

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p style="text-align: center;"><b>AGENDA</b> <b>LODI</b> <b>SITE PLAN &amp;</b> <b>ARCHITECTURAL REVIEW</b> <b>COMMITTEE</b></p>	<p style="text-align: center;"><b><u>REGULAR SESSION</u></b> WEDNESDAY, OCTOBER 12, 2011 @ 5:15 PM</p>
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For information regarding this agenda please contact:

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

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

1. ROLL CALL
2. MINUTES – “June 8, 2011”
3. REVIEW ITEMS
  - a. Request for Site Plan and Architectural Review Committee to review and approve site plan and elevations for a small collection recycling facility located 610 West Kettleman Lane. (Applicant: Kevin Tippets, on behalf of Nexcycle, Inc; File Number 11-SP-05)
  - b. Request for Site Plan and Architectural Review Committee to review and approve Geweke Family Partnership’s request for exterior alteration and sign distribution program for PAD 6, a 9,460 square-foot retail building located at 1361 South Lower Sacramento Road (Applicant: Christopher Thomas, on behalf of Geweke Family Partnership LP; File Number 11-SP-06)
4. COMMENTS BY THE PUBLIC
5. COMMENTS BY SPARC MEMBERS & STAFF
6. 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 committee, 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 meeting, may appeal.

Pursuant to Lodi Municipal Code Section 17.81.070, actions of the Site Plan and Architectural Review Committee may be appealed to the Planning Commission by filing, within ten (10) business days, a written appeal with the Community Development Director 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: Community Development Director, City Hall 1<sup>st</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6711.

**SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE SPECIAL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, JUNE 8, 2011  
MINUTES**

**1. CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of June 8, 2011 was called to order by Chair Kiser at 5:15 p.m.

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

Absent: Committee Members None

Also Present: Associate Planner Immanuel Bereket

**2. MINUTES**

a) May 11, 2011 minutes approved unanimously, motion by Slater, second by Stafford.

**3. REVIEW ITEMS**

a) Continued from October 27, 2010 - Request for Site Plan and Architectural Review Committee approval to allow an outdoor storage cargo container for La Capilla Market located at 725 South Cherokee Lane. (Applicant: Maria Barajas; File 10-SP-01)

Associate Planner Bereket presented and briefly described the project. He provided background on the project. He stated that the SPARC reviewed the application at its Meeting of October 27, 2010. At that meeting, the SPARC heard a presentation based on the staff report, asked questions of staff and the applicant; closed the public hearing, and based on the record as whole voted (4-1) to continue the item. He stated that the SPARC requested revisions to the plans and instructed staff to send out public hearing notices to all property owners of record within 300-ft radius. Mr. Bereket stated that staff worked with the applicant to find an acceptable resolution and staff sent a public hearing notice to all property owners of record within 300-ft radius on May 26, 2011 as well as posted a legal notice in the Lodi News Sentinel.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Slater asked for clarification regarding the elevations. Mr. Bereket stated the applicants are now proposing to construct a smaller storage unit with the elevations as illustrated. The structure would be painted the same color as the principal building. Mr. Slater asked what would become of the container. Mr. Bereket stated once the new storage facility is constructed, the container would be removed from the site. Mr. Slater then asked if we have placed a time limit. Mr. Bereket stated that the applicant has six months to submit an application, starting from the effective date of SPARC approval. SPARC Member Stafford stated that the proposed landscape area on the western setback could be problematic. He stated that area should be paved with concrete. SPARC Member Kiser concurred and stated that the applicant should plant creeping vines or similar species to discourage graffiti and vandalism.

Project Engineer, Mr. Mike Smith, spoke on behalf of the project and the applicant. He stated that they have decided to construct a new container. He stated that this decision was made due to financial considerations. Mr. Stafford asked if the applicants have read and agree with the conditions of approval. Mr. Smith stated that

his client agrees with the conditions as proposed. Mr. Slater asked if the suggested six month period was adequate for plan preparation and submittal. Mr. Smith stated that a 6-month period was enough, but the fact that his client is currently involved in divorce proceedings could possibly impact this schedule. Mr. Kiser stated that if they need further time, they should work with staff or return to SPARC to request more time. Mr. Slater concurred with Mr. Kiser and stated that they should work with staff for reasonable extension of time if needed.

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

**MOTION / VOTE:**

The Site Plan and Architectural Review Committee on motion of Member Kirst, second by Member Slater, approved the request of Ms. Maria Barajas to allow an outdoor storage cargo container for La Capilla Market located at 725 South Cherokee Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

Ayes: Kirst, Slater, Stafford and Chair Kiser

Noes: None

Absent: None

**4. COMMENTS BY THE PUBLIC**

No Comments.

**5. COMMENTS BY SPARC MEMBERS AND STAFF**

No Comments.

**6. ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:50p.m.

ATTEST:

Immanuel Bereket  
Associate Planner

Item 3a



MEMORANDUM, City of Lodi, Community Development Department

**To:** Site Plan and Architectural Review Committee  
**From:** Immanuel Bereket, Associate Planner, Community Development Department  
**Date:** October 12, 2011  
**Subject:** Request for the Site Plan and Architectural Review Committee to review and approve site plan and elevations for a small collection recycling facility located 610 West Kettleman Lane. (Applicant: Kevin Tippets, on behalf of Nexcycle, Inc; File Number 11-SP-05)

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**RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee deny the applicant's request for approval of the site plan and architectural elevations for a small collection recycling facility located at the S-Mart parking lot.

**SUMMARY**

The applicant, Kevin Tippets, on behalf of Nexcycle, Inc, requests approval of the operation of a small collection recycling facility at 610 Kettleman Lane. The facility currently operates without a business permit and was installed without City approval. As proposed, the recycling facility is comprised of a temporary, painted metal structure placed in an intrusive and incompatible way along a major corridor. The recycling facility is comprised of a freight container painted with images to soften its appearance. Staff requested the applicant to the revise elevations and design of the facility to meet previous SPARC directives and approvals. However, the applicants feel their design is appropriate for the site and wish to proceed as proposed. Because staff finds the architectural design inadequate, staff recommends denial of the application as currently constituted.

**BACKGROUND**

On November of 2010, the City received a complaint that the S-Mart grocery store installed a cargo container on their parcel without a City review or approval. The complaint was forwarded to the Police Department, Community Improvement Division for investigation. In the course of the investigation, it was learned that the operators of the redemption center never obtained proper permits to operate and installed a cargo container, which was used as a small recycling facility without SPARC review and approval. Staff informed S-Mart, the property owners of record and Nexcycle that they would need to obtain proper business license and apply for a SPARC application. On May 26 2011, Nexcycle, Inc. filed a SPARC Application No. 11-SP-05 requesting approval to legalize the facility.

Regulatory Background

On September 20, 1986, the State of California passed Assembly Bill 2020 that includes a provision that requires all grocery stores with a sales and storage area of 4,000 sq. ft. or greater, to provide recycling services to their customers. The retailer can either accept the recyclables within the store or provide a certified facility on-site. Balancing the needs and concerns of environmental, AB 2020 established a redemption value on beverage containers. AB 2020 has five distinctive elements:

- It sets a redemption value on all cans, plastic containers, bottles and other recyclable materials;
- It sets processing fees, which are paid to recyclers to cover their cost of recycling;
- It requires grocery stores to establish State certified recycling/redemption within one half mile radius of a supermarket;

- It directs unredeemed/unused funds toward supporting the Community Conservation Corps, grants and payments to private and public organizations for recycling-related projects, such as Nexcycle Inc.;
- It establishes 4.67 qualification/requirements for certification by the State Dept. of Conservation.

Grocery stores that do not comply with said state regulation are considered un-served. Un-served stores have to comply with state law by one of the following:

1. Establish certified recycling center;
2. Redeem all empty beverage containers at all open cash registers within the store; or
3. Pay \$100.00 per day to the state of California Department of Conservation.

S-Mart has decided to comply with state regulations by allowing a third party (Nexcycle) to establish a certified facility within its parking. Nexcycle Plastics Inc, (NPI) is a plastic recycling company with facilities located across the United States, Canada, and Mexico. It is one of the recyclers in North America. They provide recycling facilities to grocery stores, such as S-Mart, to meet state requirements. NPI is a for profit company.

## **ANALYSIS**

The 4.67-acre project site is located near the southwest corner of Hutchins Street and Kettleman Lane. Access to the shopping center is via three driveways off Kettleman Lane and two driveways off Hutchins Street. The site is improved with approximately 102,000 sq. ft. of retail spaces that includes Kohl's, S-Mart, and several small retail establishments. The site includes 384 parking spaces with the majority located at the front of the site. Landscaping includes mature trees and shrubs distributed throughout the parking lot and along the street frontages.

The Nexcycle recycling facility is located on the northern portion of the parcel, adjacent to one of the egress/ingress points from Kettleman Lane. The facility consists of a 136 sq. ft., (8 ft. wide by 17 ft. long) portable steel container with steel doors and an interior designed to sort and compact recyclables. The container is positioned at the end of a row of parking spaces straddling two spaces with its doors facing Kettleman Lane (north). A third parking space in front of the container doors is used as a receiving area for the recyclables. The hours of operation are from 10:00 a.m. to 4:30 p.m. Monday through Saturday, with one attendant present during business hours. It closes for lunch hours from 1:00 to 1:30 p.m. Full containers are hauled away to a regional recycling center up to six times a month and replaced with comparable empty containers. Replacement containers are delivered during hours the business is closed between 8:00-10:00 a.m. and 4:30-6:00 p.m. Tuesday through Saturday.

