

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>SITE PLAN &amp;</b> <b>ARCHITECTURAL</b> <b>REVIEW COMMITTEE</b></p>	<p>REGULAR SESSION WEDNESDAY, APRIL 10, 2013 @ 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 (None)
3. REVIEW ITEMS
  - a. Request for Site Plan and Architectural Review Committee to review and approve an outdoor covered seating area for a restaurant located at 234 E. Lodi Avenue. (Applicant: Javier Barajas; File Number 13-SP-01)
  - b. Request for Site Plan and Architectural Review Committee approval for façade remodel to an existing vacant building at 121 South School Street. (Applicant: Downtown Partners LLC; File 13-SP-02)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
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 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 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

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:** April 10, 2013  
**Subject:** Request for the Site Plan and Architectural Review Committee to review and approve an outdoor covered seating area for a restaurant located at 234 E. Lodi Avenue. (Applicant: Javier Barajas; File Number 13-SP-01)

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**RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee (SPARC) approve the applicant's request to install a covered outdoor seating area, subject to the SPARC Common Design Requirements and Supplemental Conditions.

**SUMMARY**

The project involves instillation of a patio cover at a restaurant located at 234 East Lodi Avenue. The patio area is surrounded by 3' wall at the perimeter. The proposed exterior architectural treatments of the patio structure are internally uniform in design, complimentary in color to the existing building, and reflect an appropriate pedestrian scale in relation to the building height. After operating a restaurant for nearly a year, the applicant's believe that the patio area may function more effectively if it were covered. The applicant's request affords the Site Plan and Architectural Committee (SPARC) an opportunity to review the proposed alteration. Staff is recommending that the SPARC approve the design review amendment request.

**BACKGROUND**

On October 24, 2007, the Planning Commission reviewed and approved a major renovation project to convert a single family residence into a restaurant at 234 East Lodi Avenue. The approved project included an uncovered patio on the north side of the building, fronting Lodi Avenue. After operating a restaurant for nearly a year, the applicant's believe that the patio area may function more effectively if it were covered and began to install a metal awning. On February of 2013, the City received a complaint that the restaurant owner began to install a cover to the outdoor patio area without prior City review or approval. The owners were informed their proposed work constituted a significant addition and, therefore, it is subject to SPARC review and approval prior to construction. On March 7, 2013, property owner of record filed a SPARC Application No. 13-SP-01 requesting approval to complete instillation of a cover to the patio area.

**ANALYSIS**

The project site is comprised of one parcel located on Lodi Avenue near southwest corner of Lodi Avenue and Washington Street. The lot area of the parcel is approximately 7,000 square feet (s.f.) and the site is located within the Mixed Use Corridor Zone District. The General Plan Land Use Designation is Commercial. The site is currently occupied by a 1,570 s.f. one story building. It has an outdoor patio adjacent to the Lodi Avenue sidewalk and seven parking spaces located in the rear of the property, accessible via the public access alley and Lodi Avenue. Primary vehicular and pedestrian entrances are from Lodi Avenue. The applicant has determined that additional screening and weather protection of the patio would make the outdoor space more functional than the approved open-air design; therefore the applicant is proposing to cover the patio area with a metal trellis with fabric a cover.

The patio is proposed to be covered by a fabric awning supported by metal posts mounted within the enclosed area. The proposed exterior architectural treatments of the patio structure are internally

uniform in design, complimentary in color to the existing building, and reflect an appropriate pedestrian scale in relation to the building height. The color rendering and material board indicate that the covered patio awning would consist of a burgundy fabric and the posts would be painted in dark brown color. Prior to issuance of a certificate of occupancy, the applicant will submit plans that accurately indicate the proposed awning material. Although the façade design and color theme do not necessarily match the façade of the adjacent buildings, the central theme for the area is that each building is unique and unduplicated. Each building in the vicinity seems to maintain distinct design and appearance while maintaining consistent bulk and mass. Many of the buildings feature different physical elements, rooflines and have multiple materials to add interest.

