square and is looking forward to working with them. Heinitz asked about transportation for grocery shopping, doctor's appointments, etc. Ms Blackman stated that there is a bus stop about a quarter mile away that services four lines and for the seniors that don't use the bus , or the City's Dial-a-Ride system Eden feels there will be other support groups to assist them.
- Vice Chair Hennecke asked if there will be more demand for the 55 to 70 in the near future. Ms Blackman stated that she does not foresee any demand issues in this category. Hennecke asked if any one bedroom units have couples living in them. Ms Blackman stated that there are few couples living in the one bedroom units. Eden allows up to three people living in the one bedroom units, a couple with their care provider, but this is not very common. Hennecke asked if in the case where there are two or more people living in the residence does only one of them have to be 55 or older. Ms Blackman stated that only one needs to be 55 years of age.
- Commissioner Kiser stated his concerns with the lack of parking, his concern over a senior having to walk a quarter mile to catch a bus, and his concern over three people sharing a one bedroom apartment. Ms Blackman stated that three people in a one bedroom apartment is very rare and isn't expected, but is allowed. Kiser asked if there will be a bus service to take the residents to the LOEL Center for dinner since this project does not provide dinners. Ms Blackman stated that Eden is working with the LOEL Center to provide this type of service. Kiser stated that he will have a problem approving the project if those amenities are not in place.
- Commissioner Olson stated that she is hearing a great deal of support by City staff and is confident that staff will make sure that the transportation is provided. Olson pointed out the potential PV System and asked why it is just a potential system. Ms. Blackman stated that the PV system is very expensive and Eden is trying to identify a funding source. Mr. Bartlam stated that Staff has been working with the Electric Utilities Department to help find a funding source.
- Commissioner Heinitz stated his concern with three people living in a one bedroom unit and whether or not that is legal under the Uniform Housing Codes, and if there are three people one would probably be a support staff that will have need of a vehicle. Peter Waller, architect for the project, came forward to address the concerns with the lack of parking

spaces. There is a strong push for an open space concept with this project and adding additional parking contradicts that goal. One of the reasons is for on site storm water management. This allows for less impact on the City wide storm drainage system. If this was a regular multi-family complex then two parking spaces per unit would be provided, but it isn't and Eden is just asking for the project to be pictured as what it is. Mr. Waller explained some of the items that will be used to make this project as green as possible. Heinitz stated that he is in total support of this project, but has an issue with the lack of parking because of the overflow being on Tienda Drive. Mr. Waller stated that there has not with all of the other projects done by Eden been parking issue. It would not be beneficial for Eden to not supply enough parking for their tenants, or supply too much parking.

- Commissioner Kiser stated that in addition to concerns with parking there is a concern with the PV System being shown that may not happen and the roofing material that is being used is not going to fit in with the surrounding area. Kiser is concerned that what is being shown to the Commission isn't going to happen. Mr. Waller stated that the roofing shingles will be a thirty or forty year shingle. Kiser stated that what is shown is not a thirty or forty year composition shingle and the PV System that is shown may not be used. Mr. Waller stated that the solar is being shown because the intention is to put them on the buildings and there may have been objections if they were not shown and added later and the roofing shingles will be a thirty or forty year asphalt shingle. Kiser would like to be shown what is going to be done not what could be.
- Commissioner Hennecke asked about the spaces next to the office being designated as visitor parking. Mr. Waller stated that they will be designated for visitors.
- Commissioner Heinitz stated his concern for the quality of the project being presented for this area and the emphasis that is being placed on expense. Mr. Waller asked if there is a specific answer that would be more satisfactory that would be satisfactory for the roof. Heinitz stated that he doesn't want a verbal promise, he wants it in writing.
- Director Bartlam stated that this is the site plan and architectural review and if the Commission wishes to require architectural changes to the project then they have discretion to do so. Mr. Bartlam pointed out that the Wine and Roses project used an asphalt shingle. This is a two phase project, so maybe the Commission could place conditions for one parking space per unit on the first phase and at the appropriate time Eden can bring back the second phase for any alterations, but conditioning it this way could cost valuable living units. If there are specific conditions the Commission wants to place on the type of roofing shingles or the PV System used, then that is your prerogative and now is the time to do it.
- Commissioner Olson stated that she is very excited about the project and that she feels the Commission's questions are valid. She also stated that the City could have made this go a little easier by showing that there would be support services going to this location, and then .75 parking spaces would be great. Mr. Bartlam stated that the City has a very accomplished Dial-A-Ride program. Staff is bringing forward a recommendation for what is believed to be a project that is in the best interest of the community based on staff's experience. Olson stated that she is all for giving the builder the benefit of the doubt, but believes that there are other support issues beyond the building that will make this a successful project. She is inclined to work with Eden through the first phase rather than not have the senior housing that is so desperately needed.
- Commissioner Kiser stated his agreement with Commissioner Olson, but would like to see a condition requiring an architectural roofing shingle.
- Katie Lamont, representative for Eden Housing, came forward to address concerns. The seniors that come to live at an Eden project stay with Eden until they can no longer live on their own. The facilities are staffed with a coordinator that is there to make sure that the amenities that are needed get supplied. This project when put to an internal test for green point scale rating rated a 127, so the commitment to green building is a very high priority. Solar isn't the first item that is looked at for a project because there are so many other items that are higher on the green scale. The parking has been determined by past experiences with all the projects that Eden has done, and would not be brought to the Commission for

approval with inadequate parking as suggested. After having many discussions with Tracy Williams with the LOEL Center there is transportation services to and from the project site to the center through the public bus transportation system and Dial-A-Ride. The LOEL Center has five vans at their disposal that Eden is in discussions with Ms. Williams for the use of one of them to help with the transportation of Eden's residents to and from the Center and home. There will also be other support areas such as family and friends that will provide transportation.

- Commissioner Kirsten asked if there is a demand for senior housing in Lodi. Ms. Lamont stated that the City sending out a RFP (Request For Proposals) for the project indicates the need. Ms Blackman stated that there is a waiting list with 150 people on it for the current senior housing units in Lodi. Kirsten stated that the market drives this type of project. Ms Blackman agreed. Kirsten stated his understanding of the cost factor for the affordability and wanted to know if the concerns that are being expressed could drive up the cost or are the items doable from an affordability aspect. Ms Blackman stated that there is a point that will put the project out of the affordability range. Eden is an owner/builder/manager company and the projects are built to a lasting standard. Kirsten stated that he is concerned about the lack of parking also, but will defer that to Eden at this time. He would not like to see the project loose units at the cost of parking. Kirsten asked about other projects having PV systems and the return they have had. Ms Blackman stated that there is one project that is currently having a PV system installed.
- Keith Land, former board member for the LOEL Center, came forward to support the project. The LOEL Center has 16 units and only 7 parking spaces are utilized because of the cost of maintaining the vehicles. The Center offers congregational meals and currently serves 53 meals per day. Through the CDBG program offered by the City of Lodi the Center has received enough money to remodel the kitchen and with the remodel the meal capacity will be 500 meals per day. The goal of the LOEL Center is to start providing Meals-On-Wheels to seniors all around the City. Mr. Land stated that he sat on the board that chose Eden Housing for this project and stated that in his opinion Eden is the cream of the crop. Mr. Land has been to the Manteca project site five times and there is always parking even during the grand opening.
- Commissioner Hennecke asked how the seniors get around town. Mr. Land stated that there is a combination of ways, family, bus, and Dial-A-Ride that get the seniors around to their various appointments.

Public Portion of Hearing Closed

- Commissioner Hennecke asked if there is a way to incorporate a bus stop in front of this project. Director Sandelin stated that a bus route does not currently go down Tienda Drive. A route study would have to be done to determine the need, but based on the clientele being served here Mr. Sandelin feels they would much rather use Dial-A-Ride.
- Chair Cummins stated that Commissioner Mattheis and he were a part of the group that picked Eden for this project and feels that this is a benefit to the City. He does not feel that this project should be held to the same standards as a single family custom built home like the ones you will find in the adjacent development. Cummins shared that his mother lives in a similar type development in Michigan and it is very nice.
- Commissioner Heinitz stated that his main concern is the lack of parking. If the Commission were to leave the condition at .75 spaces per unit for phase one would phase two come back, so that it can be determined if that was adequate. Mr. Bartlam stated that he recommends changing the condition to reflect the one space per unit for the first phase then let Eden come back to request less if they find that one space is more than enough. Worst case scenario Eden loses a few units in the back on phase two.
- Commissioner Kirsten stated that there is an urgent need for this type of housing in our area and is comfortable with the parking assessments provided by Eden and would hesitate to increase the parking at this time. Kirsten would like the Commission to not condition the project out of the affordability range or to take away any of the green space.

- Commissioner Olson stated her agreement with Commissioner Kirsten and would support the project with the current parking so as to not loose any units and with an added condition for the architectural roofing shingles if that is something the other Commissioners felt strongly about.
- Commissioner Heinitz agreed with his fellow Commissioners other than erring on the side of caution for the first phase and requiring one parking space per unit and then going with the .5 spaces per unit on the second phase which would then equal out to be .75.
- Commissioner Hennecke stated his agreement with Commissioner Kiser regarding the architectural roof shingles and as far as the parking he is comfortable with the plan as proposed. He then asked if staff new what the utilization of the bus transit and Dial-A-Ride system is for the other senior housing projects. Mr. Bartlam and Sandelin stated that they did not have those numbers directly in front of them, but could get them and bring them back.
- Commissioner Kiser stated appreciation to his fellow Commissioners in their support for the architectural roofing shingles. He would also like to err on the side of caution for the parking spaces and require one per unit now and let Eden come back and ask to alter it for phase two.
- Director Bartlam stated the possible added language for the altered condition #5:
 - At a minimum a thirty year architectural grade shingle will be used.
- Commissioner Kirsten added to condition #4; that there be a 1 to 1 ratio for parking for phase one.

MOTION / VOTE:

The Planning Commission, on motion of Kirsten, Kiser second, approved the request of the Planning Commission to certify the proposed Mitigated Negative Declaration 08-ND-03 as adequate environmental documentation for the proposed project at 2245 Tienda Drive subject to the conditions in the Resolution. and;

Approved the request of the Planning Commission for a Tentative Parcel Map to divide one parcel in to two lots and approve the site plan and architecture of the proposed development including affordable housing development standard concessions at 2245 Tienda Drive subject to the conditions in the Resolution with the added verbiage as stated above. The motion carried by the following vote:

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

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Cummins called for the public hearing to consider the request for a Use Permit to allow the sale of alcoholic beverages and approve the SPARC application concerning the COSTCO Wholesale building. (Applicant: David Babcock, on behalf of COSTCO Wholesale. File Number: 09-U-15 and 09-SP-15)

Director Konradt Bartlam gave a brief PowerPoint presentation based on the staff report. Mr. Bartlam provided a look at what is proposed for the balance of the center that was submitted after the packet delivery.

Commissioner Kiser asked what the time line is for the reconstruction build out for Harney Lane. Director Sandelin stated that the widening of Harney Lane west of Stockton Street running easterly to a point east of the second Costco driveway should be completed prior to the store opening. There are some additional interchange improvements that will be complete prior to the store opening. Kiser asked when the store is projected to be open. Mr. Bartlam stated no later than late summer. Kiser asked if the Haney Lane improvements would be complete in time. Mr. Sandelin stated they would.

Commissioner Heinitz asked about the Highway interchange improvements making the traffic more difficult. Director Sandelin stated that one of the original mitigation measures was to make improvements to the two wrap intersections, one on the east side of the interchange and the other

on the west side. Staff is working with CalTrans and has received a verbal commitment from them to have those improvements done by late summer.

Director Bartlam pointed out that there have been a few changes made to the Resolution which are shown on the Resolution provided on the Blue Sheets.

Hearing Opened to the Public

- David Babcock, Real-estate Development Director for Costco, came forward to answer questions. Mr. Babcock provided some background information on the Costco Company and the positive effects that the company has on the communities that they reside.
- Commissioner Kirsten asked if having the Costco visible from the freeway will help attract traffic that wouldn't normally stop in Lodi into the shopping center helping to create sale tax dollars for Lodi. Mr. Babcock stated that if you are a Costco member you are able to stop at any center to do your shopping and when you purchase something the zip code related to that card is recorded and there are many occasions that an out of the area member is found shopping at other out of their area warehouses. Kirsten stated that he and his family shop at the Costco in Stockton as do other families from Lodi, so this should help to bring those tax dollars back to our town.
- Commissioner Heinritz asked if the numbers of how many shoppers from the 95240 area shop at the Stockton store. Mr. Babcock stated that he does not have access to those numbers.
- Commissioner Hennecke asked if this store is likely to bring in customers from outside the immediate area. Mr. Babcock stated that it is projected to serve not only Lodi, but the surrounding area.
- Chair Cummins asked how many new stores that are being built or in the planning stages of being built in California. Mr. Babcock stated that this is the only store currently being built in northern California.
- Commissioner Olson stated her concerns over the amount of asphalt and would like to here more about the areas that are being addressed in regards to sustainability. Mr. Babcock stated that the lighting inside the store is being supplemented with skylights and the heating and cooling are regulated very closely with very sophisticated controls. Landscaping is a major part of the project that will help to deflect heat from the outside to inside. This all lends a hand in reducing the energy consumption of the building.
- Commissioner Hennecke asked if there will be any additional items such as solar panels being used on the project. Mr. Babcock stated that with the amount of skylights that are proposed with this project it would be unbeneficial to cover them up with solar panels.
- Melissa and Charles Katakian, owners of the Morse-Skinner Ranch, came forward to object to the project. The project is relying on the 2006 project description and EIR. The developer has failed to comply with mitigations which require protection of the historical property, Morse/Skinner Ranch, via conversion to commercial use. Condition number five of the resolution has not been met because of the residential use of our property being surrounded by the commercial development with this project and future projects to the site. As part of the City's Resolution 2006-162 which approved the original project states that the project would adaptively reuse the Morse-Skinner Ranch and water tower, but to date this has not happened. There has not been an EIR analysis to consider the incompatibility of the continued residential land use of our property. Mrs. Katakian does not believe that this project can be approved until a supplemental EIR has been done to take in to account the residential use of the property.
- Kathy Curley, property owner on Harney Lane directly north of the project, came forward to request clarification on the timeline of the project being finished and the improvements made to Harney Lane. Mr. Bartlam stated that the questions will be addressed once the public hearing is closed to the public.

Public Portion of Hearing Closed

- Director Sandlin stated that there are two different improvement projects that are scheduled to occur prior to the opening of the first use at the Reynolds Ranch Project. The four lane widening generally between Stockton Street and just east of the driveway entering the project site. The second improvement project which is being processed now as an encroachment permit through CalTrans will add turn lane improvements on both ends of the interchange and will also add signalized intersection improvements at the intersections of the existing ramps.