### Design Concepts:

Nexcycle Recycle Inc., uses portable containers. These containers are typically 17-feet long and 8-feet wide. As illustrated in Attachment 3, the containers are generally bland and are painted with colors and images to soften the appearance. There isn't much of any design concepts incorporated. The containers used in Lodi are identical to those used in other jurisdictions (Sunnyvale, Concord, Stockton, Manteca, etc). As proposed, it is simply a temporary, painted metal structure placed in an intrusive and incompatible way. Whereas a similar recycling facility at Apple Market features a kiosk to serve as a store-front, the applicant proposes to simply paint the structure.

As presented, staff informed the applicant that we would not be able to support placement of metal structure devoid of architectural interest. Staff further informed the applicants that the project site is located in a major corridor and the facility is visible from Kettleman Lane and Hutchins Street. Staff requested the applicants to submit revised plans and provided them with past SPARC approvals and directives for similar structures. Staff has recommended to the applicant to incorporate design elements similar to those found at the recycling facility located at Apple's Market.

Staff notes that the shopping center features architectural elements such as tile, brick, stone, marble, light elements, wall insets for landscape, and planters or trellises to provide relief to bland untreated portions of exterior building walls and facades. Utilities and service areas, such as storage areas, loading docks, mechanical equipment and other service areas, are screened from public view. This screening is accomplished with landscape enclosures or through architectural integration with the design of the building. Staff feels the design of this recycling facility should suite the built in environment. A more appropriate building material would involve a stucco exterior blended kiosk, or similar design, to serve as a store-front. Although the structure is proposed to be painted with images, the simple application of paint to a metal surface does not conceal the fact that this is a temporary metal structure and gives the area of an industrial appearance; therefore, it is in conflict with the existing architectural conditions. Considering the prominence of the project location, projects along Kettleman Lane corridor should be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards. The proposed recycling center is a temporary metal building that is not compatible with surrounding commercial uses, has no distinctive character.

**CalRecycle:** Planning staff contacted the California Department of Resources Recycling and Recovery (CalRecycle), the State agency in charge of managing and implementing the State's Beverage Container Recycling Program. According to CalRecycle, if Nexcycle were to completely abandon the site, S-Mart and all other supermarkets within the underserved areas, would be required to create a recycling program to buy-back recyclables at their stores. Other viable options include for S-Mart to file for a convenience zone exemption with the State or contract another company to provide recycling facility. Yet another option is for the applicants to comply with City standards and submit revised plans. Staff's preference is to continue to work with the applicant to find a solution. However, as communicated to staff, the applicant wishes to proceed as presently proposed. The proposed recycling center is in fact a temporary metal building that is not consistent with past SPARC requirements. As proposed, the metal structure is not complimentary to local vernacular architecture or compatible with existing architectural styles. Therefore, staff recommends that SPARC deny the application as proposed.

Respectfully Submitted,

Concur,

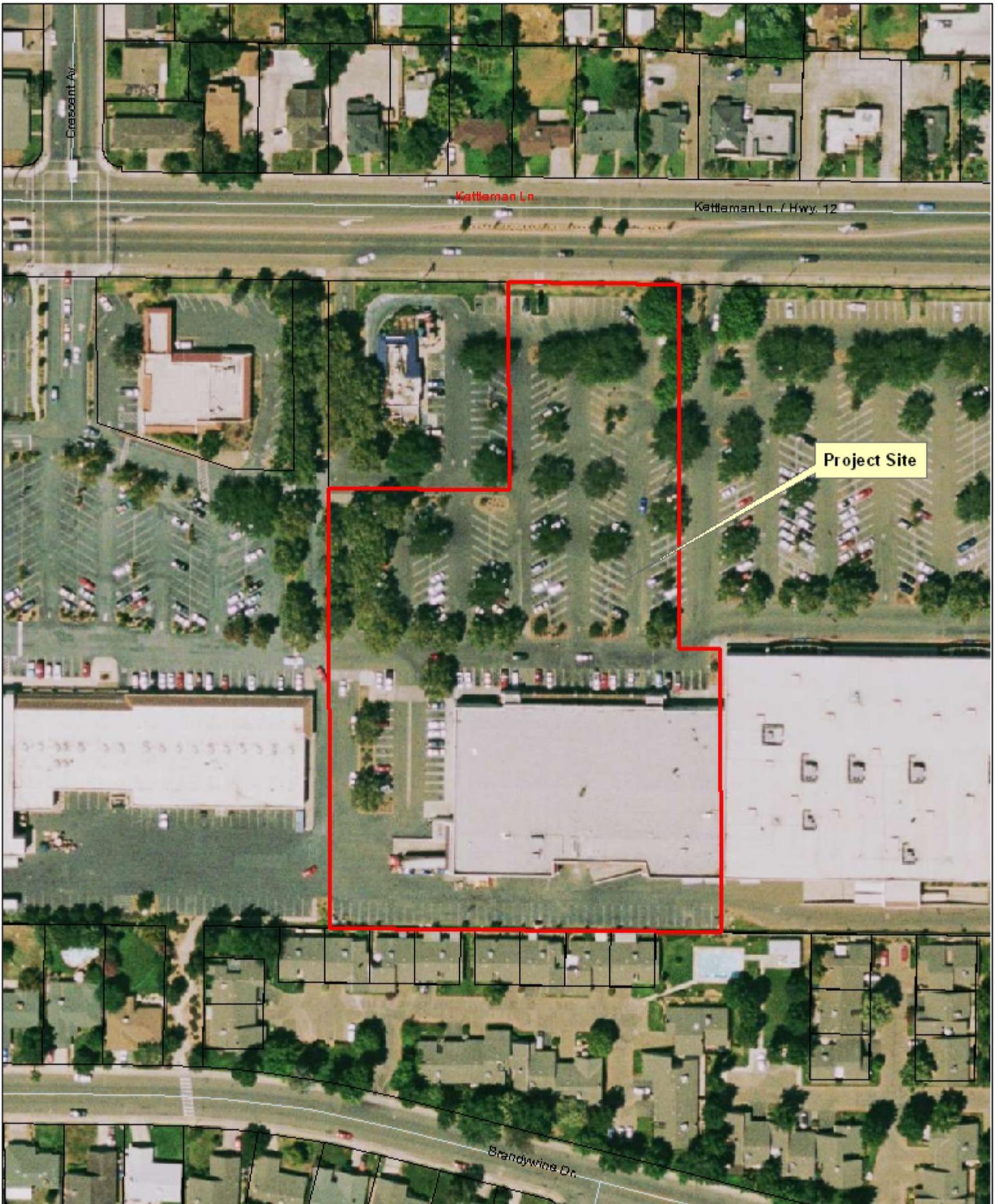
Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map
3. Site Plan
4. Initial Elevations
5. Revised Plan