When reviewing infill projects in relation to the built in architectural environment, it is essential the design of a project achieves consistency and compatibility with the building in the environment. Compatibility is achieved when scale and mass of new buildings and additions share general characteristics and establish design linkages with the overall pattern of buildings so that the visual unity of the street is maintained. The proposal is similar to other structures in the vicinity in relation to bulk and height. In addition, the proposed addition and exterior improvements will complement the existing structure while adding pedestrian oriented theme.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The proposed use and design meet all applicable City rules and regulations. Approval of the project would not interfere with existing traffic or nearby businesses. The applicant's request affords SPARC an opportunity to review the proposed alteration. The project is compatible with the site, neighboring buildings and surroundings and promotes harmonious transitions in scale and character between different buildings in the immediate areas. Staff is recommending that the SPARC approve the design review amendment request. The additions to the patio will render the area more conducive to outdoor dining. Should the SPARC approve this proposal and the design revision described herein, it should be based on the facts, findings, and analysis set forth within this staff report, and consistent with the conditions of approval listed below.

Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed patio cover addition located at 234 East Lodi Avenue. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* **Comment:** This finding can be made in the affirmative in that the project incorporates elements of the design guidelines for the Mixed Use Corridor Zoning District. In addition, the project recognizes the regional importance of the area as described in the General Plan and reinforces its pedestrian character.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards.* **Comment:** This finding can be made in the affirmative in that the project, proposed patio cover, fits into its near midblock location among an eclectic mix of commercial buildings of various setbacks, heights and massing. Other awning covers are located east of the project site.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* **Comment:** This finding can be made in the affirmative in that the new building is compatible with the existing context of the Lodi Avenue commercial area environment. The project is compatible with the built-in environment in that it shares general characteristics of the area in terms of bulk, height, and human scale. In addition, the proposed colors and materials will add detail and interest and are compatible with the commercial environment.

4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* **Comment:** This finding can be made in the affirmative in that the project design promotes visual environments that are of high aesthetic quality and variety. In addition, the overall design of the project encourages pedestrian activity and provides a covered colonnade for weather protection at the street level.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* **Comment:** This finding can be made in that the project provides weather protection of the patio and it will not be detrimental to the public in that the setback and height of the project is consistent with the eclectic development along Lodi Avenue and will not introduce a new impact to properties within the vicinity.
6. *The project complies with the California Environmental Quality Act (CEQA).* **Comment:** The proposed building modifications have been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Lodi Environmental Review Guidelines pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Class 1 consists of the.... minor alteration of an existing private structure....involving negligible expansion of existing use. In addition, the project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site of the proposed project can be adequately served by all required utilities and public services.

#### **CONDITIONS OF APPROVAL**

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural review request of Mr. Barajs to install metal trellis over an existing seating area for a restaurant located at 234 E. Lodi Avenue, subject to the following 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 property owner and/or developer and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
3. Any sign(s) shall require a building permit from the Community Development Department. Said sign(s) shall be in full compliance with the City of Lodi Sign Ordinance and any applicable master sign program for the subject site.

4. 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 SPARC. Any significant alteration to the building elevations as approved by the SPARC shall require approval by SPARC. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building code. Please review our policy handouts for specific submittal procedures.
5. The proposed patio cover shall maintain a minimum of 10' from property lines or shall provide a fire rated wall with limited protected openings.
6. The finished exterior color shall be consistent with the plans reviewed and approved by the Site Plan and Architectural Review Committee. A final color palette shall be submitted with the building permit application and shall be in substantial conformance with color and material approved by SPARC.
7. The proposed patio cover shall comply with all requirements of the Community Development, the Public Works, the Electric Utility and the Fire Departments; and all other utility agencies.
8. The material covering the structure shall have Certificate of flame resistance or other documentation affirming the requirements of the California Code of Regulations, Title 19, Division 1, Section 315, Subsection (a) shall be submitted with the building permit for construction.
9. Open flame or other devices emitting flame, fire or heat or any flammable or combustible liquids, gas, charcoal or other cooking device or any other unapproved devices shall not be permitted inside or located within 20 feet of the tent or membrane structures while open to the public unless approved by the fire code official.
10. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.
11. 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.
12. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