Hearing Re-opened to the Public

- David Babcock came forward to question a few of the conditions in the Resolution.
 - #3 – Costco would like to have an outdoor display area.
 - #15 – While accommodating this condition a few parking spaces may need to be sacrificed. This may limit any expansion requests in the future which would require more parking spaces to be sacrificed. Chair Cummins stated that Costco currently has thirteen more spaces than required. Mr. Babcock stated that that is correct.
 - #21c – The parking lot light fixture height is set at 25 feet; Costco would like to put theirs up at 35 feet.
 - #53 and 55 – These two items talk about specific ADA requirements and the concern is that they may be too specific in their verbiage. ADA requirements are legal requirements that Costco will follow to the legal letter.
- Chair Cummins asked about the parking lot fixtures being increased to a height of 35 feet. Bartlam stated that the 25 foot height is typical of what has been required in the Lodi area. When you get to the 35 foot level there is more light spilling over into the outlining areas.
- Chair Cummins asked for clarification on what the request is on outside storage. Babcock stated that he would like to be able to take care of the occasional outside displays on an administrative level. Cummins asked if the concern on condition number 53 and 55 was with the specific language not the requirements to ADA. Mr. Babcock stated that that is correct.
- Commissioner Kiser stated the understanding for wanting the 35 foot high light fixtures but is concerned with the light spilling over into the residential windows at night. Mr. Babcock stated that every precaution would be taken to ensure that light would not be spilling over into the surrounding residential areas. Kiser asked if staff prefers the 25 foot standard. Bartlam stated that the recommendation is at the 25 foot level because staff feels that is adequate.
- Commissioner Heinitz asked about the clarification on the outside storage based on past experiences. Mr. Babcock stated that the outside storage would be on a temporary part-time basis. Heinitz asked if the verbiage regarding the outside storage being on a temporary part-time basis. Mr. Bartlam stated that the condition does not state that there can not be any outdoor storage just that the area for storage needs to be approved by SPARC.
- Commissioner Olson asked if the rest of the center is desirous of having the lighting standards at the 35 foot level. Mr. Babcock stated that yes they are. Mr. Bartlam stated that staff has not had a chance to take a good look at the plans for the rest of the shopping center, but staff will want the lighting to be consistent throughout the center.
- Commissioner Hennecke asked if the outdoor display would be similar to the one at the Stockton store near the tire shop. Mr. Babcock stated that it would. Hennecke asked if there were any special conditions placed on the Lowes outdoor storage. Bartlam stated that Lowes currently has an outdoor storage plan that has been approved by the City.

Public Portion of Hearing Closed

- Director Bartlam stated that there is enough flexibility in condition number 15 to allow for outdoor storage with the plan submitted by Costco. The concerns regarding condition 53 and 55 comes down to the fact that the ADA requirements will have to be met and approved by the Building Division. Condition number 53 can be shortened if it is the desire of the Commission to read:
 - ~~Walkways and sidewalks along accessible routes of travel shall be in compliance (1) continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 1/4" per foot side slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2007 CBC, Section 1133B.5. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with the 2007 CBC, Section 1133B.8.5.~~
- Chair Cummins asked for clarification on the language allowing the outdoor storage. Mr. Bartlam stated that the floor plan slide from the PowerPoint which shows the outdoor storage could be added to the resolution as an attachment constituting the approval of the outdoor storage if that is the Commissions desire.
- Commissioner Kiser stated his concerns with the request in increasing the height of the light standards. The Blue Shield project has the light standards at 25 foot.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the request of the Planning Commission for a Use Permit to allow the sale of alcoholic beverages and approved the SPARC application concerning the COSTCO Wholesale building located at the SW corner of Harney Lane and Hwy 99 subject to the conditions in the Blue Sheet Resolution with the changes discussed above. The motion carried by the following vote:

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

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam referenced the memo in the packet and stated that staff is available for questions.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

None

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

None

Continued

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 9:37 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

**Reynolds Ranch Shopping Center SPARC Application
at the South West Corner of Hwy 99 and Harney Lane**

Item 3a.

**LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: March 24, 2010

APPLICATION NO: SPARC: 10-SP-02

REQUEST: Request for Planning Commission approval of a SPARC application concerning the Reynolds Ranch Shopping Center. (Applicant: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC. File No. 10-SP-02).

LOCATION: 322 East Harney Lane. Approximately 15 acres located at the southwest corner of Harney Lane and State HWY 99.

APPLICANT: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC., 227 Watt Avenue., Second Floor., Sacramento, CA.

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

RECOMMENDATION: Staff recommends the Planning Commission approve the site and architectural plan of the proposed 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	NCC- Neighborhood Community Commercial.	Planned Development (39)	COSTCO site and further north are residences
South	NCC, community commercial and O-Office	Planned Development (39)	Vacant parcels and 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 project proponent requests approval of site plan and architecture of the Reynolds Ranch shopping center. The City's Zoning Code requires all plot plans for projects within the commercial zoning districts receive site plan and architecture review approval. The proposed Reynolds Ranch

commercial development involves the construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 19 buildings of varying sizes. The primary use will be a Home Depot. Since the Planning Commission approved the COSTCO, and since this project is within the same shopping center, staff feels the Planning Commission should review the site plan and architecture of the remainder of the shopping center to ensure consistency and architectural coherence.

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 designations were approved and a Development Agreement was signed. The development includes retail and residential uses, Public Park, fire station, self-storage facility, and the Blue Shield office complex, a major component of the development.

In the summer of 2008, the developer requested to amend previous approvals. Specifically, the developer requested a General Plan Amendment to increase the size of the commercial acreage from 40.5 acres to 75.6 acres and reduce the residential acreage from 96.6 acres to 78 acres. The applicant's request was first considered by the Planning Commission at its hearing of August 27, 2008 and continued to September 10, 2008. At that hearing, the Planning Commission approved the Vesting Tentative Map and recommended the City Council amend the General Plan for the Reynolds Ranch development. The City Council, acting upon the Planning Commission's recommendation for approval, amended the General Plan at their meeting of September 17, 2008.

On February 10, 2010, COSTCO Wholesale requested approval of a Use Permit to allow the sale of alcoholic beverages and approval of site plan and building elevation of the COSTCO Wholesale warehouse. At their regular hearing of February 10, 2010, the Planning Commission approved the COSTCO Wholesale's request for a Use Permit and SPARC application. The COSTCO Wholesale site is immediately north of the project site.

ANALYSIS:

Site Plan:

The project proponent requests approval of site plan and architecture of the Reynolds Ranch shopping center. The City's Zoning Code requires all plot plans for projects within the commercial zoning districts receive site plan and architecture review approval. Over time, this review has been done through the Use Permit process for shopping centers and through SPARC review for individual buildings. This item has been brought to the Planning Commission because it requires site plan and architecture review and approval. Since the Planning Commission approved the COSTCO warehouse, and since this project is within the same shopping center, staff feels the Planning Commission should review the site plan and architecture of the remainder of the shopping center to ensure consistency and architectural coherence.

The proposed Reynolds Ranch commercial development involves the construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 19 buildings of varying sizes (excluding the COSTCO building). The site layout places buildings close to streets and access points. The primary use will be Home Depot, which will occupy approximately 106,154 square feet of floor area, including approximately 28,086 square feet for a garden center. Two moderate sized retailers would be located on in the eastern portion of the center. Three moderately sized spaces ranging in size from 22,000 to 33,000 sq. ft. will be located southwest of the site (west of the proposed Home Depot). The remaining shell buildings will be distributed throughout the site and will range in size from 13,225 square feet to 3,200 square feet.

These buildings will be occupied by fast food franchises, sit-down restaurants, financial services/bank, professional/business services, and other retail sales and services.

The Home Depot warehouse proposes seasonal and permanent outdoor display and sales area. The proposed seasonal outdoor display and sales area would be located within the parking lot north of the building (10,000 sq. ft), a permanent outdoor storage area would be located within the parking lot west of the building (170 sq. ft), and permanent display area immediately outside of the building. The larger seasonal outdoor display and sales area would displace approximately 40 parking spaces while the western storage area would be permanent and would occupy 17 parking stalls (attachment C). The seasonal display and sales area would be for seasonal items such as Christmas trees, trees, plants, and nursery materials etc. The permanent outdoor display area would be for items such as propane, and promotional items.

In the past the City's Planning, Building, and Fire departments have all worked diligently with applicants on concerns regarding the location of outdoor display areas. Outdoor sale and display area often cause concerns regarding safety. Outdoor display and sale of items within a parking lot of a store disrupt traffic circulation, and force patrons to load their purchases within the fire lane whereby fire lanes could be blocked, which would threaten public safety by restricting emergency vehicle access. Further, items displayed in outdoor display and sales area often cause non-storm water flows and other deleterious materials to enter the storm drain system. The most effectively way to reduce non-stormwater discharges to the stormwater drainage system is to eliminate sources of pollutants. In addition, outdoor merchandise could spill out into the drive aisles and disrupt vehicle and pedestrian circulations patterns, thereby creating safety issues.

In the past the Planning Commission has approved similar requests for outdoor display areas, particularly for home improvement businesses such as Lowe's and Lodi Shopping Center. In both of those cases the approved outdoor display area is limited to the area immediately outside of the buildings. Outdoor display, storage or sale of merchandise within the parking lot has been explicitly prohibited. Staff recommends that conditions be placed on the proposed project to limit outdoor sales immediately outside of the building (similar to Lowe's) and no additional permanent or seasonal outdoor storage/display area be permitted, unless the design is made permanent with appropriate fencing, landscaping, etc.

Architecture:

The architectural theme of the shopping center is early agricultural style articulated by canopies, overhangs, wood type siding, recessed columns, metal roofing, red bricks, and tower elements. Additionally, there is a free standing arch element provided. Sample elevations are provided under Attachment D. The proposed colors for the Home Depot include shades of gray and silver, accented with awnings, metal roof and decorative architectural elements designed to break up the mass appearance. Although the proposed architectural design of the center is consistent with the building design standards and design elements established in the LMC 17.58 *Design Standards for Large Retail Establishments*, architectural design of the previously approved COSTCO building drastically differs from the remainder of the shopping center. Staff will work with both applicants to ensure architectural coherence for the site is achieved consistent with the municipal code and conditions placed on the COSTCO approval.

Signage:

The approval of project signage is not a part of the current review and would be subject to City of Lodi codes and requirements to ensure they complement the building architecture and landscaping. Signage applications and approvals would be completed separately. However, the applicants have illustrated the location and design of the signs they intend to use. All wall mounted signs will have to

be individual letters and no cabinet “canned” signs would be permitted. This would be consistent with previously approved shopping centers (condition #19). It is unclear at the moment if the project will include free standing signs. One free standing sign per shopping center is permitted under the LMC 17.63 *Signs*. A free standing sign will require a separate building permit and, if necessary, SPARC review and approval.

Traffic Circulation/Parking:

As shown the site plan, the primary access to the proposed shopping center is provided from Harney Lane via Reynolds Ranch Parkway. As shown on the site plan, the main entrance to the project parking lot is from the proposed signaled drive which intersects Reynolds Ranch Parkway. Three secondary access points are also provided from Reynolds Ranch Parkway, located further south. These access points provide satisfactory traffic circulation in and out of the shopping center.

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, buildings are located close to streets and parking is provide behind the buildings, which reduces the undesirable visual impact of the paved parking surface. Parking spaces are distributed around all buildings. The City’s large design standards for large retail establishments allows a maximum parking stalls five spaces for every one thousand square feet of building space. The proposed shopping center contains total of 345,795 square feet of tenant spaces. The proposed development allows a total 1,729 parking spaces (General Retail 5/1000), 1,728 spaces are being provided, which includes ADA compliant parking stalls for each building. Consistent with the COSTCO approval conditions and the existing Blue Shield development, parking lot light fixtures must be a maximum of twenty-five feet in height and no spillover beyond the property line will be permitted. This would ensure all light fixtures throughout the center are consistent. A condition has been added to require the applicant to provide a photometric plan prior to the issuance of building permits (condition # 25).

Landscaping:

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, landscaping requirements for these types of projects are one shading tree per four parking spaces, one large tree per 500 sq. ft. of open space, 25% of all trees must be 15 gal. or larger, 25% of all shrubs must be 5 gal. or larger, and groundcover must be provided where necessary. Landscaping must achieve minimum fifty percent shading requirement within five years of planting. The applicant has submitted a generic landscape plan, which calls for various large shade trees, smaller trees, shrubs and ground covers distributed throughout the parking. Given the size of the building, the project proponent is required to provide 433 larger shade (one tree per four stalls) distributed within the parking lot interior and additional one tree for every 500 sq. ft. open space. As shown the plans, the applicant provides 418 large parking lot trees and 353 open space shading tree. Supplementing the trees, there would also be a variety of medium to small shrubs, ground cover and special grasses for swale areas for the Home Depot parking lot. Conditions of approval require the applicant to provide additional parking lot trees to reduce island-heat effect and to meet the City’s standards (condition # 30). As shown the landscape palette, substantial amount of the proposed plant material for the new site would be drought tolerant and would use less water than other common species. The proposed irrigation system uses deep root watering bubblers for parking lot shade trees to minimize usage and ensure that water goes directly to the intended planting areas.

Once site development and construction is completed, the proposed Home Depot alone will employ approximately 100 to 150 employees during three daily shifts (the store proposes to be open 24 hours a day, 7 days a week). The proposed development is consistent with the City’s General Plan and is an attractive addition to the City in that the proposed commercial development will provide much needed services to the City of Lodi, enhance the City’s economic viability, increase the tax base and provide employment opportunities for residents. The proposed development is in full

conformance with the applicable City regulations, including LMC Section 17.58 of the Municipal Code Design Standards for Large Retail Establishments. These standards were adopted in 2004 specifically to deal with the design of large scale retail establishments. The applicant's project meets or exceeded each of these standards as presented and conditioned. Therefore, staff is recommending that the Planning Commission approve this request.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on March 13, 2010. 52 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. No protest letter has been received.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve with additional/different conditions
- Deny the SPARC request
- Continue the request