Project Site

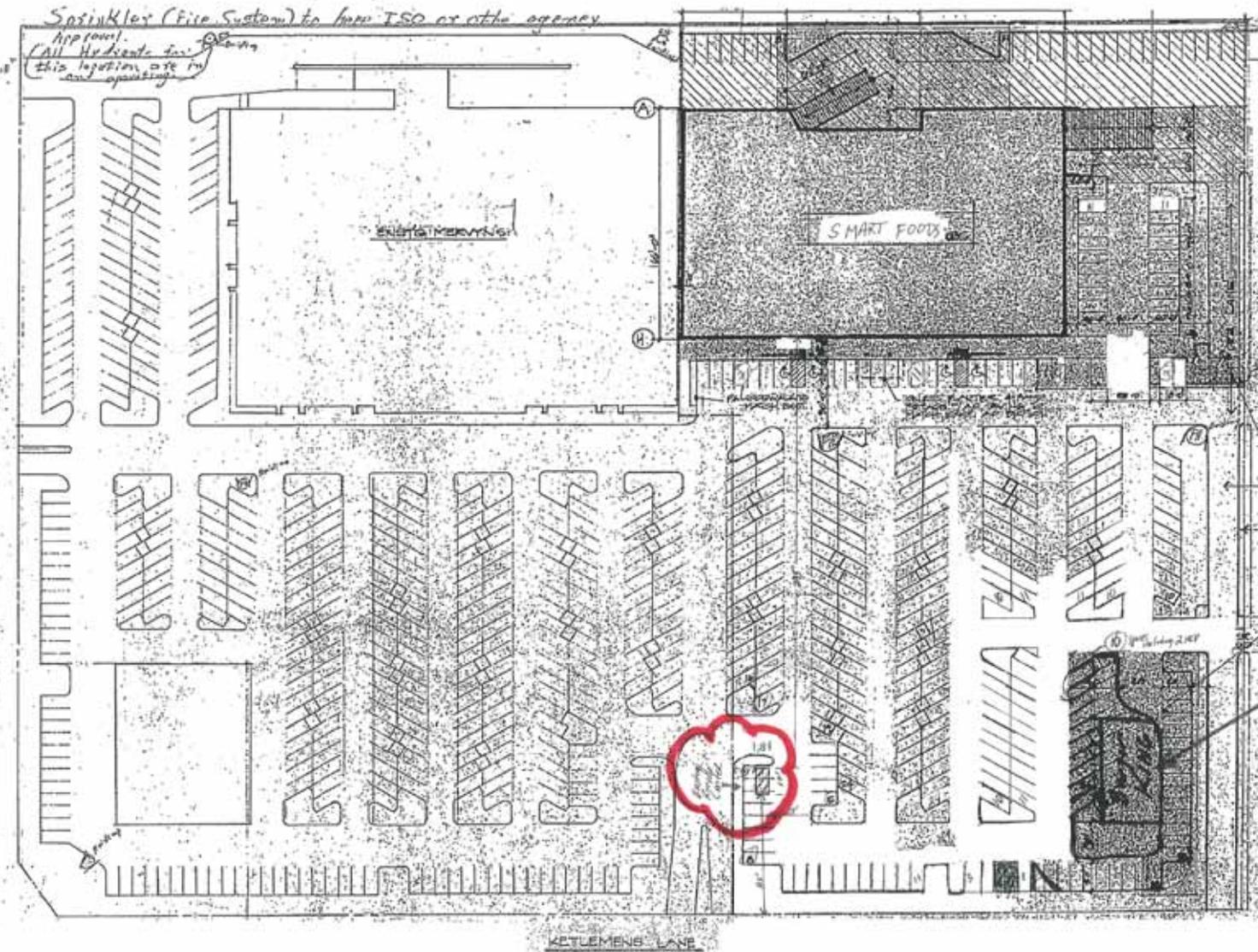


**Aerial Map**  
610 West Kettleman Lane  
Lodi, CA 95240

 Project Site



SOUTH HUTCHINS STREET



**Location**  
Nexcycle Center  
610 West Kettleman Lane  
Lodi, CA 95240

**Applicant**  
Nexcycle Center  
26021 Business Center Drive  
Redlands, CA 92374

**microsite**  
NEXCYCLE



**microsire**  
NEXCYCLE

NEX061  
5/11/11

Do Not  
Drop Off Any  
Material When  
Closed  
707-372-1824

ALUMINUM CANS		CRV (Dummett)
1-800		1.54
3L22		.104
41 PZ	o	.93
4109R	o	.55
4170C	o	1.33
4407E	o	1.88
8 100	o	.31
4 075	o	4.18
41 008	o	.37
8000	o	.26
100K		1.00-1.30
MONY		10.00-4.30
TUESDAY		10.00-4.30
WEDNESDAY		10.00-4.30
THURSDAY		10.00-4.30
FRIDAY		10.00-4.30
SATURDAY		10.00-4.30
SUNDAY		10.00-4.30
CLOSED		CLOSED

microsite  
NEXCYCLE

NEX061  
NEXCYCLE

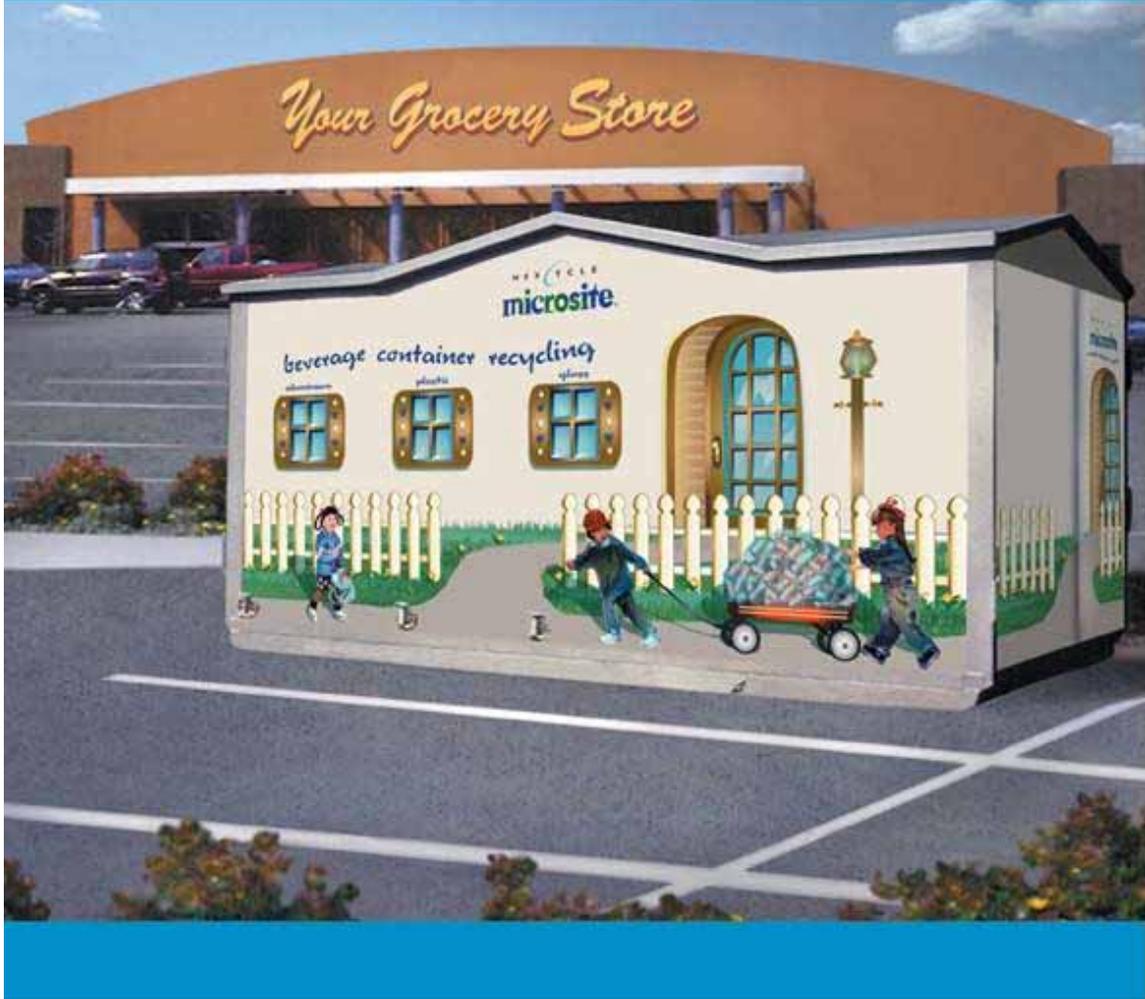


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NEXCYCLE



NEX CYCLE

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## **Nexcycle is the retailers' complete solution for California's mandated recycling law.**

Our patented, state of the art recycling equipment fits into one parking space minimizing the use of parking lot area. Not only does our bin provide the smallest footprint in the industry, our friendly staff is on site a minimum of 30 hours per week to handle customer transactions quickly and efficiently.

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1250 Oakmead Parkway, Suite 210  
Sunnyvale, California 94085  
408-501-8873

### ***Southern California Offices***

26021 Business Center Drive  
Redlands, California 92374  
909-796-2210

[www.nexcyclecalifornia.com](http://www.nexcyclecalifornia.com)

**NEXCYCLE**  
*Where California Recycles*

Item 3b.



MEMORANDUM, City of Lodi, Community Development Department

**To:** Site Plan and Architectural Review Committee  
**From:** Immanuel Bereket, Associate Planner, Community Development Department  
**Date:** October 12, 2011  
**Subject:** Request for the Site Plan and Architectural Review Committee to review and approve Geweke Family Partnership's request for exterior alteration and sign distribution program for PAD 6, a 9,460 square-foot retail building located at 1361 South Lower Sacramento Road. (Applicant: Christopher Thomas, on behalf of Geweke Family Partnership LP; File Number 11-SP-06)

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### **RECOMMENDATION**

Staff recommends that the Site Plan and Architectural Review Committee approve the request of Geweke Family Partnership's request for exterior alteration to Pad 6, a 9,460 square-foot retail building located at 1361 South Lower Sacramento Road, subject to the SPARC Common Design Requirements, and Supplemental Conditions.

### **SUMMARY**

The Vintner's Square Shopping Center Pad 6 multi-tenant building was the last structure constructed at the center. SPARC reviewed and approved building plans at its meeting of March 20, 2006. The applicant proposes to remove architectural windows found on the north and east elevations to accommodate signage for the various prospective tenants. Since the majority of the tenant spaces do not have direct street frontage, the applicants propose to install signage on the north and east elevation of the building for all tenant spaces for maximum visibility.

### **BACKGROUND**

The Planning Commission approved the Vintner's Square Shopping Center in May 2003. SPARC subsequently reviewed and approved each of the Pad buildings within the shopping center as follows:

**PAD 1** – 2745 West Kettleman Lane, Chili's Restaurant.

**PAD 2** - 2715 West Kettleman Lane.

This building is located between Chili's and In-n-Out Burger building fronting Kettleman Lane. It is an 8,371 square-foot multi-tenant building that shares a parking field with Chili's. The center's drive aisle to Kettleman Lane is immediately east of this pad location.

**PAD 3** – 2625 West Kettleman Lane. In-N-Out Burger Restaurant

**PAD 4** - 2533 West Kettleman Lane and 1387 South Lower Sacramento Road:

This pad is located at the intersection of Lower Sacramento Road and Kettleman Lane. The pad includes a drive-through for a bank and is otherwise a multi-tenant retail building. The building contains 11,675 square feet.

**PAD 5** - 1379 South Lower Sacramento Road:

This pad fronts Lower Sacramento Road north of Pad 4. The majority of this building is for Pier 1 Imports. The west end of the building is being occupied by a restaurant. The building totals 14,505 square feet.