**PUBLIC HEARING NOTICE:**

Legal Notice for the SPARC application was published on Saturday, March 30, 2013. Fifty-five (55) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

Respectfully Submitted,

Concur,

Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

1. Vicinity Map/Aerial Map
2. Site Plan
3. Color Elevations



# Vicinity Map



**Legend**  
 Project Site



NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
 © City of Lodi Geographic Information Systems

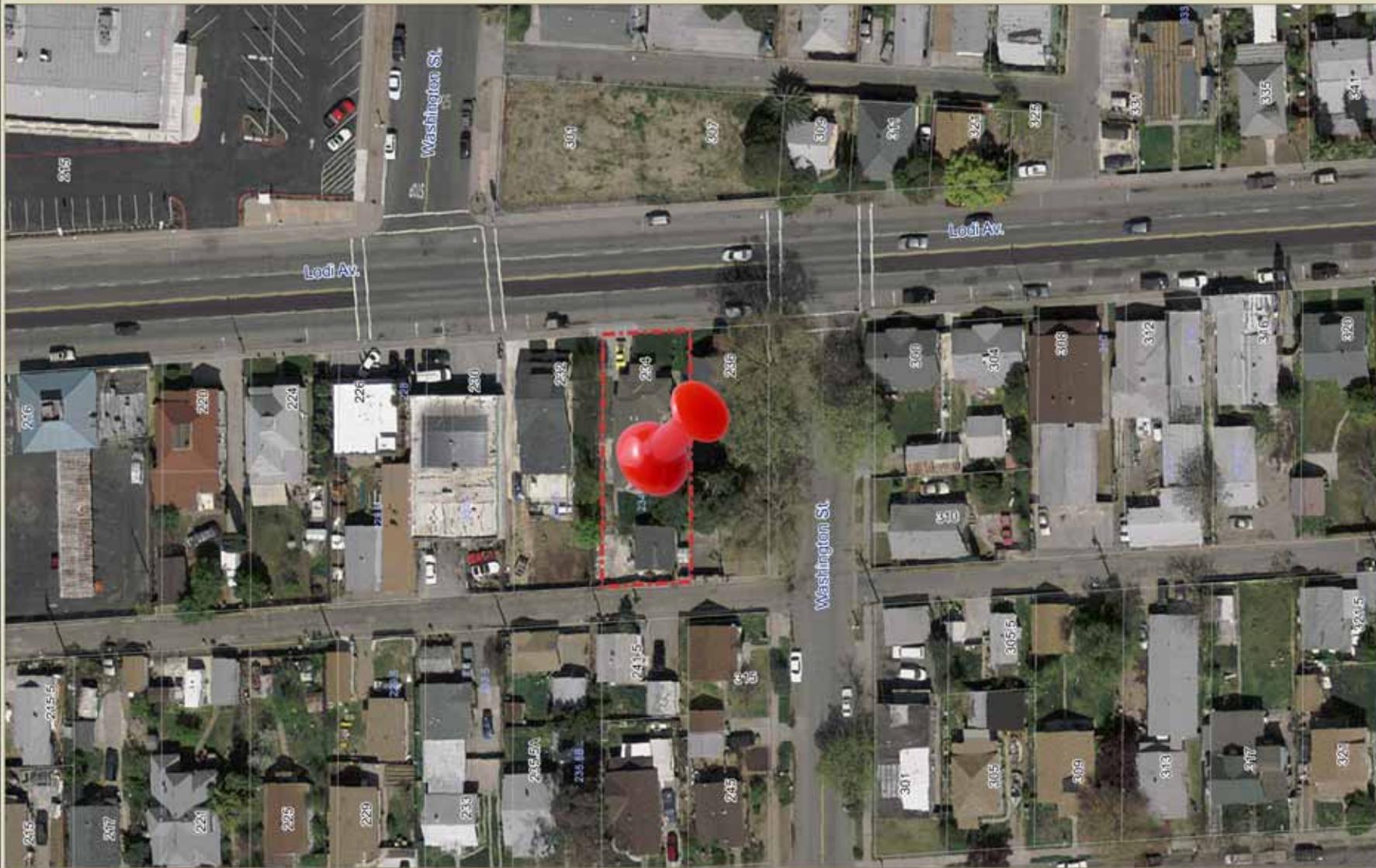
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 THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Map Scale**  
 1:654