Respectfully Submitted,

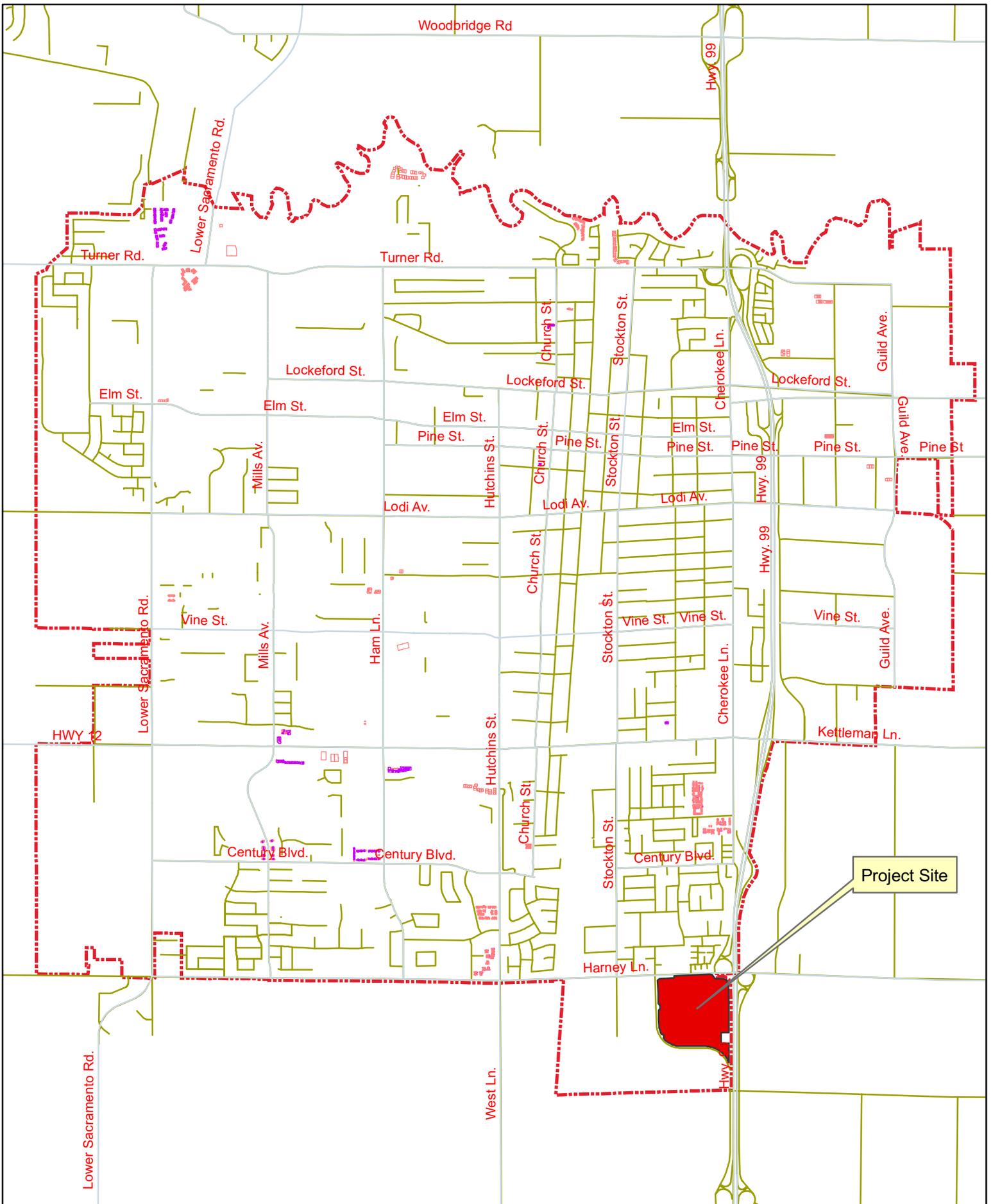
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

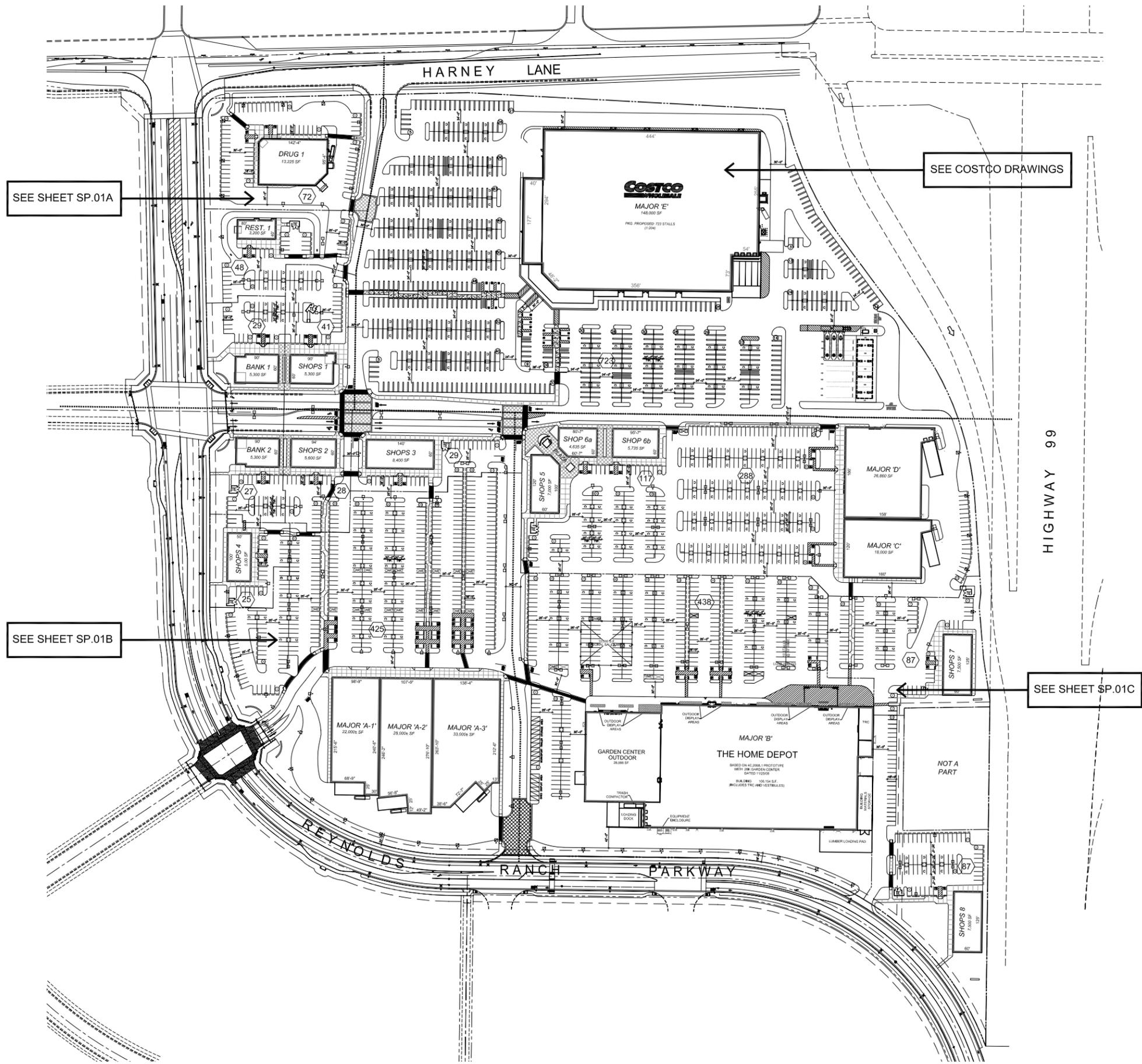
- A. Vicinity Map
- B. Site Plan (including truck path and landscape plans)
- C. Color Elevation
- D. Resolution



Vicinity Map
 322 East Harney Lane
 Lodi, CA 95240

Legend

 Reynolds Ranch Shopping Center



PROJECT STATISTICS

BUILDING	SF
MAJOR A1	22,000
MAJOR A2	28,000
MAJOR A3	33,000
MAJOR B	134,240
MAJOR C	18,000
MAJOR D	26,860
MAJOR E	148,000
DRUG 1	13,225
REST 1	3,200
BANK 1	5,300
SHOPS 1	5,300
BANK 2	5,300
SHOPS 2	5,600
SHOPS 3	8,400
SHOPS 4	5,000
SHOPS 5	7,000
SHOPS 6a	4,635
SHOPS 6b	5,735
SHOPS 7	7,500
SHOPS 8	7,500
TOTAL	493,795
TOTAL PARKING ALLOWED AT 5/K	2,469
TOTAL PARKING AVAILABLE	2,464

Project:
Reynolds Ranch
 Highway 99 & Harney Lane
 Lodi, California

Developer:
 San Joaquin Valley Land Company
 1420 South Mills Avenue, Ste. 1
 Lodi, CA 95242
 (P) 209.333.3400
 (F) 209.333.3430

Overall Site Plan
Preliminary

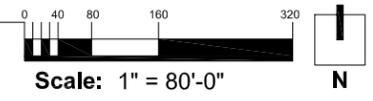
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 Date: 01.05.09
 Drawn By: BOSKO
 Revised: Iteration-A5 01.27.10

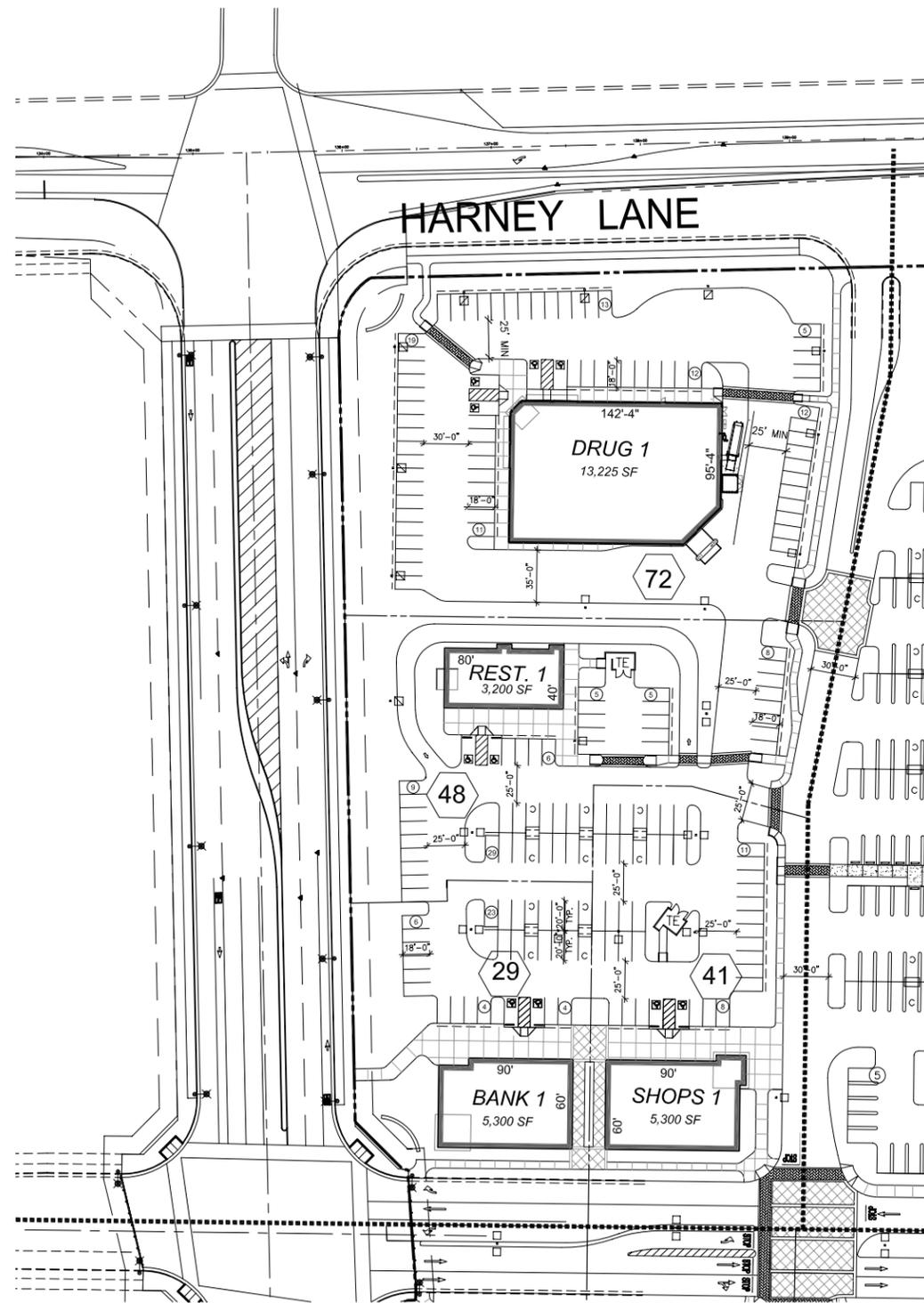
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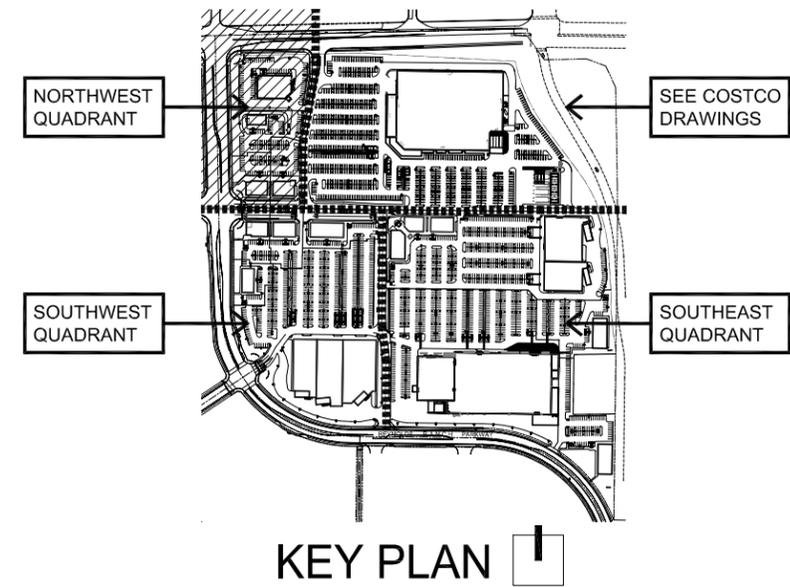
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SEE SHEET SP.01D

NORTHWEST QUADRANT



KEY PLAN

SEE SHEET SP.01B

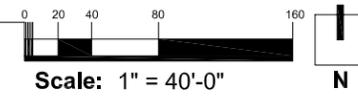
Project: **Reynolds Ranch**
Highway 99 & Harney Way
Lodi, California