**PAD 6 - 1361 South Lower Sacramento Road:**

At its meeting of March 20, 2006, the Site Plan and Architectural Review Committee reviewed and conditionally approved Geweke Family Partnership's request for approval of Vintner's Square Shopping Center Pad 6, a 9,460 square-foot retail building at 1361 South Lower Sacramento Road. Pad 6 site is located near the northeast corner of the shopping center with its east elevation fronting Lower Sacramento Road. This building is a multi-tenant retail building. Construction was completed in 2007 and the building has remained vacant until August of this year, at which time one of the four tenant spaces has been leased.

**ANALYSIS**

**Existing Conditions:** The subject PAD contains an existing multi-tenant building that has one occupied tenant space and three vacant spaces. Construction was completed in 2007 and only a single tenant space has been leased. According to Title 17 of the Lodi Municipal Code, the maximum sign area allowed for each tenant space within a commercial shopping zone is based on the width of tenant frontage. Each tenant space is allowed two square feet of sign area of each one foot of lineal building frontage. For example, if a tenant space has building frontage is 32', the maximum allowable sign area would be 64 sq. ft. Where a tenant space is located on a corner (i.e., building frontage on two or more sides), the ratio for calculating maximum signage is seventy-five percent of the ratio of two square feet of sign area for each one foot of lineal building frontage. For example, if a tenant space has building frontage of 40', the maximum allowable sign area would be  $[(40 \times 2) \times 75\%] = 60$  sq. ft. Since corner lots have more street frontage, allowable signage area is greater than interior tenant spaces. Currently, each tenant space is allowed individual signage above the main entrances and cabinet signage on the freestanding/monument signs. The applicants seek to distribute allowable signage on the east and north elevation (facing Lower Sacramento Rd) to allow greater visibility for interior tenants. They argue that lack of street frontage has hindered their ability to market and lease interior tenant spaces.

**Existing Elevations:** Each of the buildings in the shopping center utilize the same earth toned colors, and materials (stone, stucco, and concrete) to highlight the features of each structure. Pad Building 6 shares the same ledgestone columns, the same multicolored concrete roof tiles, decorative light fixtures, metal trelliswork, and metal trellises for climbing vines on the back/north side of the building. The north and east elevations feature decorative architectural window fixtures. It is these windows the applicants seek to remove so as to accommodate proposed signage distribution.

Staff believes the proposed removal of decorative window fixtures constitutes imperceptible change and would not alter the overall character of the building. The proposed sign allocation program would still be required to conform to the overall sign program applicable to the shopping center, namely all signage must be of individual letters, indirectly lit, and adhere to sign limitations prescribed by Title 17 of the Lodi Municipal Code. The proposed for sign allocation would conform as closely as possible to the sign size, number and placement regulations contained within LMC, Title 17. The location of signs on the north elevation would serve the intended purpose and is appropriate for its placement as it would be visible to cars driving by heading south on Lower Sacramento Road. The east elevation is visible from Lower Sacramento Rd and would be visible to pedestrians as well as cars traveling on both directions of Lower Sacramento Road.

The proposed sign distribution program would not be inconsistent with the intent and purpose of the sign regulations because upon installation of the sign, the businesses would be provided with a comparable degree of signage to that which the other businesses in multi-tenant buildings in the same zoning district enjoy. The applicant's original proposal called for construction of a third monument sign (second along Lower Sacramento Rd). Staff found this proposal inconsistent with LMC, Title 17 and could also cause site visibility issues. In addition, it would've required a Variance approval, which staff felt could not be supported since no hardship exists that would warrant a

Variance and an alternate method could meet the applicants' needs while still fully adhering to City requirements.

Staff believes the proposed sign program meets the applicants' need while conforming to applicable City regulations. Staff has placed restrictions such as only those tenant spaces located within the PAD 6 could have signage on the north and east elevations, that all signage shall conform to the overall sign program and no cabinet signs shall be permitted. Additionally, since there is no room left in the freestanding master identification sign to advertise PAD 6 tenant spaces, the proposed sign allocation program would be appropriate because it would allow the businesses to have a comparable degree of identification compared to the other businesses located within the same zoning district, most of which have cabinet space on freestanding signs, as well as suspended or wall signage that are oriented parallel to (so as to be more easily read from) adjacent public streets. Staff believes that the proposed request for a SPARC review and approval, subject to the conditions outlined in the Supplemental Conditions, meets the requirements of the Zoning Ordinance and is consistent with the General Plan.

## **SUPPLEMENTAL CONDITIONS**

### Community Development Department, Planning Division:

1. The property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The proposed installations of signs shall conform to all applicable regulations of the City of Lodi Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement this approval.
3. It shall be the sole responsibility of the owner of the property and/or tenant or agent to restore all mounting surfaces (i.e. walls, facades, windows, railings, etc.) to a condition closest to the original condition upon removal of any sign from the premises.
4. These Conditions of Approval shall apply to any successor in interest in the property and applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this zoning approval.
5. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements. Per City of Lodi Municipal Code §17.63.050, a building permit issued by the building inspector shall be obtained prior to the erection of any business identification sign.
6. All signage on the building fascia, with exception of certain logo/graphics, shall be of indirectly light individual channel letters or dimensional letters in accordance with the definitions below. No cabinet signs shall be permitted. Signage illumination shall not include flashing, moving or scintillating effects.
7. Channel letters are to be defined as individual channel letters or as connected channels that may be composed of script letters with connected serifs, or as non-script letters that are connected by heavy outlines into an integrated shape or "channel box". Secondary channel boxes containing a logo mark or underlining the primary text and containing a secondary message shall be permitted. Illumination may be with either LEDs or neon.

8. Exposed channel letter raceways are prohibited. All channel letter signs must be mounted directly to the building surface or be mounted upon a decorative architectural background feature subject to the specific sign design approval by the Landlord and the City of Lodi.
9. All signs are to be laid out so as to be proportionate to the area in which it is placed, as well as comply with the square footage limitations. They should also be centered at the appropriate location on the elevation so it would be balanced with the buildings as a whole. (Not necessarily centered on the Tenant space.) The appropriate location is to be coordinated with the landlord.
10. Dimensional letters are to be made of ½” thick clear acrylic or 1-1/2” thick aluminum.
11. All signs must be dimensional. Signs painted directly onto the building shall not be permitted.
12. Painted wall graphics or murals that are thematic to the overall shopping center and do not provide any specific tenant identification shall be allowed subject to prior approval by the City of Lodi. The thematic wall graphics or murals shall be counted as signs or sign area with respect to the building on which graphic or murals are painted.
13. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
14. No variance from any City of Lodi adopted code, policy or specification is granted or implied by the approval of this resolution.

Respectfully Submitted,

Concur,

Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map
3. Site Plan
4. Existing Elevations
5. Revised Elevations
6. Site Photographs