**Notes**  
 For Reference Only.



# Aerial Map



**Legend**  
Project Site

**Map Scale**  
1:654

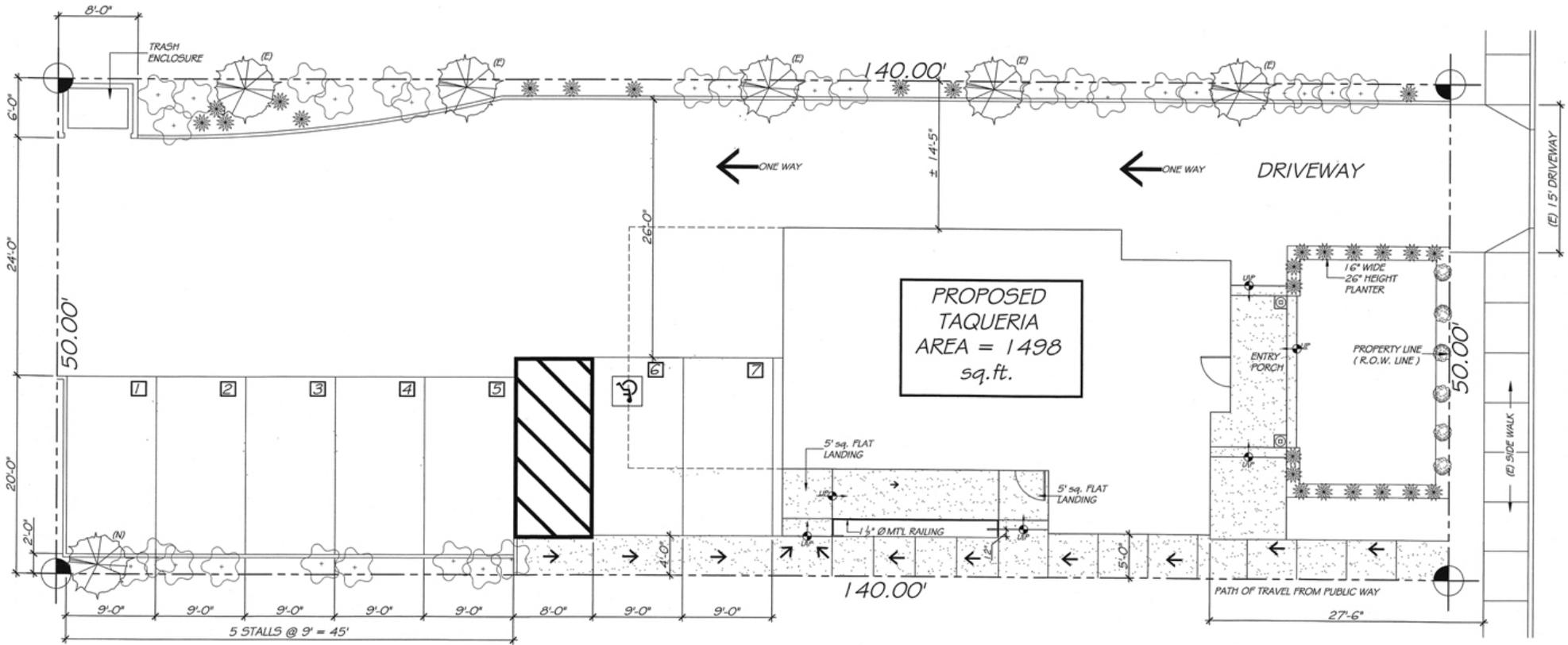
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For Reference Only.