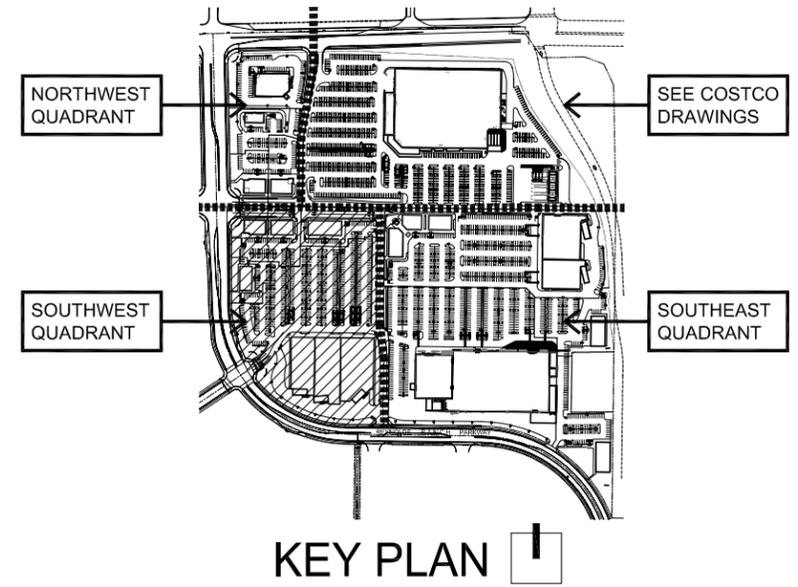
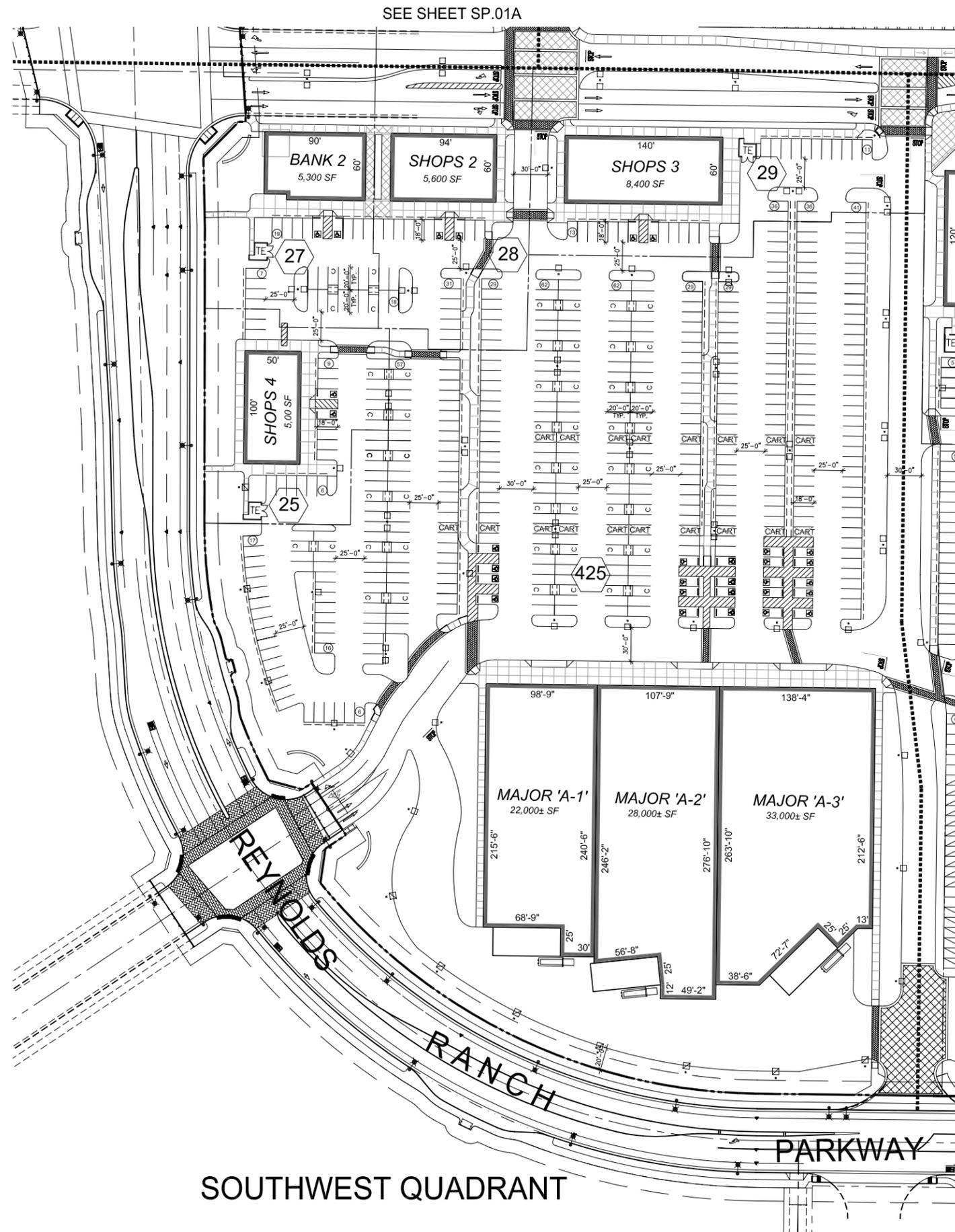
Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
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Partial Site Plan Northwest Quadrant

Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A4 01.27.10

Sheet: **SP.01A**





Project:
Reynolds Ranch
Highway 99 & Harney Way
Lodi, California

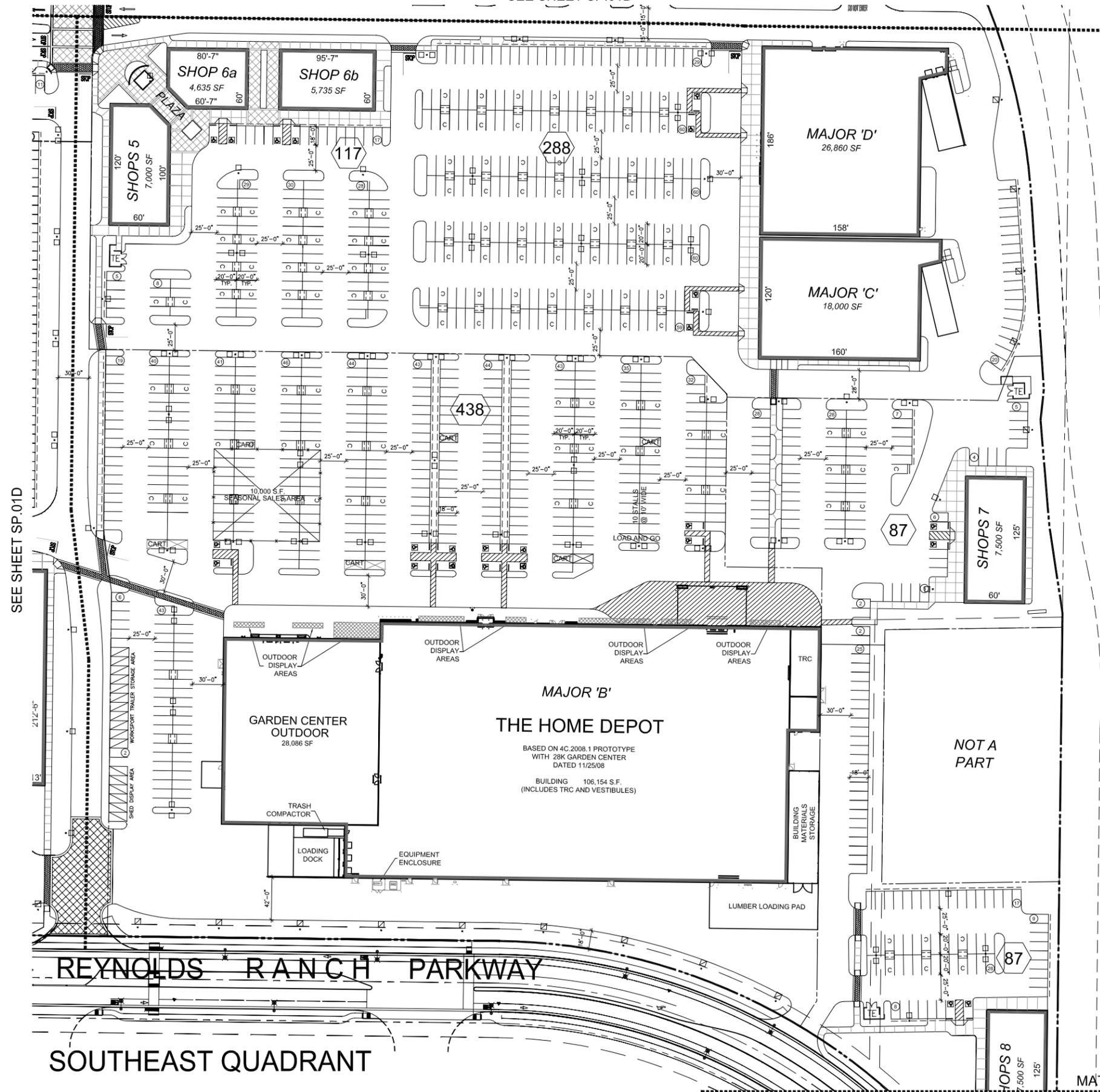
Developer:
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1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
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Partial Site Plan
Southwest Quadrant

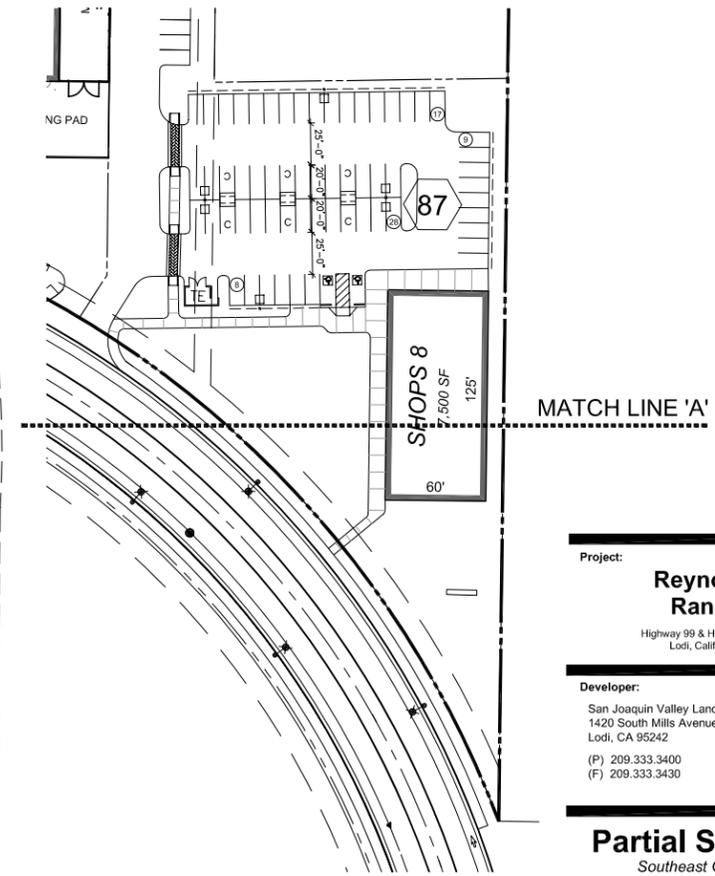
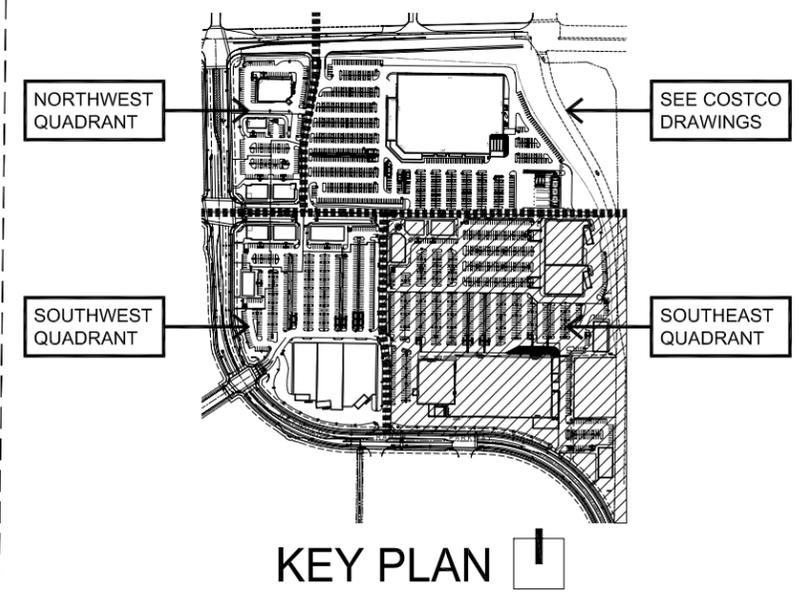
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Drawn By:	BOSKO
Revised:	Iteration-A4 01.27.10

Sheet: **SP.01B**

SEE SHEET SP.01B



SEE SHEET SP.01D



Project:
Reynolds Ranch
Highway 99 & Harney Lane
Lodi, California

Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
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Partial Site Plan
Southeast Quadrant

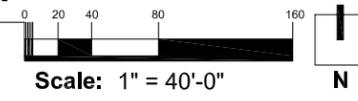
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Revised:	Iteration-A4 01.27.10

Sheet: **SP.01C**



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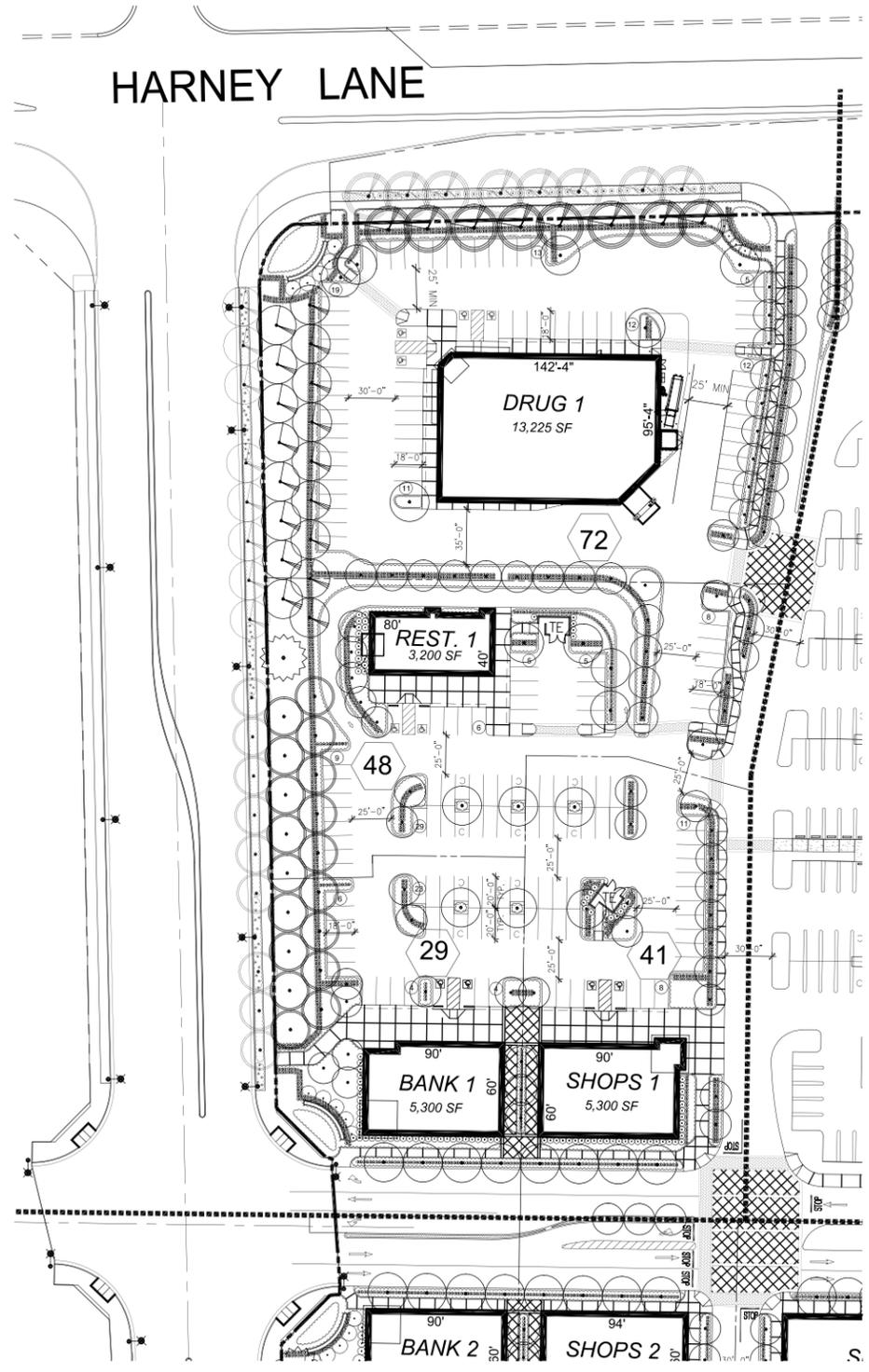
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Lodi, California