**Vicinity Map**  
**1361 South Lower Sacramento Road**  
**Lodi, CA 95242**

 Project Site





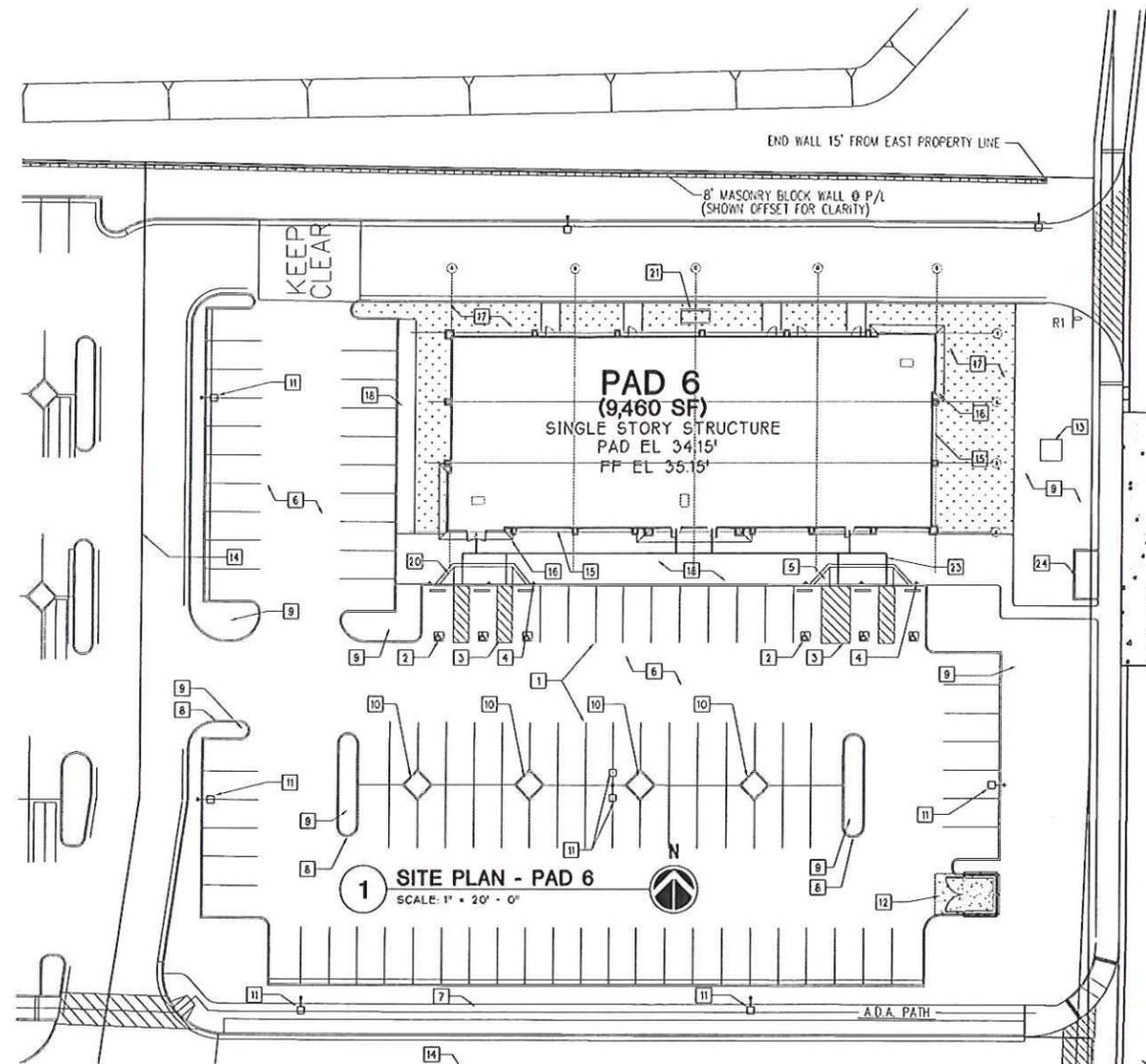
0 137.5 275 550 825 1,100 1,375 Feet

**Aerial Map**  
1361 South Lower Sacramento Road  
Lodi, CA 95242

 Project Area







**SITE DATA**

SITE AREA	8720 SQUARE FEET
BUILDING FOOTPRINT	9,460 SQUARE FEET
BUILDING COVERAGE	11% OF TOTAL SITE AREA
LANDSCAPE	25% OF TOTAL SITE AREA (7844 SQUARE FEET) - EXISTING (1808 SQUARE FEET) - NEW 22,550 SQUARE FEET - TOTAL
CONCRETE WALKS	5% OF TOTAL SITE AREA (4,326 SQUARE FEET)
PARKING	32 SPACES
REQUIRED	105 TOTAL SPACES PROVIDED 89 STANDARD SPACES + 3 VAN ACCESSIBLE + 8 ACCESSIBLE

**GENERAL NOTES**

1 SEE CIVIL DRAWINGS FOR DIMENSIONAL LAYOUT OF ALL DRIVES AND BUILDINGS, THIS PLAN IS NOT TO BE USED FOR THAT PURPOSE.

**KEY NOTES**

- 1 EXISTING PARKING PAINT STRIPING
- 2 EXISTING ACCESSIBLE SYMBOL - PAINT PER CURRENT STATE, LOCAL CODES AND REGULATIONS
- 3 EXISTING ACCESSIBLE PARKING STRIP - PAINT PER CURRENT STATE, LOCAL CODES AND REGULATIONS
- 4 NEW ACCESSIBLE PARKING SIGN
- 5 NEW ACCESSIBLE CONCRETE RAMP & PATHWAY
- 6 EXISTING ASPHALT PAVING
- 7 EXISTING CONCRETE SIDEWALK
- 8 EXISTING CURB
- 9 EXISTING LANDSCAPE
- 10 EXISTING PLANTER BOX
- 11 EXISTING LIGHT POST
- 12 NEW TRASH ENCLOSURE
- 13 EXISTING TRANSFORMER OVER EXISTING 6' CONCRETE PRECAST PAD
- 14 PROPERTY LINE
- 15 BUILDING OUTLINE
- 16 ROOF OVERHANG ABOVE
- 17 NEW LANDSCAPE. SEE LANDSCAPE DRAWINGS
- 18 NEW CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
- 19 NEW BIKE RACK. SEE LANDSCAPE DRAWINGS
- 20 [R] HANDICAP ACCESSIBLE PARKING TO BE RELOCATED & CONSTRUCTED TO MATCH [R] STANDARD
- 21 SWITCHBOARD, SEE ELECTRICAL & LANDSCAPE DRAWINGS
- 22 FREE STANDING METAL LATTICE. SEE LANDSCAPE DRAWINGS
- 23 INDICATES ACCESSIBLE PATH OF TRAVEL FROM HANDICAPPED PARKING STALL TO ACCESSIBLE RETAIL BUILDING
- 24 EXISTING BUSSTOP SHELTER



**RYS ARCHITECTS**  
10 MCINTOSH BLVD.  
SAN FRANCISCO, CALIFORNIA 94103  
TEL: 415-774-8800 FAX: 415-774-1000

PROJECT  
**PAD 6 VINTNER'S SQUARE**

1361 LOWER SACRAMENTO  
LODI, CA  
CONSULTANT

SHEET  
**PAD 6 SITE PLAN**

DRAWN BY	TTL
CHECKED BY	JRA
DATE	05/10/2006
SCALE	1/4" = 1'-0"
JOB NO.	05114
REVISIONS	
6/15/2006	5th CHECK SET

LOWER SACRAMENTO ROAD

**GENERAL NOTES**

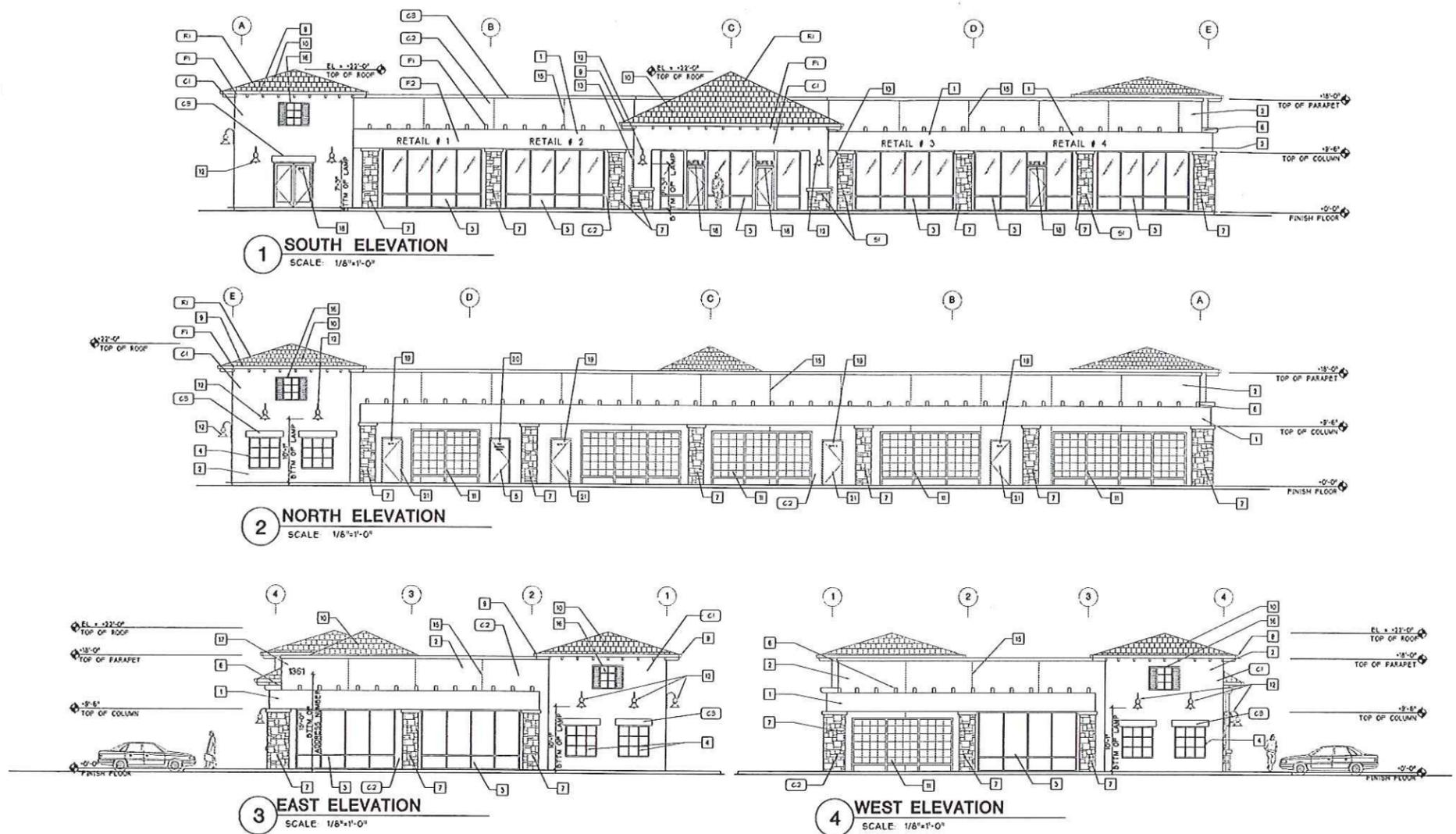
- 1 SIGNAGE CRITERIA BY TENANT
- 2 FOR WALL PIPE PENETRATIONS, SEE DETAIL 10/1A1