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ALLEY



E. LODI AVE.

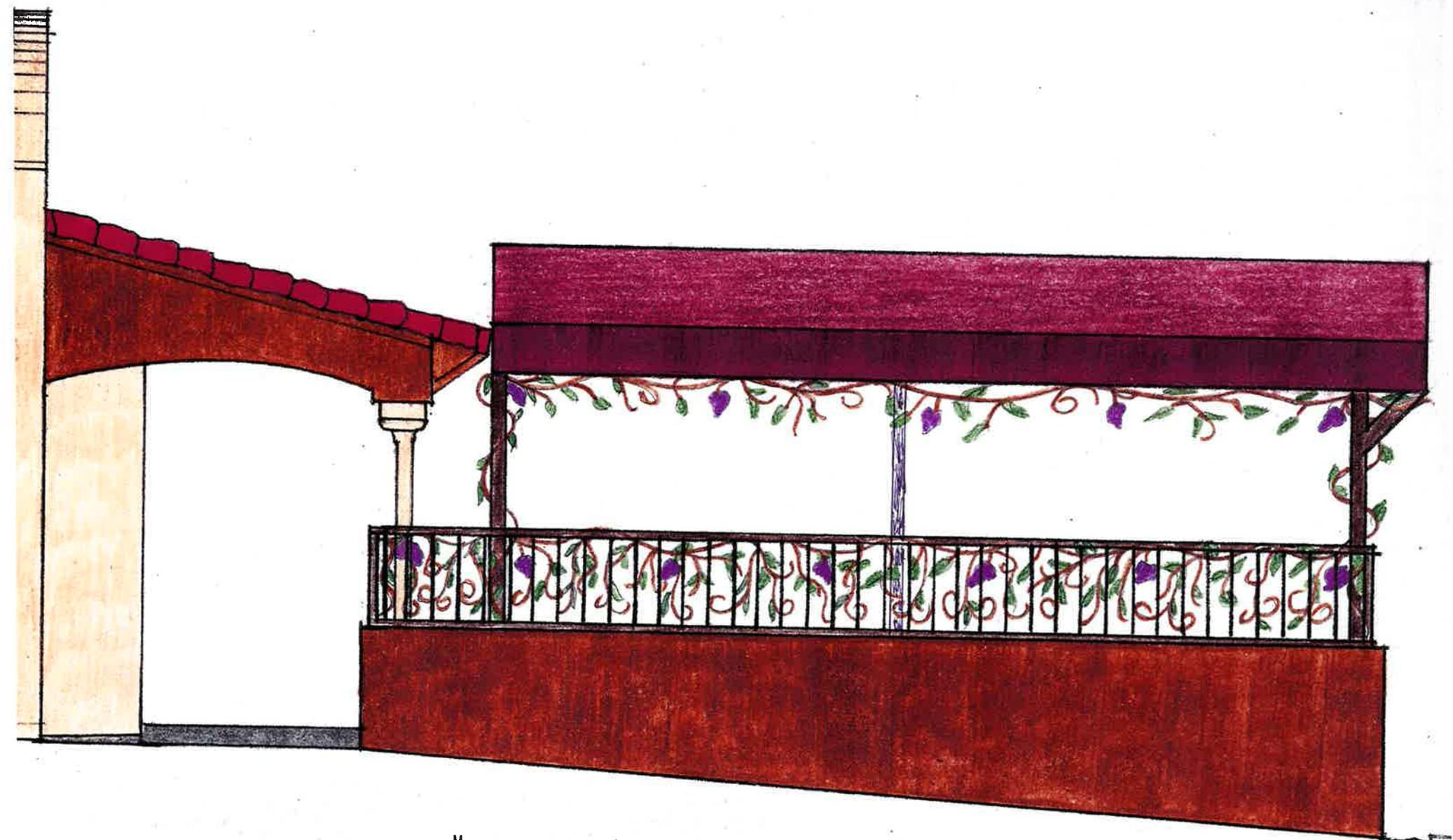
# LANDSCAPE PLAN

3/16" = 1'-0"