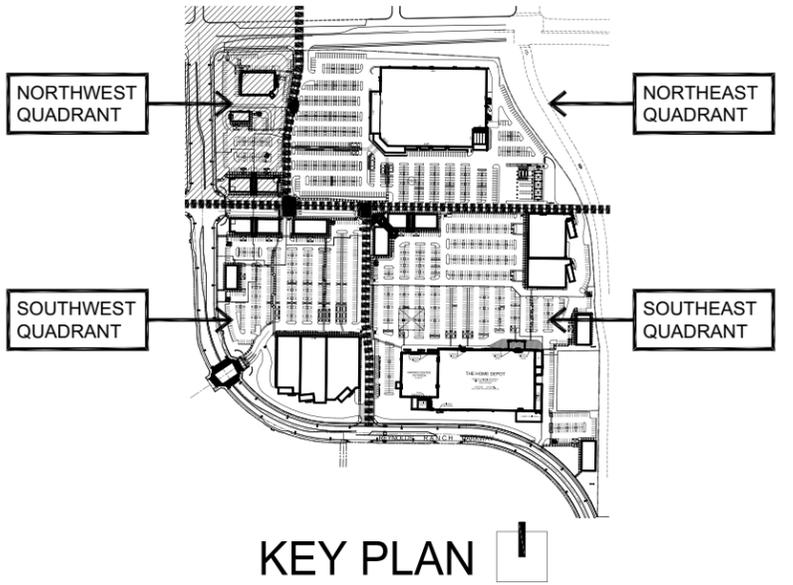
PLANT PALETTE

SYMBOL	Botanical Name COMMON NAME	WATER USE CATEGORY	SYMBOL	Botanical Name COMMON NAME	WATER USE CATEGORY
TREES - All trees will be 15 gallon size					
Trees 30' diameter canopy such as:					
	Cedrus deodara DEODAR CEDAR	Medium		Nandina d. 'Gullstream' GULFSTREAM HEAVENLY BAMBOO	Low
	Ginkgo biloba 'Autumn Gold' AUTUMN GOLD GINKGO	Medium		Phlomis fruticosa JERUSALEM SAGE	Low
	Koeleruteria bipinnata CHINESE FLAME TREE	Medium	Small Shrubs such as:		
	Pistacia chinensis CHINESE PISTACHE	Medium		Callistemon v. 'Little John' LITTLE JOHN WEEPING BOTTLEBRUSH	Low
	Quercus agrifolia COAST LIVE OAK	Very Low		Diets bicolor FORTNIGHT LILY	Low
	Ulmus parvifolia 'True Green' TRUE GREEN CHINESE ELM	Medium		Euonymus j. 'Silver Princess' SILVER PRINCESS EUONYMUS	Low
	Zelkova s. 'Village Green' VILLAGE GREEN ZELKOVA	Medium		Juniperus r. conferta SHORE JUNIPER	Low
Trees 25' diameter canopy such as:					
	Acer rubrum 'Red Sunset' Red Sunset Maple	Medium		Mahonia repens CREEPING MAHONIA	Low
	Gleditsia triacanthos 'Skyline' SKYLINE HONEY LOCUST	Medium		Nandina d. 'Harbor Dwarf' HARBOR DWARF HEAVENLY BAMBOO	Low
	Laurus N. 'Saratoga' SARATOGA SWEET BAY	Medium		Rhaphiolepis u. 'Minor' DWARF YEDDO HAWTHORN	Low
	Nyssa sylvatica SOUR GUM	Medium	PERENNIALS - will come from one gallon cans		
	Olea 'Wilson' WILSON OLIVE	Low		Kriphofia uvaria RED HOT POKER	Low
	Pyrus c. 'Redspire' REDSPIRE PEAR	Medium		Lantana NCN	Low
Trees 20' diameter canopy such as:					
	Lagerstroemia 'Dynamite' DYNAMITE GRAPE MYRTLE	Low		Pelargonium hortorum GARDEN GERANIUM	Low
	Lagerstroemia 'Natchez' NATCHEZ GRAPE MYRTLE	Low		Pennisetum a. 'Hameln' HAMELN FOUNTAIN GRASS	Low
	Pyrus kawakamii SILVERGREEN PEAR	Medium		Salvia greggii AUTUMN SAGE	Low
SHRUBS - 25% will be five gallon size and 75% will be one gallon size					
Tall Shrubs such as:					
	Bambusa 'Alphonse Karr' ALPHONSE KARR BAMBOO	Low	GROUNDCOVERS - will be from flats or one gallon cans		
	Heteromeles arbutifolia TOYON	Low		Aptenia 'Red Apple' RED APPLE APTEA	Low
	Phormium tenax NEW ZEALAND FLAX	Low		Arctostaphylos 'Emerald Carpet' EMERALD CARPET MANZANITA	Low
	Prunus lusitanica PORTUGUESE LAUREL	Low		Coprosma p. 'Verde Vista' NCN	Low
	Rhaphiolepis 'Majestic Beauty' NCN	Low		Drosanthemum hispidum. NCN	Low
Medium Shrubs such as:					
	Euonymus j. 'Green Spire' GREEN SPIRE EUONYMUS	Low		Lampranthus spectabilis TRAILING ICEPLANT	Low
	Mahonia p. 'Ken Hartman' KEN HARTMAN MAHONIA	Low		Mow Free Turf Grass Blend	Medium
	Myrsine africana AFRICAN BOXWOOD	Low		Myoporom parvifolium NCN	Low
	Myrtus communis MYRTLE	Low		Osteospermum fruticosum TRAILING AFRICAN DAISY	Low
	Nandina d. 'Compacta' DWARF HEAVENLY BAMBOO	Low		Verbena 'Tapien' NCN	Low
VINES - will be one gallon or five gallon size					
	Gelsemium sempervirens CAROLINA JESSAMINE	Low			



SEE SHEET L-2

CONCEPTUAL LANDSCAPE PLAN - NORTHWEST QUADRANT



IRRIGATION SYSTEM STATEMENT

The Irrigation System will be a water efficient, low pressure, subsurface system designed to provide adequate support of plant growth and promote deeply rooted plant material. The irrigation controller will be programmable such that the system can operate during early morning hours. The schedule will be based on historic and present-day evapotranspiration data from CIMIS (the California Irrigation Management System) so that the amount of water applied more closely approximates the amount of water needed by the plant material. This will reduce over-watering.

PLANT PALETTE

The plants have been chosen with a view toward limiting the choices to those with relatively lower water requirements while still reflecting the regional character of our landscape. The trees are low to medium water users while the shrubs and perennials are primarily low water users (based on WUCOLS, the Water Use Classifications of Landscape Species as published by UC Cooperative Extension). Mown turf grass will not be part of this project. Meadow grasses which have less demand for irrigation, fertilization and maintenance. In particular, the plant palette has been selected with a view toward minimizing maintenance as well as low water consumption.

NORTHWEST QUADRANT: PARKING AND TREE SUMMARY

TOTAL PARKING SPACES:	190
NUMBER OF PARKING LOT TREES:	67
NUMBER OF OTHER TREES:	79
TOTAL TREES:	146

THE OFFICE OF
JEFFREY F. GAMBONI
LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
STOCKTON 95204
209 948 8335

Project:
Reynolds Ranch
7 X U I V W \ O H J U R X Q G F R Y H U V Z L O O E H J P I U H H W X U
Highway 99 & Harney Way
Lodi, California

Developer:
San Joaquin Valley Land Company
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Lodi, CA 95242
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Conceptual Landscape Plan Northwest Quadrant

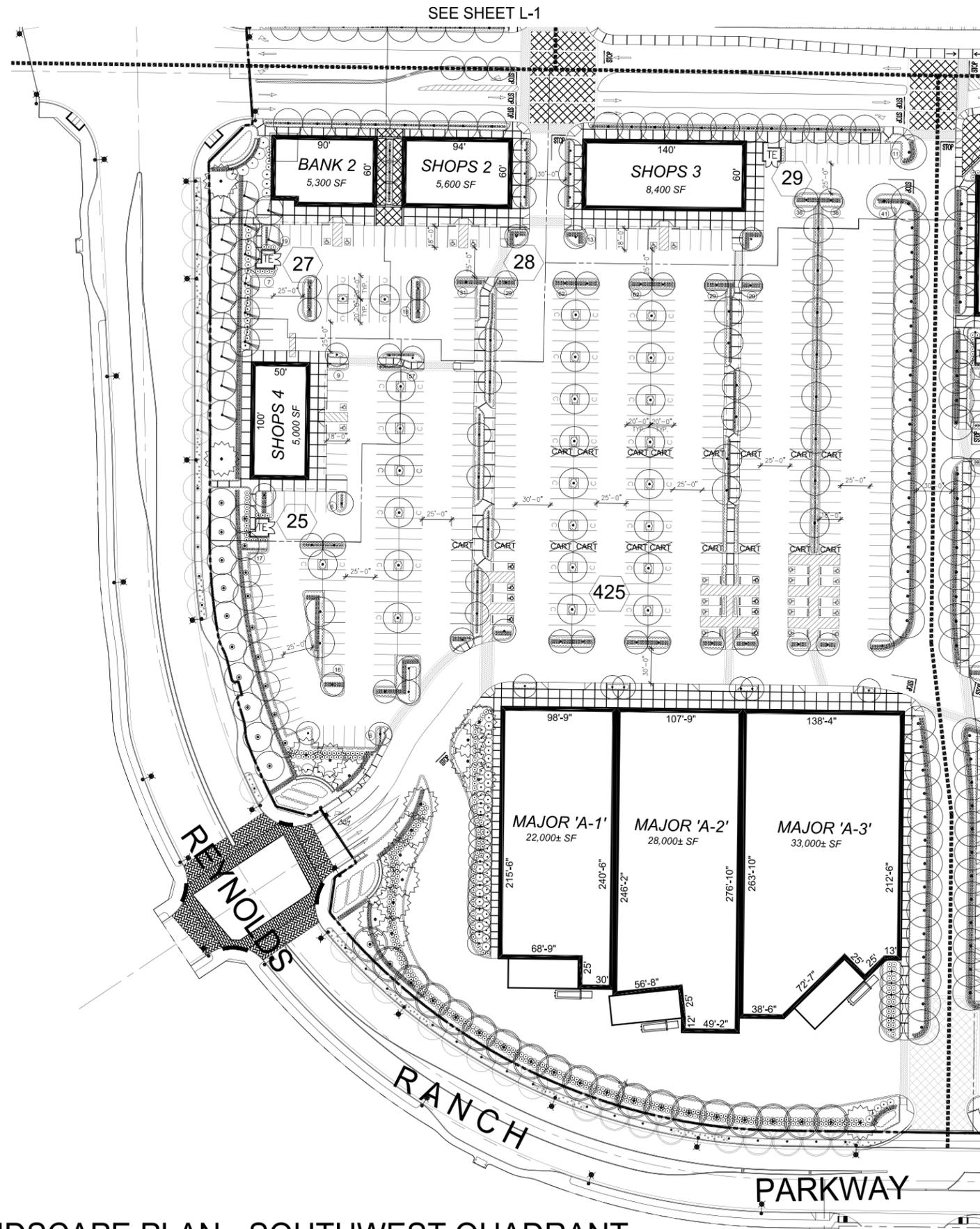
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Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A4 01.19.10

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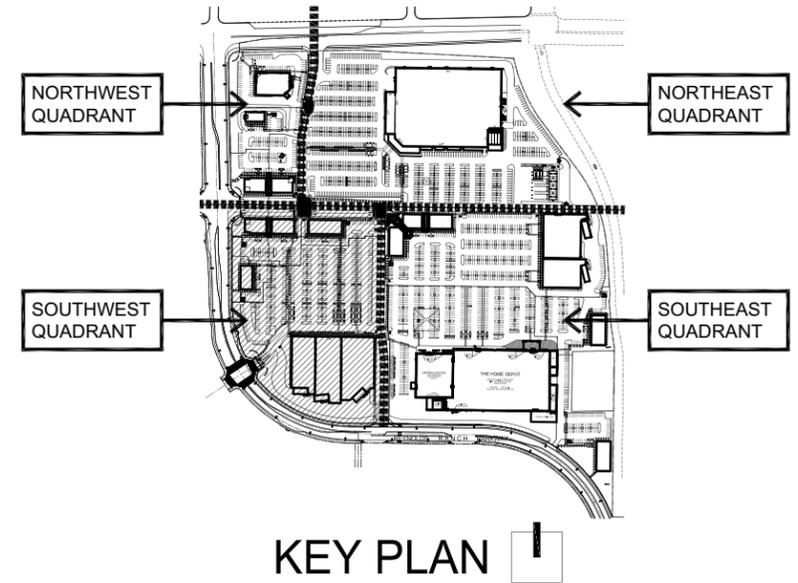
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NOTE:
SEE SHEET L-1 FOR PLANT PALETTE



SEE SHEET L-3



KEY PLAN

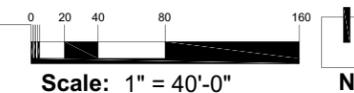
**SOUTHWEST QUADRANT:
PARKING AND TREE SUMMARY**

TOTAL PARKING SPACES:	534
NUMBER OF PARKING LOT TREES:	98
NUMBER OF OTHER TREES:	153
TOTAL TREES:	251

CONCEPTUAL LANDSCAPE PLAN - SOUTHWEST QUADRANT

Reynolds Ranch

Highway 99 & Harney Way
Lodi, California



THE OFFICE OF
JEFFREY F. GAMBONI
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STOCKTON 95204
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Project:
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Highway 99 & Harney Way
Lodi, California

Developer:
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Lodi, CA 95242
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**Conceptual
Landscape Plan**
Southwest Quadrant