**KEY NOTES**

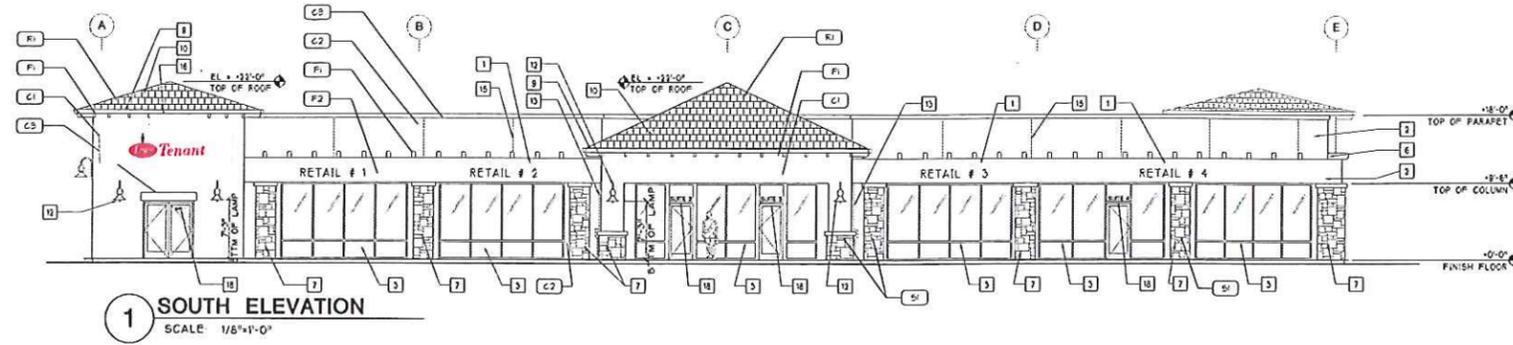
- 1 SIGNAGE BAND SEE DETAIL 10/1A1 & 10/1A2 CO-ORDINATE ELECTRICAL REQUIREMENTS AND ANCHORING REQUIREMENTS WITH SIGNAGE CONTRACTOR. N/C
- 2 TEXTURED CEMENT FLASTER -PAINTED SEE EXTERIOR FINISH COLOR SCHEDULE
- 3 ALUMINUM STOREFRONT SEE SHEET AS
- 4 ALUMINUM WINDOW SEE SHEET AS
- 5 HOLLOW METAL DOOR AND FRAME SEE SHEET AS & AS
- 6 TRELLIS # SIGNAGE BAND, SEE DETAIL 10/1A10
- 7 STONE VENEER
- 8 NOT USED
- 9 METAL GUTTER, SEE DETAIL 10/1A10
- 10 CONCRETE TILE ROOF, SEE SHEET A10
- 11 FREE STANDING METAL LATTICE SEE LANDSCAPE DRAWINGS
- 12 EXTERIOR BUILDING LIGHT SEE ELECTRICAL DRAWINGS
- 13 DOWN SPOUT, SEE DETAIL 10/1A10 AND 11/1A15
- 14 NOT USED
- 15 CONTROL JOINT, SEE DETAIL 10/1A11
- 16 WINDOW W/ SPANREL GLAZING, SEE SHEET AS
- 17 BUILDING ADDRESS 3" HIGH INDIVIDUAL CHANNEL LETTERS LETTERS TO CONTRAST WITH BACKGROUND.
- 18 SUITE ADDRESS/ NUMBER # FRONT DOOR /TRANSOM 6" HIGH INDIVIDUAL LETTERS, LETTER TO CONTRAST WITH BACKGROUND
- 19 SUITE ADDRESS/ NUMBER # REAR DOOR 3" HIGH INDIVIDUAL LETTERS, LETTERS TO CONTRAST WITH BACKGROUND
- 20 PROVIDE A SIGN AT DOOR WITH THE FOLLOWING TEXT - "FIRE CONTROL ROOM" - PER LOCAL FIRE CODE. INDIVIDUAL LETTERS TO BE 3" HIGH.
- 21 FUTURE HOLLOW METAL DOOR AND FRAME LOCATION - T.B.D.

**EXT. FINISH COLOR SCHEDULE**

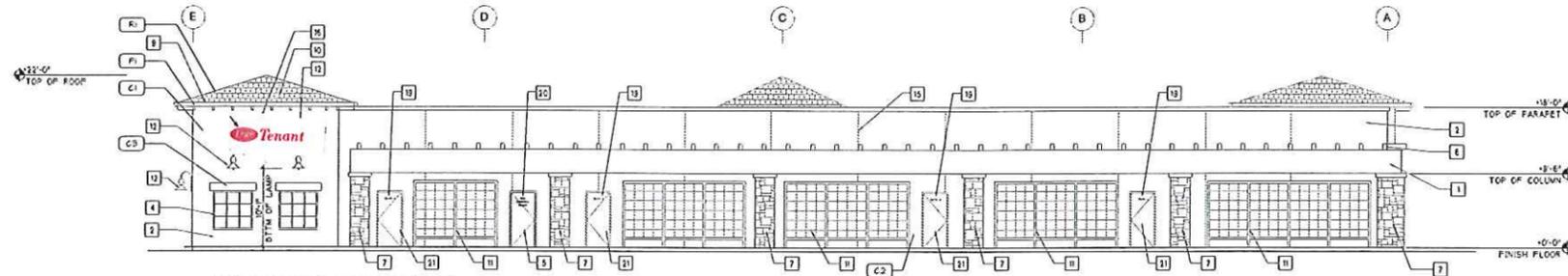
NO.	MFR. / COLOR
C1	EXTERIOR BUILDING BODY COLOR- MFR. SHERWIN WILLIAMS COLOR: SMOKEY TOPAZ SW6117
C2	EXTERIOR BUILDING BODY COLOR- MFR. SHERWIN WILLIAMS COLOR: TATAMI TAN SW6116
C3	EXTERIOR BUILDING ACCENT COLOR- MFR. SHERWIN WILLIAMS COLOR: SANDS OF TIME SW6101
F1	EXTERIOR PAINT COLOR MFR. SHERWIN WILLIAMS COLOR: TERRA BRUN SW6048
F2	EXTERIOR PAINT COLOR MFR. SHERWIN WILLIAMS COLOR: SANDS OF TIME SW6101
R1	CONCRETE ROOF TILE MFR. BASLE CONCRETE ROOF TILE CATEGORY: AMERICAN HEIRLOOM COLOR: MONTECITO BLEND - SBE8757
S1	STONE VENEER MFR. CULTURED STONE COLOR: CHARMOY LEDGE STONE - CSV-10000



**EXISTING CONDITIONS**



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



**2 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



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

**4 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

**PROPOSED CHANGES**

**GENERAL NOTES**

- 1 SIGNAGE CRITERIA BY TENANT
- 2 FOR WALL PIPE PENETRATIONS, SEE DETAIL 12/11/11



GREM, INC  
2475 MAGGIO CIRCLE  
LODI, CA 95240

PROJECT  
**PAD 6**  
VINTNER'S SQUARE

1361 LOWER SACRAMENTO  
LODI, CA  
CONSULTANT

SEAL

SHEET  
PAD 6  
ELEVATIONS

DRAWN BY: JY  
CHECKED BY: JPR  
DATE: 03/26/2005  
SCALE: 1/8"=1'-0"  
JOB NO: 05114  
REVISIONS  
E:15/2005 S:15 CHECK SET

**KEY NOTES**

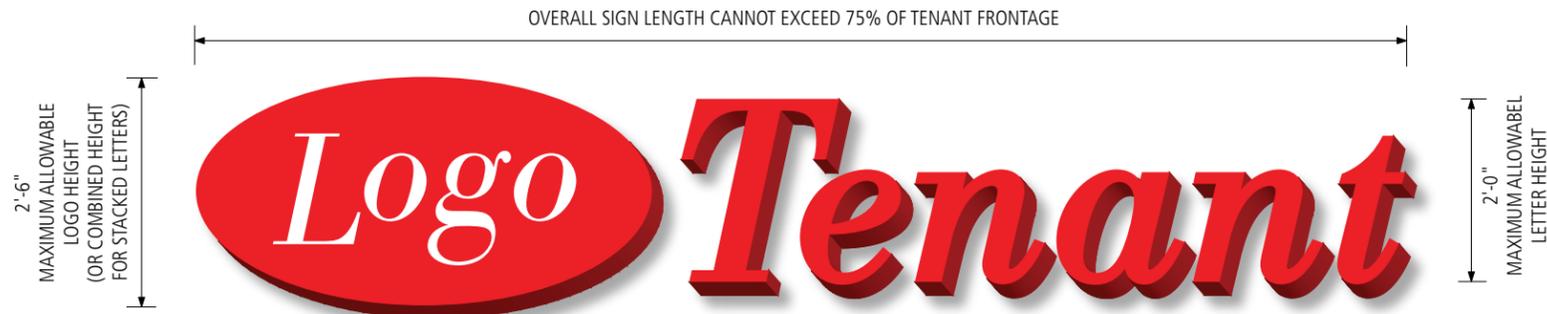
- 1 SIGNAGE BAND SEE DETAIL 5/11/12 & 15/11/12 CO-ORDINATE ELECTRICAL REQUIREMENTS AND ANCHORING REQUIREMENTS WITH SIGNAGE CONTRACTOR. N.E.C.
- 2 TEXTURED CEMENT PLASTER - PAINTED. SEE EXTERIOR FINISH COLOR SCHEDULE.
- 3 ALUMINUM STOREFRONT SEE SHEET AB
- 4 ALUMINUM WINDOW SEE SHEET AB
- 5 HOLLOW METAL DOOR AND FRAME SEE SHEET AB & AD
- 6 TRELLIS & SIGNAGE BAND, SEE DETAIL 10/10/10
- 7 STONE VENER
- 8 NOT USED
- 9 METAL GUTTER, SEE DETAIL 10/10/10
- 10 CONCRETE TILE ROOF, SEE SHEET AD
- 11 FREE STANDING METAL LATTICE SEE LANDSCAPE DRAWINGS
- 12 EXTERIOR BUILDING LIGHT SEE ELECTRICAL DRAWINGS
- 13 DOWN SPOUT, SEE DETAIL 10/10/10 & 12/11/12
- 14 NOT USED
- 15 CONTROL JOINT, SEE DETAIL 15/11/11
- 16 WINDOW W/ SPANDREL GLAZING, SEE SHEET AB
- 17 BUILDING ADDRESS  
12" HIGH INDIVIDUAL CHANNEL LETTERS  
LETTERS TO CONTRAST WITH BACKGROUND.
- 18 SUITE ADDRESS/ NUMBER & FRONT DOOR / TRANSOM  
6" HIGH INDIVIDUAL LETTERS, LETTER TO CONTRAST WITH BACKGROUND
- 19 SUITE ADDRESS/ NUMBER & REAR DOOR  
3" HIGH INDIVIDUAL LETTERS, LETTERS TO CONTRAST WITH BACKGROUND
- 20 PROVIDE A SIGN AT DOOR WITH THE FOLLOWING  
TEXT - "HIRE CONTROL ROOM" - PER LOCAL FIRE PIPE  
CODE. INDIVIDUAL LETTERS TO BE 3" HIGH.
- 21 FUTURE HOLLOW METAL DOOR AND FRAME LOCATION  
- T.B.D.