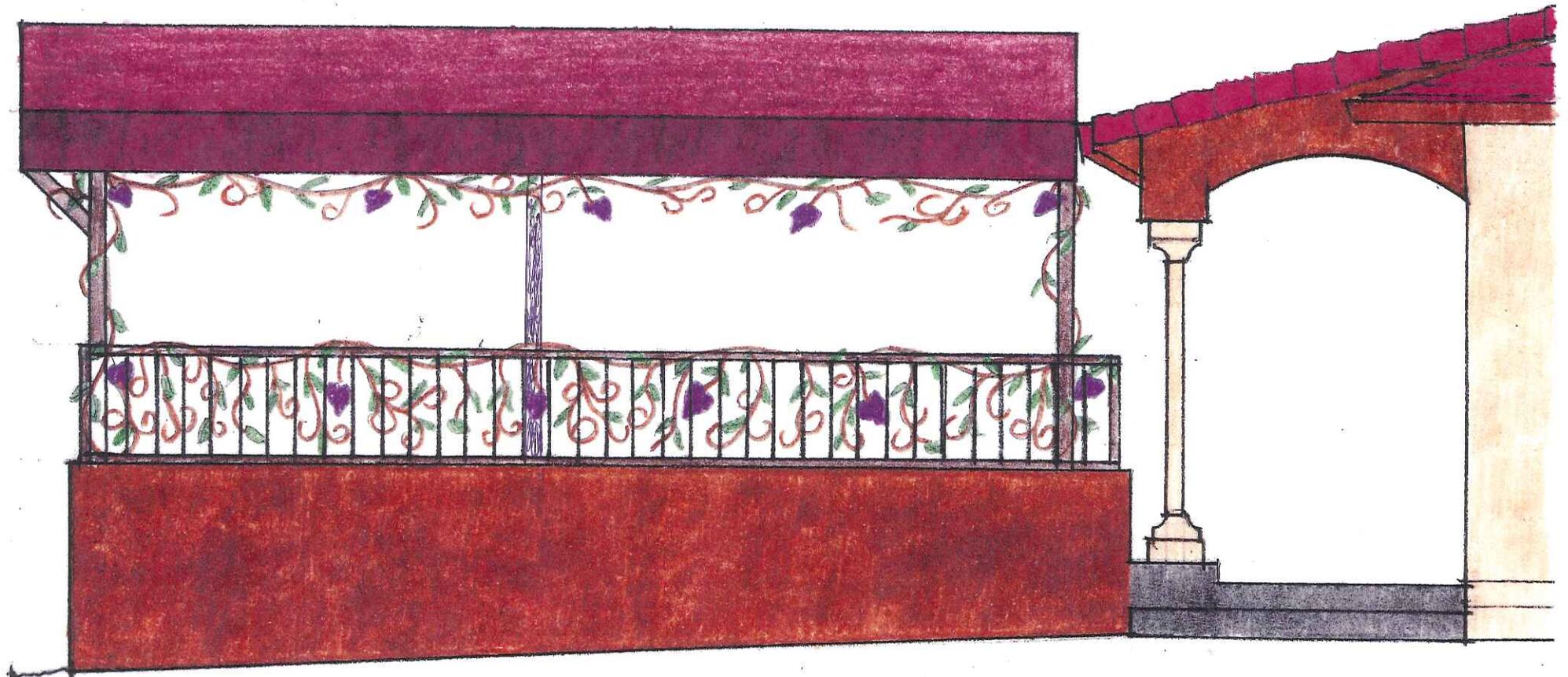
TREES	BOTANICAL / COMMON	CONT.	QTY.
	PISTACIA CHINENSIS / CHINESE PISTACHE [ (E) INDICATES EXISTING TREE (N) INDICATES NEW TREE ]	15 GAL.	6
SHRUBS	BOTANICAL / COMMON	CONT.	QTY.
	PHOTINIA FRASERI / PHOTINIA	5 GAL.	29
	PITTOSPORUM CRASSIFOLIUM "COMPACTUM" / DWARF KARO	5 GAL.	28
	ROSAFLORBUNDAS "ICEBERG" / ICEBERG ROSE (FL)	5 GAL.	9



"NORTH" LODI AVE FRONT ELEV.