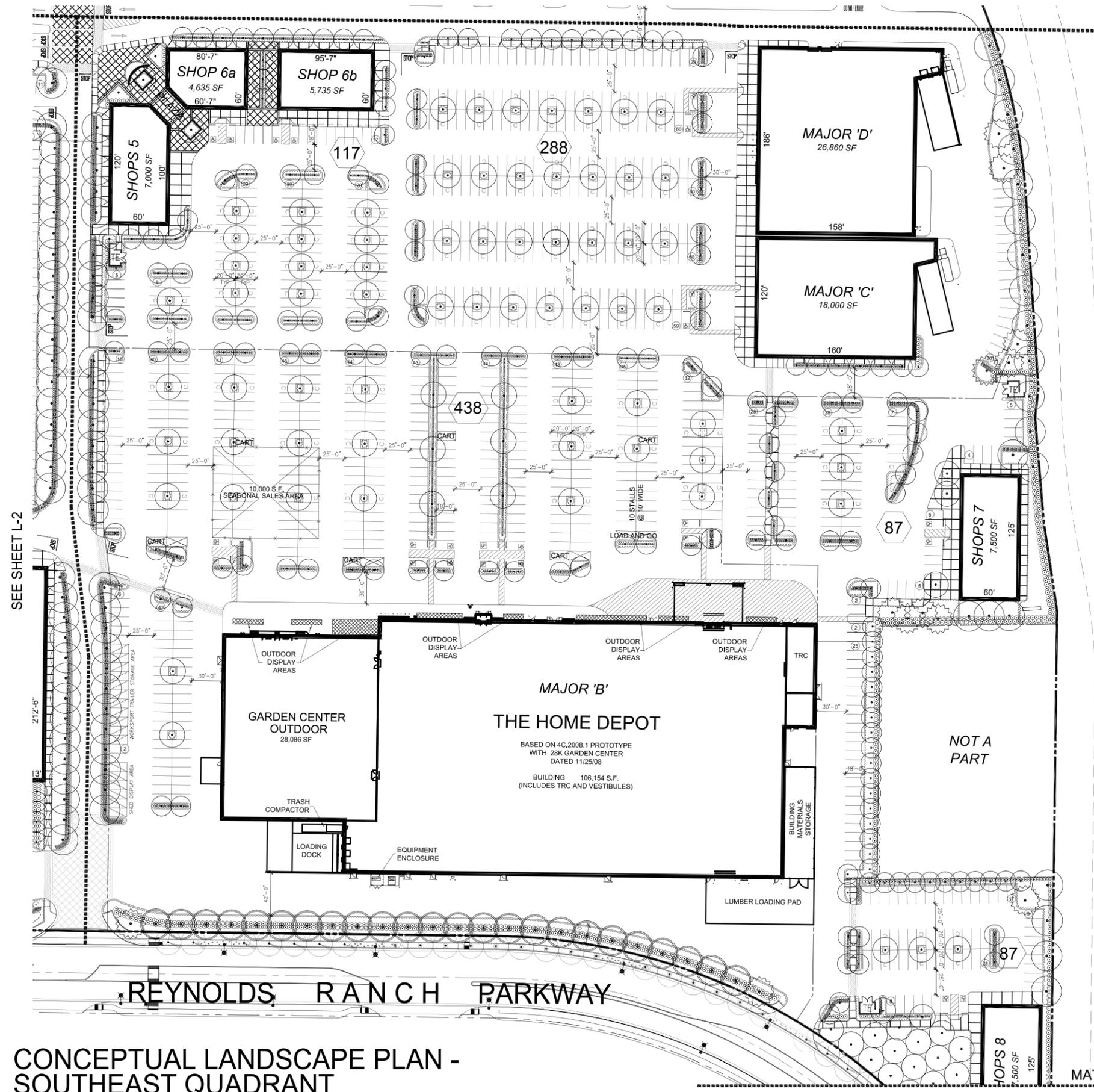
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Revised: Iteration-A4 01.19.10

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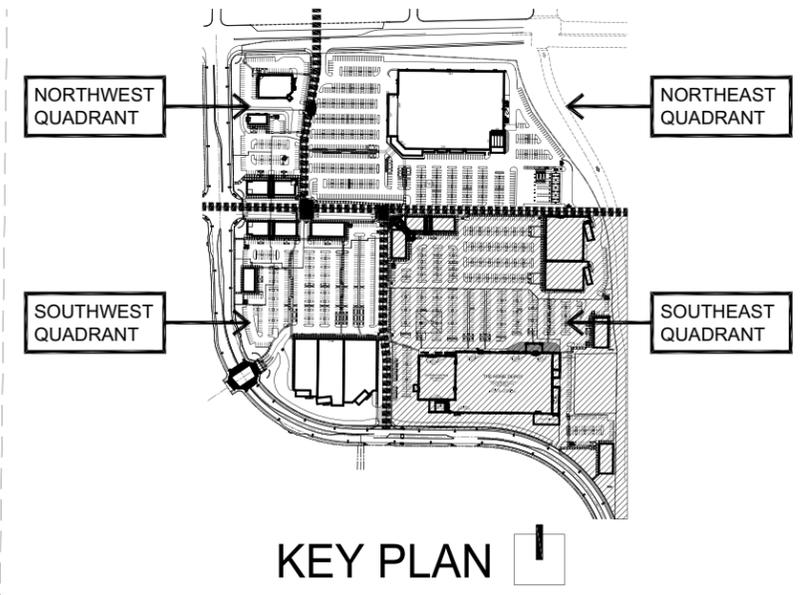
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SEE SHEET L-2

**CONCEPTUAL LANDSCAPE PLAN -
SOUTHEAST QUADRANT**
Reynolds Ranch

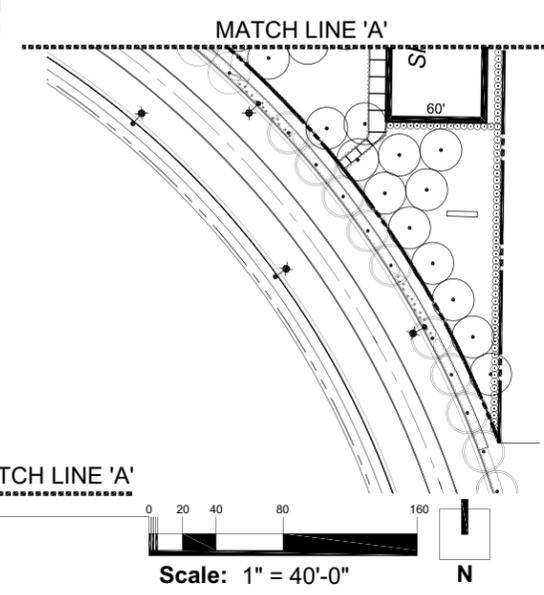
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**SOUTHEAST QUADRANT:
PARKING AND TREE SUMMARY**

TOTAL PARKING SPACES:	1,017
NUMBER OF PARKING LOT TREES:	253
NUMBER OF OTHER TREES:	121
TOTAL TREES:	374

NOTE:
SEE SHEET L-1 FOR PLANT PALETTE



THE OFFICE OF
JEFFREY F. GAMBONI
LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
STOCKTON 95204
209 948 8335

Project:
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Highway 99 & Harney Way
Lodi, California

Developer:
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1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209.333.3400
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Conceptual Landscape Plan
Southeast Quadrant

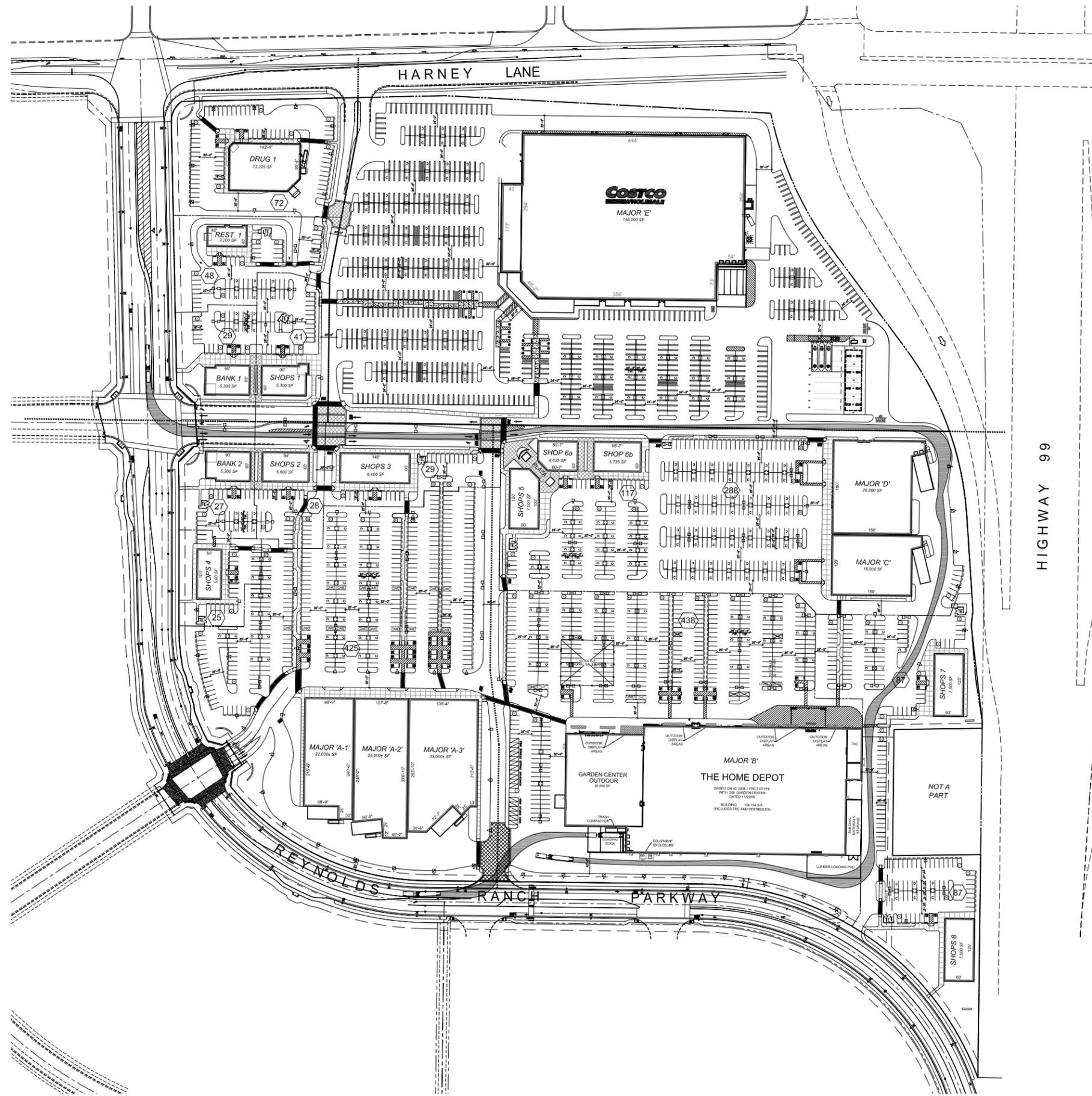
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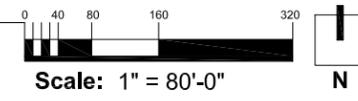
Scale: 1" = 40'-0"



HIGHWAY 99

REYNOLDS RANCH PARKWAY

Reynolds Ranch ■ Highway 99 & Harney Lane
Lodi, California



Project: **Reynolds Ranch**
Highway 99 & Harney Lane
Lodi, California

Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209,333,3400
(F) 209,333,3430

