

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JANUARY 12, 2011
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of January 12, 2011 was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members Kiser, Slater, Stafford and Chair Selleseth

Absent: Committee Members Reyes

Also Present: Community Development Director Konradt Bartlam and Associate Planner Immanuel Bereket

2. MINUTES

- a) July 14, 2010 minutes approved, motion by Kiser, second by Slater.
- b) October 27, 2010 minutes approved, motion by Kiser and second by Slater.

3. REVIEW ITEMS

- a) Request for Site Plan and Architectural Review Committee approval to construct a sanctuary building for Crossroads-Heartland Church at 2223 W. Kettleman Lane. (Applicant, Delta Buildings, Inc., on behalf of Crossroads-Heartland Church; File # 10-SP-08)

Associate Planner Bereket presented and briefly described the project. He stated that the City received a complaint that the Crossroads-Heartland Church was using an undeveloped vacant site to park vehicles. In the course of the investigation, it was learned that Crossroads-Heartland Church placed asphalt material on the ground in violation of Stormwater Management Program and that the site was being used as parking lot without SPARC review and approval. In response, the applicants submitted SPARC application to develop the parcel. He stated the applicants are seeking SPARC approval for a sanctuary building that could accommodate up to 400 seats and an associated office building. He described the proposed church sanctuary building would be a traditional design with tall, vertical windows and peaked roof features that help to break up the mass of the horizontal gabled roof, with the roof peak placed prominently at the center of the building. He pointed where the building would be located and stated that it would be partially visible from Kettleman Lane but would be visible from Tienda Drive to the north. Further, he stated the proposed development of the parcel satisfies the City's landscape and parking requirements.

After staff's presentation, the Committee asked a few questions about the project. SPARC member Slater asked if the trash enclosure would have a gate? Mr. Bereket stated that the enclosure would have steel doors as well as a roof to properly conceal it from the views of the senior housing residences to the east. Mr. Slater stated that he didn't see a bicycle rack on the plans and if it is a requirement for the project. Mr. Bereket stated that conditions of approval require the applicants to install a bicycle rack. Mr. Kiser asked if the parking lot would be lighted and the height of the light poles. Mr. Bereket stated that the height of light poles would be limited to no higher than 25' and there will be no floodlight permitted. Mr. Slater asked if the project includes treatment of stormwater run-off before it enters the City mains. Mr. Bereket stated the project involves vegetative bio swales and that the applicants and their engineers are coordinating their efforts to meet the City's stormwater run-off

requirements. Mr. Stafford asked clarification regarding item number 10 on the Supplemental conditions of approval. Director Bartlam stated that the condition could be removed as it doesn't really pertain to this project. Mr. Slater asked if there is any site use restrictions related to church. Mr. Bereket stated that the churches are permitted in the R-C-P, Residential, Commercial and Professional zoning district. Mr. Bartlam stated that there are a variety of church related activities like the Harvest Fest at St. Anne's but those types of activities would require a separate process. Mr. Kiser asked if they are looking to place a school at the site. Mr. Bartlam stated that the church has bible classes on Sundays and that if they were to start a private school, then they would have to come to the City for a Use Permit. Mr. Slater asked if the Kettleman Lane egress would include a no left turn on to Kettleman Lane. Mr. Bartlam stated that there is a median that would restrict left turns.

Vern Vierra, Delta Buildings, Inc., spoke on behalf of the project and introduced Victor Duspiva, project engineer. Mr. Vierra stated that the church wants to grow to accommodate its worshipers. He stated Crossroads-Heartland Church represents two churches that merged and as a result have outgrown their existing facility. He stated that the new church facility would accommodate up to 400 seats and an associated office building would be built at a later date. The church currently rents an office off-site. Mr. Vierra described the project in detail. He stated the site currently contains two driveways from Kettleman Lane. The project would remove the easterly driveway and maintain two ingress/egress points from Tienda Drive. He stated the project would place a play station/area in the front yard that would be screened by 6' solid masonry wall, the setback area would be landscaped, and vegetative swales would be incorporated to meet the City's stormwater run-off requirements. He stated the existing building could be upgraded to match the new building.

After Mr. Vierra's presentation, Mr. Kiser asked if the Kettleman Lane ingress/egress point would be limited to entrance only. Mr. Vierra responded that there are currently two access points and the easterly driveway would be removed. The remaining driveway would serve both as egress/ingress. Mr. Vierra stated cars would be able to enter and exist from both Kettleman Lane and Tienda Drive access points. Mr. Slater asked if the screening wall on Kettleman Lane would be masonry wall. Mr. Bartlam stated it would be split face masonry wall and it would be setback from Kettleman Lane. Mr. Bartlam also stated all setback areas would be landscaped. Mr. Slater stated if the entire Kettleman Lane front would be screened with fence to prevent trespassing. Mr. Vierra stated screening would only occur as illustrated on the plans and anyone who wants access to the site could enter from the north. Mr. Stafford asked if the entire play station/area is screened by a solid 6' high masonry fence. Mr. Vierra responded the play area is enclosed with masonry wall to make sure children are kept safe. Mr. Stafford asked if the applicants understand and agree with the conditions of approval. Mr. Vierra responded the applicants are concerned with the accuracy of condition number 29, which states existence of 5-foot public utility easement (PUE) along the south property line, a 10-foot PUE along the west property line, a 26-foot PUE along the north property line and a 25-foot PUE along the east property line. He stated that their title research shows there is no recorded easement and they would like this issue addressed. Mr. Bartlam stated that staff would work with the applicants to address this matter and that there is nothing SPARC could do about this issue.