**EXT. FINISH COLOR SCHEDULE**

NO.	MFR. / COLOR
C1	EXTERIOR BUILDING BODY COLOR- MFR. SHERWIN WILLIAMS COLOR. SMOKEY TOPAZ SW617
C2	EXTERIOR BUILDING BODY COLOR- MFR. SHERWIN WILLIAMS COLOR. TATAMI TAN SW616
C3	EXTERIOR BUILDING ACCENT COLOR- MFR. SHERWIN WILLIAMS COLOR. SANDS OF TIME SW610
P1	EXTERIOR PAINT COLOR MFR. SHERWIN WILLIAMS COLOR. TERRA BRUN SW648
P2	EXTERIOR PAINT COLOR MFR. SHERWIN WILLIAMS COLOR. SANDS OF TIME SW610
R1	CONCRETE ROOF TILE MFR. EAGLE CONCRETE ROOF TILE CATEGORY: AMERICAN HEIRLOOM COLOR. MONTECITO BLEND - SW62757
S1	STONE VENER MFR. CULTURED STONE COLOR. CHARDONAY LEDGE STONE - CS-V-0005

# VITNERS SQUARE - Proposed Pad 6

## 1.a - Design Criteria



A1	B1	C1	D1	E1	Illuminated Pan Channel Letters Scale 3/8" = 1'-0"
A2	B2	C2	D2	E2	

### Material Schedule

All letters and logos to be fabricated aluminum, pan channel construction with acrylic faces with or without 3M vinyl film overlays. 5" Returns and trim cap to be aluminum. Internal illumination to be neon or LED, depending on application.

No cabinet signs will be allowed except for shaped logo cabinets, but must conform to illuminated pan channel construction.

Construction and materials to meet or exceed U.L. electrical standards. Electrical connections and mounting hardware to be concealed.

All graphics, lettering and/or artwork must have landlord approval and city approval/permits prior to manufacturing and installation.

#### A2 B2 C2 D2 E2

##### SECONDARY BUILDING SIGNAGE EXPOSURE:

FOR TENANTS WITH A PRIMARY AND SIDE ELEVATION EXPOSURE, THE ALLOWABLE SIGN AREA IS 1.5 SQUARE FEET FOR EVERY LINEAL FOOT OF TENANT BUILDING FRONTAGE. PRIMARY SIGNAGE IS DEFINED AS SIGNS LOCATED AT OR NEAR TENANT SPACE PRIMARY ENTRANCE (FACING PARKING LOT). SECONDARY SIGNAGE IS DEFINED AS SIGNS LOCATED ON EXPOSED SIDE ELEVATIONS OF TENANT'S LEASED SPACE.

#### A2 B2 C2 D2 E2

##### SPECIAL NOTES REGARDING SIGN AREA:

SQUARE FOOTAGE ALLOWANCES MAY BE TRANSFERRED EITHER PARTIALLY OR IN WHOLE FROM EITHER FRONT OR SIDE BUILDING ELEVATIONS AT TENANT'S PREFERENCE, BUT MUST NOT VIOLATE VISUAL RESTRICTIONS AS PREVIOUSLY OUTLINED.

#### A1 B1 C1 D1 E1

##### PRIMARY BUILDING SIGNAGE:

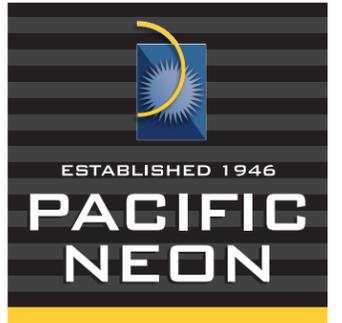
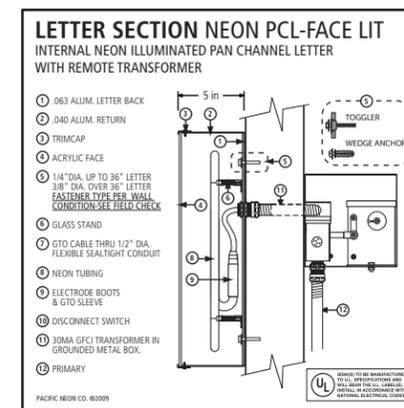
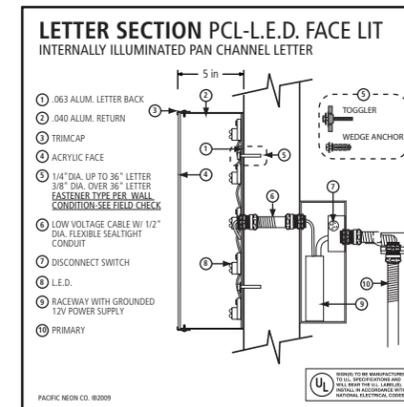
FOR PRIMARY BUILDING FRONTAGE, THE ALLOWABLE SIGN AREA IS 2 SQUARE FEET FOR EVERY LINEAL FOOT OF TENANT BUILDING FRONTAGE. PRIMARY SIGNAGE IS DEFINED AS SIGNS LOCATED AT OR NEAR TENANT SPACE PRIMARY ENTRANCE (FACING PARKING LOT).

##### ADDITIONAL RESTRICTIONS:

SIGNAGE CONTENT, DESIGN, COLOR SCHEDULE AND CONSTRUCTION MUST HAVE LANDLORD'S WRITTEN APPROVAL PRIOR TO MANUFACTURING AND/OR INSTALLATION. RESTRICTIONS BY THE CITY OF LODI MAY ALSO APPLY AND MAY BE SUBJECT TO CHANGE PRIOR TO APPROVAL.

TENANT IS RESPONSIBLE FOR THE MAINTENANCE AND GENERAL UPKEEP / APPEARANCE OF SIGNS. TENANTS MUST COMPLY TO LANDLORD'S REQUEST FOR MAINTENANCE / APPEARANCE ISSUES WITHIN 10 DAYS OF WRITTEN NOTICE BY LANDLORD, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE IN WRITING BETWEEN TENANT AND LANDLORD.

TENANT IS FINANCIALLY RESPONSIBLE FOR REMOVAL OF SIGNAGE AND PATCHING / REPAIRING OF BUILDING'S FASCIA SURFACE UPON CANCELLATION / REVOCATION OF LEASE AGREEMENT OR RELOCATION OF TENANT SPACE.



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

Project No: 11-4490a-00

Account Executive: **Ralph Cundiff**

Project:  
**Vintners Square**

Address:  
Lower Sacramento Road  
Lodi, CA

Drawn By: **William Dickson**

Date: 8.24.11

Revision: 9.15.11

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

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

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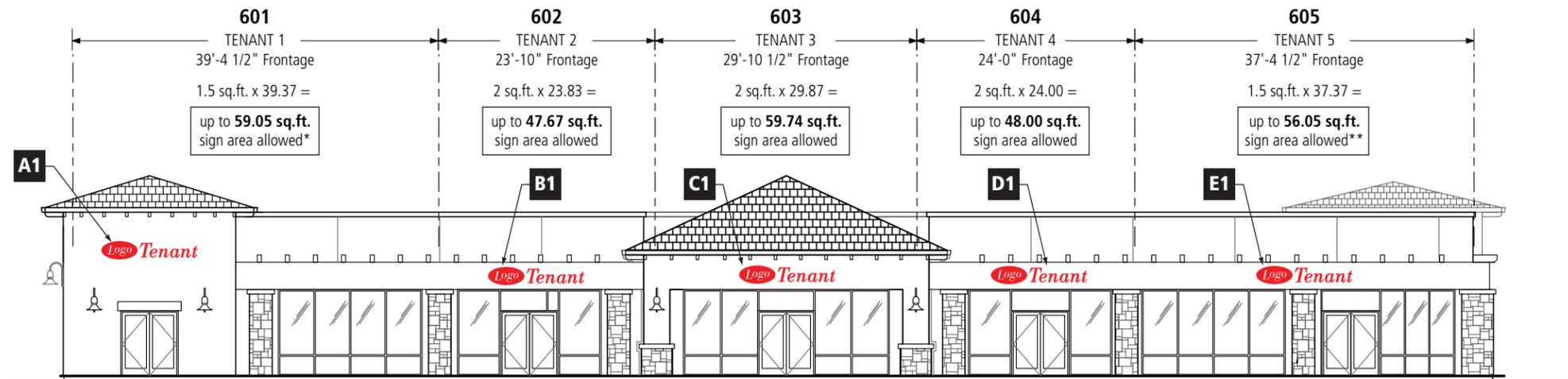


Sheet No.