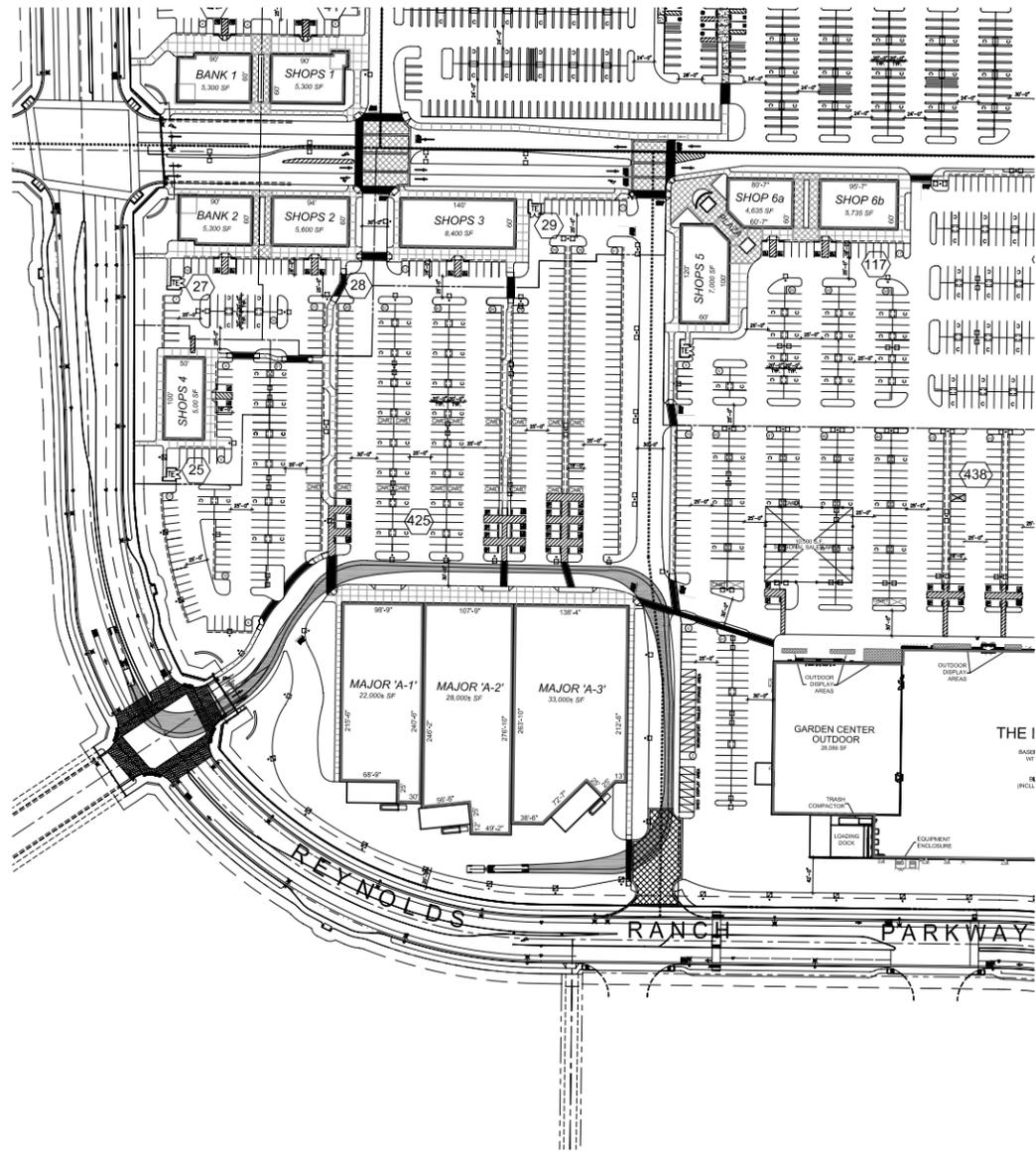
Truck Path
Home Depot

Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A5 02.26.10

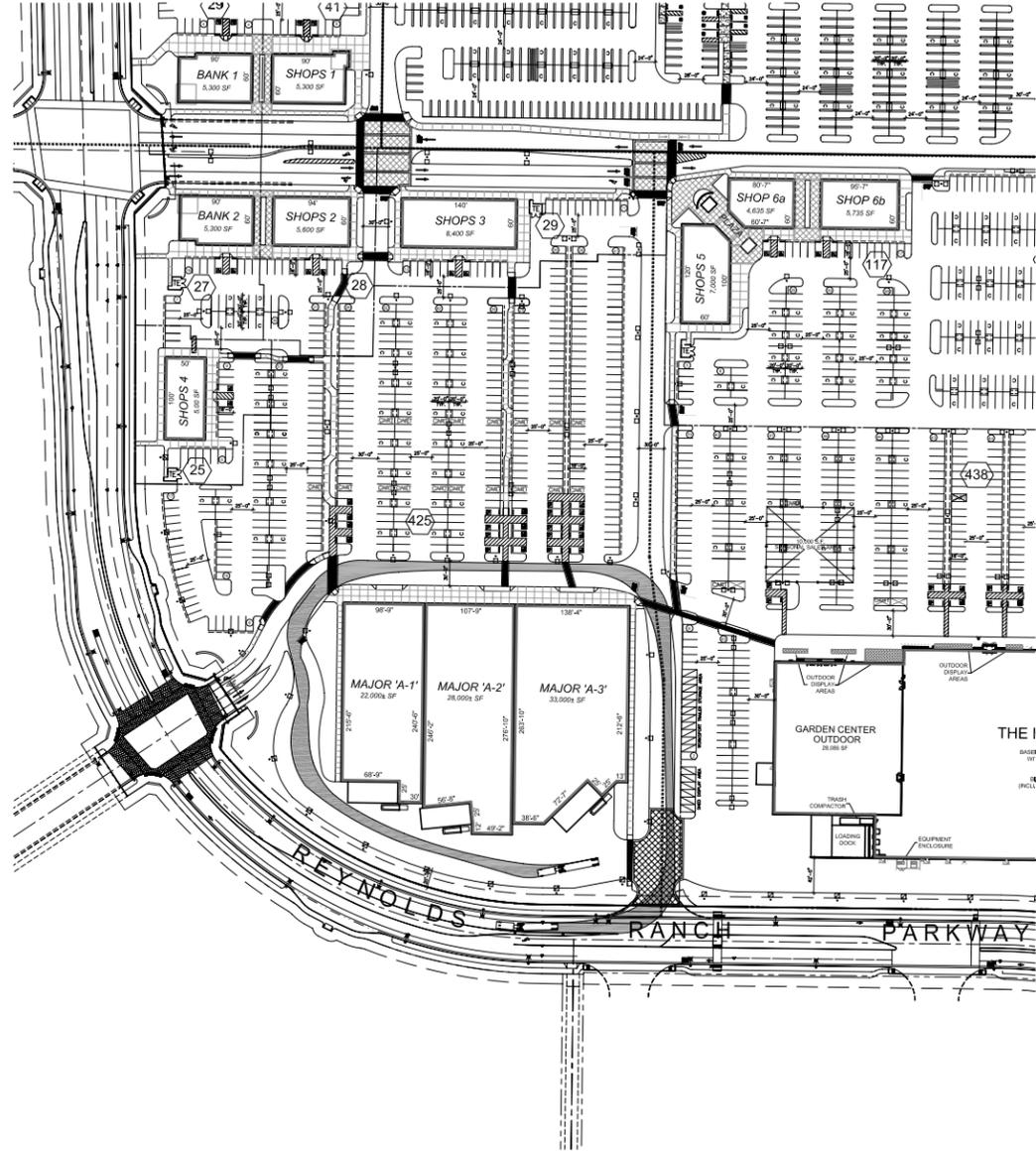
Sheet: **SP.01**

RMB
RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 Watt Avenue - Second Floor - Sacramento - CA - 95825
P. 916.498.8900 • F. 916.498.8656 • mbarchitects.com



Truck Entry



Truck Exit

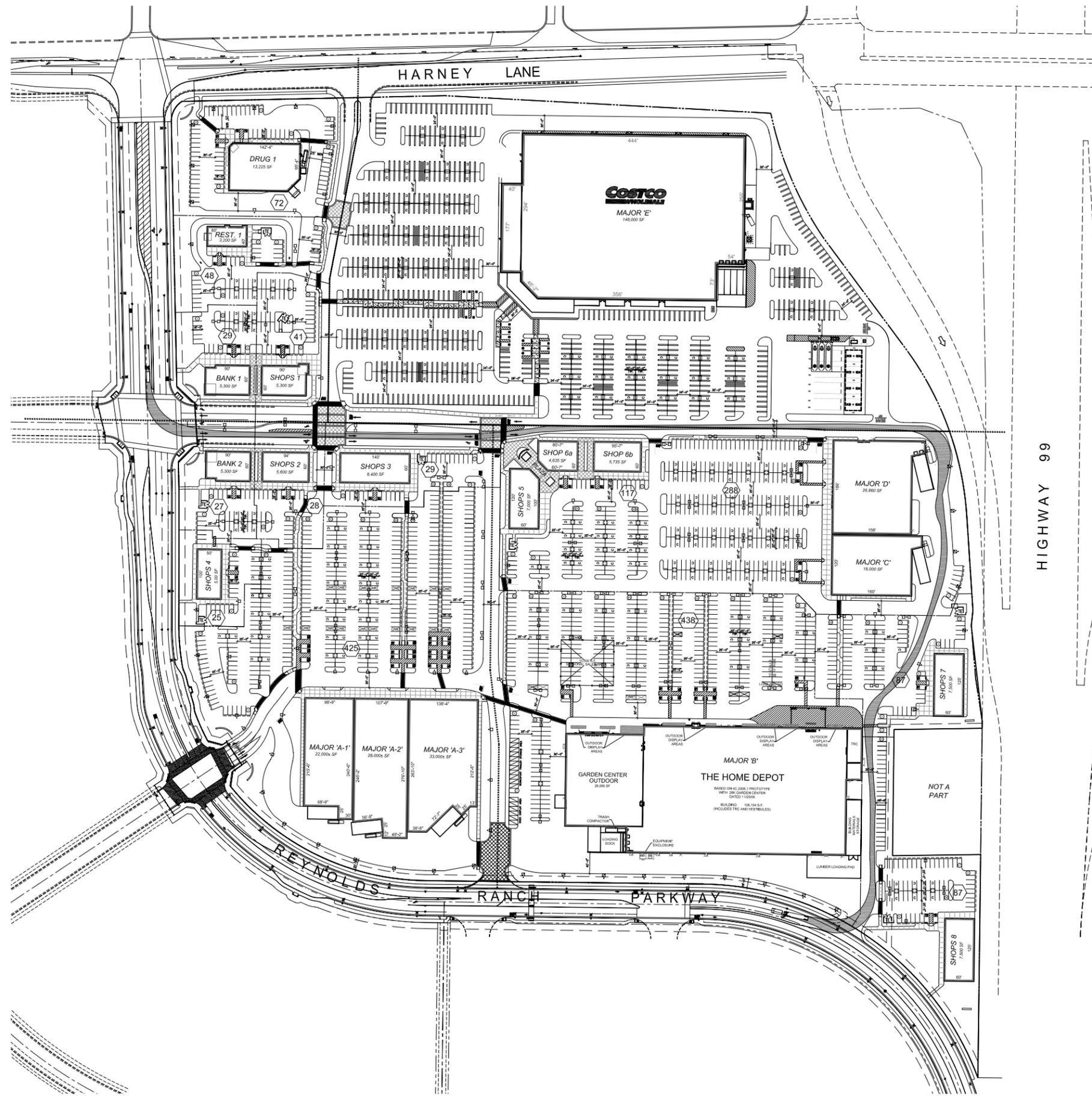
Project:
Reynolds Ranch
 Highway 99 & Harney Lane
 Lodi, California

Developer:
 San Joaquin Valley Land Company
 1420 South Mills Avenue, Ste. 1
 Lodi, CA 95242
 (P) 209,333,3400
 (F) 209,333,3430

Truck Path
 Major A

Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A5 02.26.10

Sheet: **SP.01**



HIGHWAY 99

Project: **Reynolds Ranch**
 Highway 99 & Harney Lane
 Lodi, California

Developer:
 San Joaquin Valley Land Company
 1420 South Mills Avenue, Ste. 1
 Lodi, CA 95242
 (P) 209,333,3400
 (F) 209,333,3430

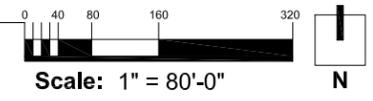
Truck Path
 Major C & Major D

Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A5 02.26.10

Sheet: **SP.01**

RMB
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 P. 916.498.8900 - F. 916.498.8666 - mbarchitects.com

Reynolds Ranch ■ Highway 99 & Harney Lane
 Lodi, California





VINTAGE CRATE LABEL ARTWORK
THROUGHOUT PROJECT

STUCCO
SW 2833 Roycroft Vellum

STUCCO
SW 6363 Gingery

BRICK CLAD MONUMENT WALLS
HC MUDDOX Monterey Bay Flash

CORRUGATED METAL
AEP SPAN Zincolume Plus

PLANT TRELLIS STRUCTURE WITH
WISTERIA AND UPLIGHTS AT COLUMNS

STUCCO
SW 6363 Gingery

STUCCO
SW 2834 Birdseye Maple

STUCCO
SW 2833 Roycroft Vellum

STANDING SEAM
AEP Cool Zatique II



BRICK CLAD PEDESTAL

DECORATIVE IRON
GUSSET

TIMBER
SW 2841 Weathered Shingle



REYNOLDS RANCH

Shop / Bank Buildings 1

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA

1

A07-150

02.03.10



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architects + engineers

2277 Watt Avenue, Second Floor • Sacramento, CA 95825
P. 916.488.8500 • F. 916.488.8566 • rmbarchitects.com

STUCCO
SW2834 Birdseye Maple

STANDING SEAM
AEP Cool Zatiqie II

STUCCO
SW 7044 Amazing Gray

STUCCO
SW 2833 Roycroft Vellum

CEMENTITIOUS HORIZONTAL SIDING
SW 2841 Weathered Shingle



BRICK CLAD PEDESTAL
HC MUDDOX Monterey Bay Flash

TIMBER
SW 2841 Weathered Shingle

FIRE-SIST FABRIC AWNING
SUNBRELLA

CEMENTITIOUS HORIZONTAL SIDING
SW 2841 Weathered Shingle



STUCCO
SW 6363 Gingery

BRICK CLAD PILASTER
HC MUDDOX Monterey Bay Flash

DECORATIVE DOORS
ENCLOSING SWITCHGEAR

DECORATIVE IRON
GUSSET

TIMBER
SW 2841 Weathered Shingle



REYNOLDS RANCH

Shop / Bank Buildings 1

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA





REYNOLDS RANCH

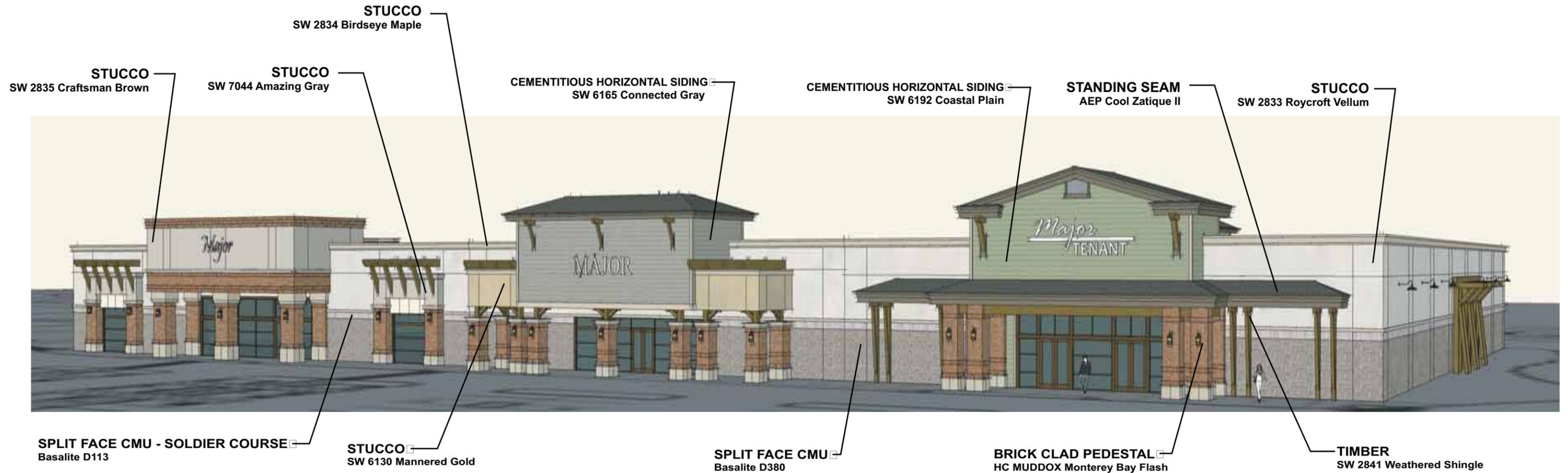
Shops Buildings 5, 6A and 6B

Conceptual Design ■ Highway 99 & Harney Way Lodi, CA



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REYNOLDS RANCH

Major A1, A2 and A3

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA



TIMBER
SW 2841 Weathered Shingle

CEMENTITIOUS HORIZONTAL SIDING
SW 6192 Coastal Plain

STUCCO
SW 2833 Roycroft Vellum

STUCCO
SW 2834 Birdseye Maple

CORRUGATED METAL
AEP Zincalume Plus



METAL TRELIS
SW 6180 Oakmoss

SHUTTER
SW 2835 Craftsman Brown

STUCCO
SW 2841 Weathered Shingle

STUCCO
SW 2835 Craftsman Brown

STUCCO
SW 2833 Roycroft Vellum

STUCCO
SW 2834 Birdseye Maple

STUCCO
SW 2835 Craftsman Brown

STUCCO
SW 7044 Amazing Gray

CEMENTITIOUS HORIZONTAL SIDING
SW 6192 Coastal Plain

STANDING SEAM
AEP Cool Zatique II



SPLIT FACE CMU - SOLDIER COURSE
Basalite D113

SPLIT FACE CMU
Basalite D380

BRICK CLAD PEDESTAL
HC MUDDOX Monterey Bay Flash

STUCCO
SW 6130 Mannered Gold

TIMBER
SW 2841 Weathered Shingle



REYNOLDS RANCH

Major A1, A2 and A3

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA

5

A07-150

02.03.10



RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 Watt Avenue, Second Floor • Sacramento, CA 95825
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REYNOLDS RANCH

Major C and D

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA





NORTH ELEVATION
SCALE 1/16" = 1'



SOUTH ELEVATION
SCALE 1/16" = 1'



EAST ELEVATION
SCALE 1/16" = 1'



WEST ELEVATION
SCALE 1/16" = 1'

Approved Color Legend:

Paint (Sherwin Williams)
 SW2833 Roycroft Vellum
 SW2841 Weathered Shingle
 SW6363 Gingery
 SW2834 Birdseye Maple
 SW6192 Coastal Plain
 SW8215 Renwick Olive
 SW6054 Canyon Clay
 SW6117 Smokey Topaz
 SW2835 Craftsman Brown
 SW6130 Mannered Gold
 SW6180 Oakmoss (Trim only)
 SW7044 Amazing Gray

Fabric Awning (Sunbrella)
 Black
 Parchment
 Terra Cotta
 Natural

Brick (HC Muddox)
 Monterey Bay Flash

Metal Roofing (AEP Span)
 Cool Zatique II
 Terra Cotta
 Parchment

SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
 TEL: 559 279-2790 FAX: 559 279-0880 SMOMMER@LARSANDERSEN.COM

ELEVATIONS

DATE: 02-02-10

SITE PLANNER: ANDREW FOX
 SITE DEV. COORDINATOR: ART LUCAS
 R. E. MARKET: LORI - STOCKTON
 R. E. AGENDA NAME: LORI CA
 R. E. MANAGER: JEFF HARDMAN

THE HOME DEPOT
 LODI, CA.
 HIGHWAY 99 AND HARNEY WAY

HOME DEPOT SITE ID #SS-00460.2001
 SAM PROJECT NUMBER SM088.07

SAM-N

RESOLUTION NO. P.C. 10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR THE APPROVAL OF THE REQUEST OF JENNIFER KRAUTER, RMB ARCHITECTS ON BEHALF OF SAN JOAQUIN VALLEY LAND CO., FOR SPARC REVIEW OF THE PROPOSED REYNOLDS RANCH SHOPPING CENTER LOCATED 322 EAST HARNEY LANE

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 and Site Plan and Architectural Review in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments; and

WHEREAS, an application was filed by Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC., 227 Watt Avenue., Second Floor., Sacramento, CA; and

WHEREAS, the project site is located at 322 East Harney Lane, more particularly described as Assessor's Parcel Numbers 058-130-17, 058-130-18, 058-130-19, portion of 058-130-16 and portion of 058-110-55; and

WHEREAS, the project site is zoned Planned Development 39; and

WHEREAS, the Project is consistent with all elements of the General Plan, and in particular, the following General Plan Goals and Policies:

- A. Land Use and Growth Management Element, Goal E, "To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi's market share."
- B. Land Use and Growth Management Element, Goal E, Policy 7, "In approving new commercial projects, the City shall seek to ensure that such projects reflect the City's concern for achieving and maintaining high quality."
- C. Land Use and Growth Management Element, Goal E, Policy 3, "The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways."