Mr. Vierra introduced Mr. Victor Duspiva, project engineer, to discuss issues related to stormwater run-off program. He states the project involves installation of bio-swales throughout the parking lot to treat stormwater run-off before it enters the public mains. He stated the planter areas are 8' wide, which would accommodate vegetative swales. Mr. Slater asked the depth of the swales. Mr. Duspiva states 18" inches in depth, which is pretty shallow for an 8' wide planter area. Mr. Duspiva indicated that he has spoken to Public Works and he believes that the easements identified are on the adjacent parcel. He states the title research results show no

recorded easements on the property and that he'd work with City staff to resolve this issue.

Mr. Vierra spoke and stated the proposed project would be a great addition to Lodi and serves the needs of his clients. He stated that although they are not seeking LEED Certification, the building and the landscape meet LEED Certification criteria. Mr. Slater asked if outdoor speakers are designed for the project. Mr. Vierra stated no outdoor speakers are planned and wouldn't be used due to proximity with the adjacent retirement home. Mr. Stafford asked if there is a kitchen. Mr. Vierra stated there is a kitchen and the seats are movable. Mr. Stafford asked if the new church is a single story. Mr. Vierra stated the new building is a single story and the classroom would be restricted to the existing buildings.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC member Stafford, second by Commissioner Kiser, the request of Delta Buildings, Inc., on behalf of Crossroads-Heartland Church, to construct a sanctuary building for Crossroads-Heartland Church at 2223 W. Kettleman Lane, subject to the SPARC Common Design Requirements, Supplemental Conditions and amendment:

- Item No. 10 of Supplemental Conditions shall be removed.

The vote was as follows:

Ayes: Kiser, Slater, Stafford and Chair Selleseth

Noes: None

Absent: Reyes

- b) Request for Site Plan and Architectural Review Committee approval for a major remodel of an existing McDonald's Restaurant at 841 East Kettleman Lane. (Applicant, CRM Architects and Planners, Inc., on behalf of McDonald's USA, LLC; File # 10-SP-09).

Associate Planner Bereket presented and briefly described the project. He stated that the CRM Architects and Planners, Inc., on behalf of McDonald's USA, LLC, are proposing exterior renovations of an existing McDonald's Restaurant located at 841 East Kettleman Lane. He stated that project under review is proposed as part of a company-wide rebranding effort to update and improve the aesthetic appearance of McDonald's restaurants throughout the country. He stated that the applicant proposes to re-paint the exterior of the building, remove existing mansard roof, modify existing drive-thru aisle, install interior and exterior ADA upgrades, remove and replace existing wall lighting, and remove and replace signs. Mr. Bereket stated the project is all cosmetic work.

After staff's presentation, SPARC members asked a few questions. Mr. Slater asked if the existing roof would be removed and replaced with metal roof. Mr. Bereket stated that the existing mansard roof would be removed and parapet would be built in its place. Mr. Slater asked if rooftop equipments would be screened properly. Mr. Bereket stated that all rooftop equipment would be screened by the new parapet wall. Mr. Stafford asked if the applicants are proposing to modify the drive-through lane. Mr. Bereket stated that the drive-through lane would remain the same the menu boards would be relocated so as to serve more efficiently. Mr. Slater asked if the free standing sign would remain, and Mr. Bereket stated that would be the case. Mr. Kiser asked if this project is identical to previous McDonald's application. Staff stated that it is consistent with previous applications.

Mark McIlvain, on behalf of Carissimi Rohrer McMullen Architects & Planners, spoke and answered questions. He stated that the applicants accept the conditions of approval. Mr. Stafford asked if there are any conditions they object to. He stated they accept the conditions as stated in the staff report. Mr. Stafford asked if the business would remain open. Mark McIlvain stated that is yet to be determined, but they relies that they have two options; One is to remain open during construction and the second is to close, which would be a quicker construction time. No decision has been made at this time. Mr. Slater asked if any interior remodel is planned. Mr. McIlvain stated that no interior work is planned aside from ADA upgrades.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC member Kiser, second by Slater, the request of CRM Architects and Planners, Inc., on behalf of McDonald’s USA, LLC, to renovate exterior of an existing McDonald’s restaurant building located at 841 East Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

- Ayes: Kiser, Slater, Stafford and Chair Selleseth
- Noes: None
- Absent: Reyes

3. COMMENTS BY THE PUBLIC

Community Development Director Konradt Bartlam announced that City staff is looking to start a Budget Strategy Committee that will consist of City staff, a representative from each of various Boards and Commissions, Union representatives, and Lodi citizens. It is scheduled to start in February and will be the first and third Tuesdays of each month and should last through April of this year.

The Site Plan and Architecture Review Committee (SPARC) was asked to nominate one person to represent the Committee. Mr. Slater volunteered to serve as SPARC representative and his nomination was approved by the rest of the Committee members.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:15p.m.

ATTEST:

Immanuel Bereket
Associate Planner