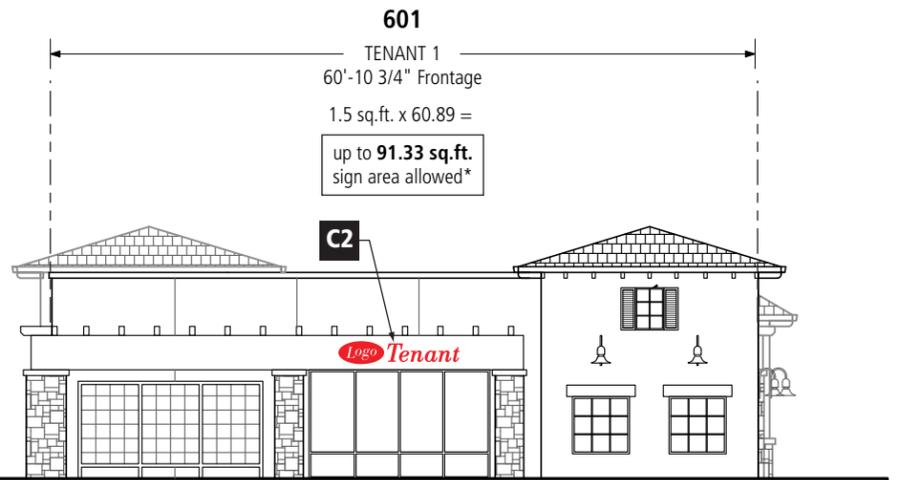
1

# VITNERS SQUARE - Proposed Pad 6

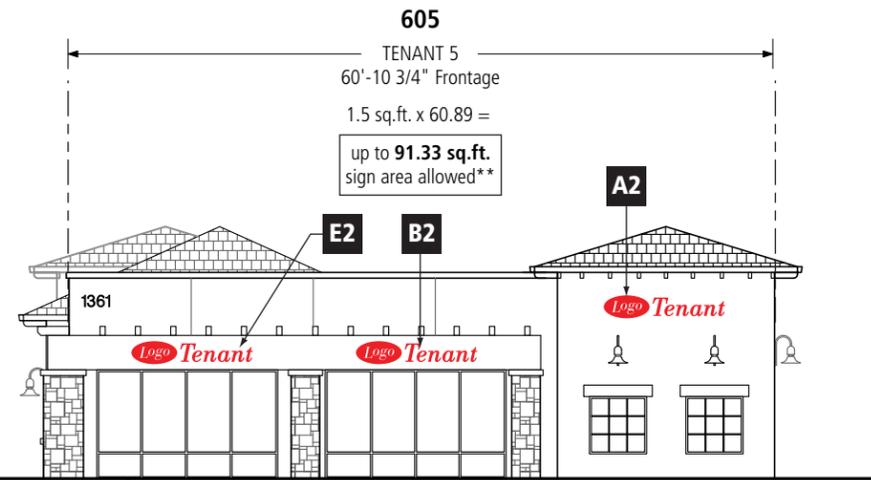
## 1.b - Sign Placement Options and Allowances



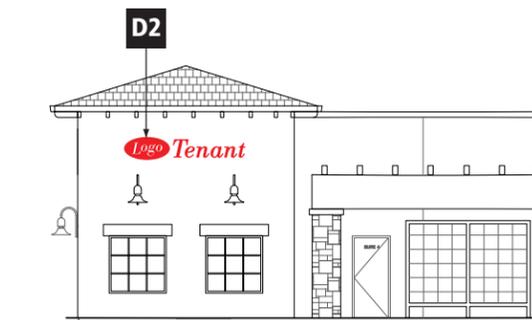
South Elevation - Scale 1/16" = 1'-0"



West Elevation - Scale 1/16" = 1'-0"

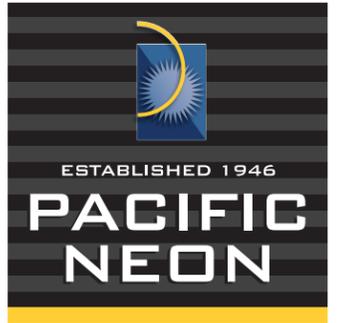


East Elevation - Scale 1/16" = 1'-0"



Partial North Elevation - Scale 1/16" = 1'-0"

**NOTES:**  
SIGNAGE SIZES AND LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR DEMONSTRATION PURPOSES ONLY. ACTUAL TENANT SIGN PLACEMENT AND SIZES TO VARY ACCORDING TO FINAL TENANT SIGN LAYOUTS AND LEASE SPACE OCCUPANCY.



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

Project No: 11-4490a-00  
Account Executive: Ralph Cundiff

Project:  
**Vintners Square**  
Address:  
Lower Sacramento Road  
Lodi, CA

Drawn By: William Dickson  
Date: 8.24.11  
Revision: 9.15.11

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

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

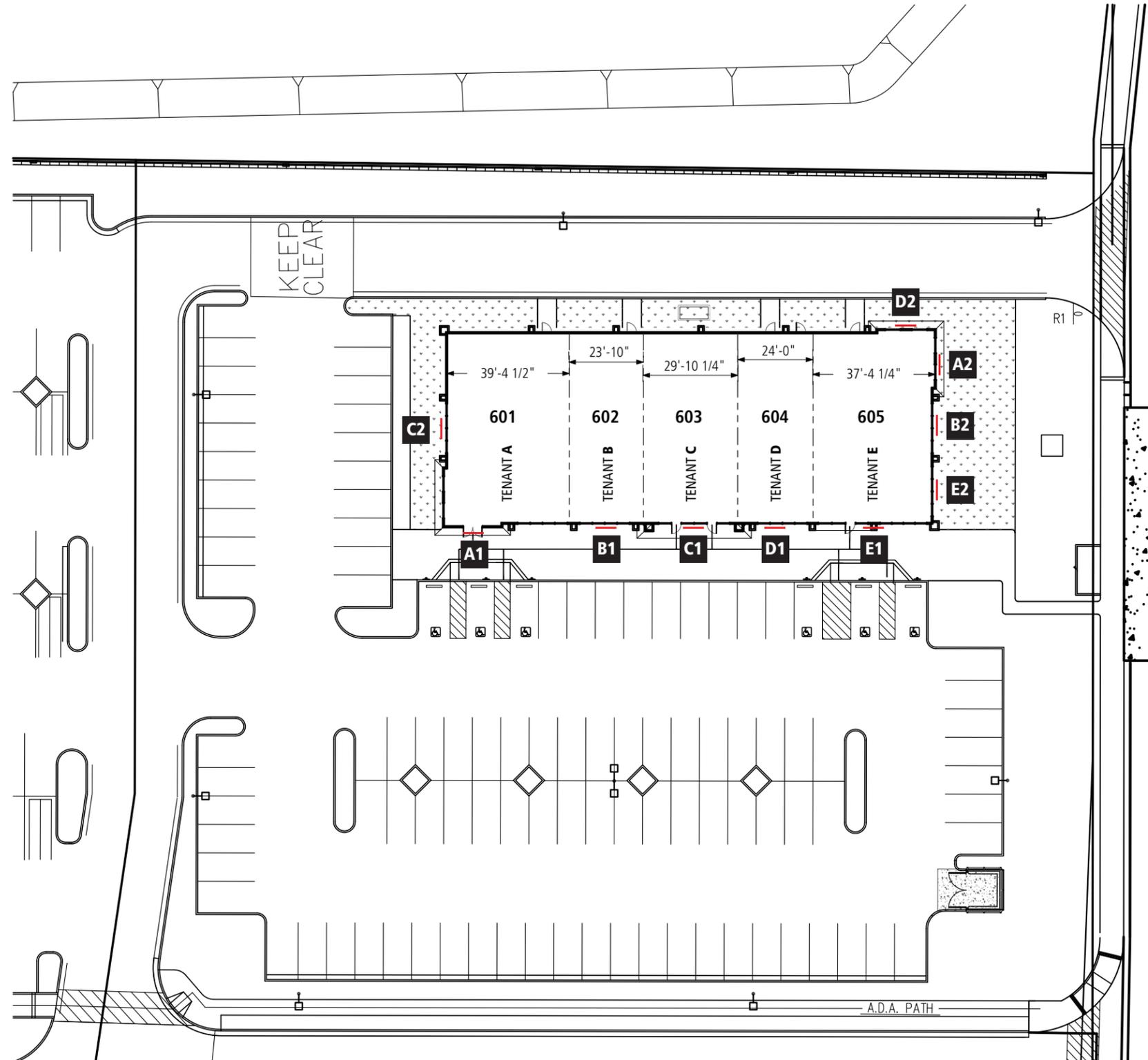
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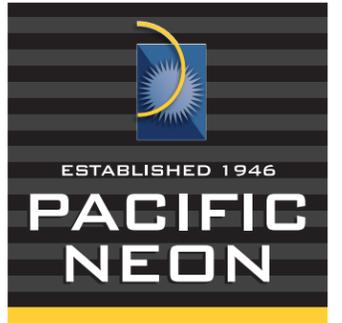
# VITNERS SQUARE - Proposed Pad 6

## 1.c - Site Plan



Site Plan - Scale 1" = 40'-0"

LOWER SACRAMENTO ROAD



2939 ACADEMY WAY  
SACRAMENTO, CALIFORNIA 95815  
TEL 916.927.0527  
FAX 916. 927.2414  
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**Electrical Circuits**  
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