WHEREAS, the design and improvement of the site is consistent with all applicable standards adopted by the City. Specifically, the project has met the requirements of the Lodi Zoning Ordinance with particular emphasis on the standards for large retail establishments; and

WHEREAS, approval of the requested architectural drawings will allow the construction of a commercial buildings that will comply with the City's Zoning Ordinance and Building Code regulations; and

WHEREAS, the design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards; and

WHEREAS, the Community Development Department prepared an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, the Final EIR, including comments and responses to comments, was certified by the City Council on August 30, 2006; and

WHEREAS, an Addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008; and

WHEREAS, all legal prerequisites to the approval of this request have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. The approval of the proposed commercial development was considered as part of a previously approved EIR, whereby it was determined that there would not be significant impacts on the environment, cumulative or otherwise, provided mitigation measures were implemented.
2. No new impacts were identified in the public testimony that were not addressed as normal conditions of project approval in the Initial Study.
3. The project site is physically suitable for the proposed type of developed and proposed building configurations.
4. The development complies with the intent of the City development policies and regulations in that the General Plan, Goal E, Policy 3, which encourages increasing the tax base, creating employment opportunities for residents and attracting new businesses. The proposed commercial shopping center will also provide employment opportunities for residents.
5. The design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards.
6. The proposed development will be operated in a manner determined to be acceptable and compatible with surrounding development in that conditions have been added that require the operator to maintain the property.
7. No variance from the Lodi Municipal Code is approved by this action.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that SPARC Application No. 10-SP-02 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this approval, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. No outside storage of material, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure areas as permitted by fire codes. No material shall be stacked higher than the height of any trash enclosure screen wall and gate.
3. All storage of cardboard bales and pallets shall be contained within the area designated for such use. No storage of cardboard or pallets shall be visible from public right of way.
4. Outdoor display and/or sale of merchandise shall be limited to the specific area for such display is approved by SPARC (marked as attachment A). At no time shall outdoor storage or display be allowed outside of the specifically approved area or within the parking area, drive aisle or required sidewalks and ADA path of travel of the center.
5. No seasonal, temporary or permanent outdoor storage or display of merchandise shall be permitted within the parking lot.
6. The project proponent shall provide a trash enclosure or compactor for each building. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.
7. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.

8. A minimum of two trash receptacles shall be placed at a customer entry to each building. Trash receptacles shall be a decorative, pre-cast concrete or metal type with a self-closing metal lid. Design of the receptacles shall be submitted with the building permit application for tenant improvements for review and approval by the Community Development Director.
9. The project proponent shall take reasonable necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises to the degree that surrounding residents and commercial uses would not be bothered and that loitering is not permitted.
10. No recreational vehicles, including trailers, shall be parked or stored overnight at the shopping center. Further, no vehicle, including trailers, shall be parked at the shopping center for the principal purpose of advertising or display. It shall be a prim facie violation if the advertising medium utilized on the vehicle is a sign, device, or structure separate from the vehicle, or if the sign or device is integrally affixed to the vehicle and the *copy* is readily changeable and such sign, device or structure *exceeds* nine *square* feet in area and the vehicle is parked on the business premises for which the advertising relates, or in reasonable proximity thereto, and the location of the advertising is reasonably calculated to direct an observer towards the business. It shall still be considered that advertising was the principal purpose of the parking, notwithstanding the fact that the vehicle is driven to and from the business premises on daily basis.
11. The owner shall maintain in good repair all building exteriors, walls, lighting, trash enclosures, drainage facilities, driveways and parking areas. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.
12. Vending machines, video games, amusement games, children's rides, recycling machines, vendor carts or similar items shall be prohibited in the outside area of all storefronts. The storefront placement of drinking fountains and ATM machines shall be permitted subject to the review and approval of the Community Development Director.
13. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The final plans shall include the architectural features such as the approved colors, the building elevations including the cornice, trim caps, and curbed canopy, and other elements approved by the Planning Commission. Any significant alteration to the building elevations as approved by the Planning Commission shall require approval by the Planning Commission.
14. The finished building shall be consistent with the plans approved by the Planning Commission and as conditioned herein.
15. All buildings shall comply with the requirements of Planned Development 39 zoning district and meet setback requirements. All buildings shall implement building elements and materials illustrated on the submitted elevation or otherwise consistent with the architectural theme presented on the submitted elevation of the major tenant building.
16. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the Lodi Planning Commission.
17. The proposed building must comply with all Planning Commission requirements; as well as the requirements of the Community Development, the Public Works, the Electric Utility and the Fire Departments; and all other utility agencies.
18. The location and details of the cart corrals within the parking lot shall be submitted with the building permit application for review and approval by the Community Development Director. Cart corrals shall be provided in the parking lot adjacent to buildings and distributed evenly throughout the parking lot rather than concentrated along the main drive aisle. In addition, physical measures to prevent the removal of carts from the property shall be provided. Such measures shall be submitted with the building permit application. Further, cart corrals shall be permanent with a design that is consistent with the theme of the Reynolds Ranch shopping center. Portable metal corrals shall be prohibited.

19. All signage shall be in compliance with a detailed Sign Program that shall be submitted to the Development Community Director for review and approval with the first building plan review. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.
20. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.
21. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center.
22. All roof mechanical equipment and any satellite dish equipment shall be fully screened from ground-level view within 150 feet of the property.
23. The loading area shown in front of the plans shall be stripped and posted with "NO PARKING – LOADING ONLY" signs to the satisfaction of the Community Development Director.
24. Fire Lanes shall be identified and marked per Lodi Municipal Code Sec 15.40.100 in locations determined by the Fire Marshall. Plans with marked fire lanes shall be returned to planning and copy kept at the Fire Prevention office.
25. A photometric exterior lighting plan and fixture specification shall be submitted for review and approval of the Community development Director prior to the issuance of any building permit. Said plans and specification shall address the following:
 - a) All project lighting shall be confined to the premises. No spillover beyond the property line is permitted.
 - b) The equivalent of one (1) foot-candle of illumination shall be maintained throughout the parking area.
 - c) All parking light fixtures shall be a maximum of twenty-five 25 feet in height.
 - d) All fixtures shall be consistent throughout the center.
26. Exterior lighting fixtures on the face of the buildings shall be consistent with the theme of the center. No wallpacks or other floodlights shall be permitted. All building mounted lighting shall have a 90-degree horizontal flat cut-off lens unless the fixture is for decorative purposes.
27. All exterior construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. No exterior construction activity is permitted on Sundays or legal holidays.
28. A reciprocal agreement for ingress, egress, and parking shall be executed between all parties within the proposed shopping center and that document shall be provided to the City prior to the issuance of a Certificate of Occupancy.
29. Sidewalks and parking lots must be kept free of litter and debris to minimize the amount of wind-blown debris into surrounding properties. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City wastewater treatment plant.
30. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount. The applicant shall provide, at minimum, 433 large parking lot trees to be distributed within the parking lot.

31. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
32. Project must receive and comply with all terms of the Cal Trans encroachment Permit necessary. Any conditions imposed by Cal Trans for the encroachment permit that result in site plan modifications shall be reviewed by City staff for consistency with Project approvals.
33. All landscaped area shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. Unhealthy, dead, or damaged plant materials shall be removed and replaced promptly.
34. The operation of the business shall comply with all applicable requirements of the Municipal Code.
35. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113).
36. Prior to any ground disturbance, the applicant shall notify the San Joaquin County Council of Governments (SJCOG, Inc), and shall schedule a pre-ground disturbance survey, to be performed by an SJMSCP biologist, to determine applicable Incidental Take Minimization Measures (ITMMS). The City shall not authorize any form of site disturbance until it receives an Agreement to Implement ITMMS from SJCOG, Inc.
37. The City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMS have been fully and faithfully implemented.
38. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113). Specifically, Mitigation Measure 3.2.2 subjects the Reynolds Ranch development to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMHCPC). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-effect at the time of construction commences. Prior to issuance of the first building permit for the Reynolds Ranch development, the applicant shall pay, in accordance SJMHCP fee schedule, for the construction and completion of the on site detention basin (9.93 acres), Reynolds Ranch Parkway (11.98 acres), pump station (.20 acre) and easement A (5.24 acres).
39. All ground level utilities shall be screened from public view. All screening shall be done using materials that are architecturally compatible with the buildings(s) or shall be screened by landscape
40. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this resolution.
41. This resolution does not constitute a complete plan check. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Community Development Department, Building:

42. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building code.
43. Southwest Quadrant: It appears the following sites will require additional accessible parking spaces as required by CBC 1129B Table 11B-6
 - a) Major D & Major C providing 288 parking spaces 4 H/C parking spaces shown 7 H/C Parking Spaces Required.
 - b) Shops 5, Shops 6a, Shops 6 providing 117 parking spaces 4 H/C parking spaces shown 5 H/C Parking Spaces Required.

- c) Shops 7 providing 87 parking spaces 2 H/C parking spaces shown 4 H/C Parking Spaces Required.
 - d) Shops 8 providing 87 parking spaces 2 H/C parking spaces shown 4 H/C Parking Spaces Required.
44. Walkways and sidewalks along the accessible routes of travel (1) shall be continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 1/4" per foot side slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2007 CBC, Section 1133B.5. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2007 CBC, Section 1133B.8.5.
45. All entrances and exterior ground floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Such entrances shall be connected by an accessible rout (complying with Section CBC 1114B1.2) to public transportation stops, to accessible parking and passenger loading zones and to public streets or sidewalks. All accessible routs are also required to comply with Detectable warnings at hazardous vehicular area CBC 1133B.8.5. Currently the partial site plans fails to show how any of the requirements will be achieved around the following buildings. Major B, Major A-1, Major, A-2, Major A-3, Major D, Major C and Drug 1.
46. Fire rated construction of walls and protection of openings shall be provided where required due to construction type, occupancy and location on property or proximity to other structures. 2007 CBC, Sections 702, 704.3, 704.8 and Tables 601, 602, 704.8

Public Works Department:

47. The applicant shall provide specifications and calculations for the Kristar Stormwater System. The Stormwater Development Standards Plan Worksheet must be provided before the issuance of the Building Permit.
48. Remove the eastbound stops located at the four-way stop just east of the Reynolds Ranch Pkwy and Rocky Lane intersection. By removing the stops at this intersection the traffic will have less of a chance to backup into Reynolds Ranch Pkwy.
49. The site must conform to the Stormwater Development Standards Plan (DSP) requirements. The DSP Worksheet must be provided before the issuance of the Building Permit.
50. Outdoor loading/unloading dock areas must conform to City of Lodi's Stormwater Development Standards Plan section 3.1.5.
51. The applicant shall provide a truck route for the entire site with the building permit plans for review and approval by the Public Works Department. The entrances shall be STAA Long truck compliant (see Highway Design Manuel pg 400-11).
52. The applicant shall provide locations of all utilities throughout the site with the building permit plan for review and approval by the Public Works Department. Utilities along the truck routes must be protected.
53. All offsite improvements must be completed at the time of the first Certificate of Occupancy within the project.
54. Payment of the following prior to building permit issuance unless noted otherwise:
- a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Habitat Conservation Fee.
 - c. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

55. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees
- b. Wastewater Capacity Impact Mitigation Fee.
- c. County Facilities Fees.
- d. Regional Transportation Impact Fee (RTIF).
- e. Water Treatment Facility Impact Mitigation Fee.

Electric Utility Department:

56. The project proponent shall prepare and submit legal description for easements for review and approval. Said legal description shall be submitted to the Lodi Electric Department, Electric Engineering Section.

57. Harney Lane street widening plans shall be submitted to the Electric Utility Department.

58. The applicant shall submit load calculations and Electric drawings to Electric Utility as part of a building permit process. Load calculations and Electric drawings are needed for service equipment location, PUE requirements, and service sizing. Should the load calculations and Electric drawings require a change of site plan, the Planning Department shall forward the site plan to the Planning Commission for review and approval.

59. The Developer shall pay for Electric Utility Department charges in accordance with the Electric Department's Rules and Regulations.

Dated: March 24, 2010

I certify that Resolution No. 10- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 24, 2010 by the following vote:

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

ATTEST: _____
Secretary, Planning Commission

Attachment:

A. Outdoor Display Area Plan



Reynolds Ranch ■ Highway 99 & Harney Lane
Lodi, California

Exhibit A: Outdoor Display Area



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 3/24/2010
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
February 17, 2010	Regular	Public Hearing to Receive Comments on the Lodi General Plan and Consider Adopting Resolution Certifying the Final Environmental Impact Report (CD)
		Consider the Following Actions Regarding the California High-Speed and Regional Rail Program: (CD) a) Direct Staff to Prepare Letter Confirming City's Desire to Have Union Pacific Corridor Alignment Considered Through Lodi b) Authorize Mayor to Send Letter Supporting Merced County's Request for High-Speed Rail Heavy Maintenance Facility at the Former Castle Air Force Base
March 17, 2010	Regular	Set Public Hearing for May 5, 2010 to Consider the Appeal of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian Regarding the Decision of the Planning Commission to Approve a Use Permit and SPARC Review for COSTCO Wholesale Development (CD)
		Set A Public Hearing For April 7, 2010 To Consider The Adoption Of The General Plan (CD)
		Receive A Report on The Response to Comments On The Draft Environmental Impact Report/Environmental Assessment for I-5 Widening from Stockton to Southerly Limits of the White Slough Water Pollution Control Facility (CD)