"EAST" LEFT ELEV.



"WEST" RIGHT ELEV.

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:** April 10, 2013  
**Subject:** Request for Site Plan and Architectural Review Committee approval for façade remodel to an existing vacant building at 121 South School Street. (Applicant: Downtown Partners LLC; File 13-SP-02)

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### **RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee approve the request of Pine Street Partners LLC for the proposed façade improvements at 212 West Pine Street, subject to the SPARC Common Design Requirements and Supplemental Conditions.

### **SUMMARY**

The applicant, Downtown Partners LLC, has submitted plans to rebuild the existing fascia of a vacant building located at 121 South School Street, APN 043-004-16, by recessing the front (east) elevation by 15', replacing windows, doors, and door trims with like or substantially similar materials. The subject property is located within the Lodi Downtown Business District and the proposed façade improvements require review and approval by the Site Plan and Architecture Review Committee (SPARC).

### **BACKGROUND**

The existing lot consists of a single-story building with two tenant spaces. One of the two spaces was occupied by a restaurant for a long time. The second space was used by a variety of stores, the most recent being a second hand book store. Customer entrance to the spaces is from School Street. The site is designated in the General Plan as Downtown Mixed Use. Attachment 1 illustrates the location of the project, and Attachment 2 illustrates the existing building façade of the structure involved. The Planning Commission recently approved two separate Use Permits for two restaurants to operate at this location. The Lodi Municipal Code requires that any alteration to the exterior façade of a building in the downtown area must be approved through an Architectural Review Entitlement. The site is located within the City's downtown core and is within the downtown parking district; therefore, is exempt from onsite parking requirements.

### **ANALYSIS**

The applicant proposes to rebuild the existing fascia of 121 South School Street. The proposed exterior alternations involve recessing the storefront by 15', removing the existing blue tiles and installing textured 'sugarcane' beige tiles, paint all stucco finish with beige color to match the Woolworth building, replace windows, doors, door trim with like or substantially similar materials, and install 4' fence on the front perimeter of the building to create outdoor dining area (See Attachment #3). Although most of the proposed exterior alterations would create a substantial improvement to the façade of the structure and integrate better with the Downtown Design Guidelines, staff is concerned with the proposed color selection. Where there is white glazing above the roofline, in the arched area (see attachment 2), the applicant proposed to install orange tiles. This is a source of concern.

Infill projects, including façade alterations, should be designed with a goal of creating an internally consistent, integrated design and color theme. Exterior elevations for infill project reflect a similar design style or period. The proposed tiles and beige color create a smooth color continuation with the Woolworth building. In addition, the recessed entries and outdoor seating creates an atmosphere similar to the rest of the downtown. The proposed window colors in dark grey are similar to storefronts common throughout the downtown district. However, the proposed orange

color seems inappropriate. Staff suggests the existing tiles within the arched space should either remain (white) or be replaced with the same color as the storefront windows. Staff feels that area should match the storefront to create consistent and thematic architectural elevations. Failing that, the existing tiles should remain, but perhaps touched up to remove dust accumulated over the years.

Other than the said orange color, the rest of the proposed improvements do not include the use of extreme color. The colors will be compatible with the architectural style and characteristics of the existing building and the surrounding neighborhood. Further, no changes to the site layout are proposed. Changes to the building color are harmonious with the character of the neighborhood and with the existing building's architectural theme. The proposed modifications to the building elevations appear to enhance the neighborhood character and are compatible with adjacent development.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The proposed use and design meet all applicable City rules and regulations. Approval of the project would not interfere with existing traffic or nearby businesses. The applicant's request affords the SPARC an opportunity to review the proposed alteration. The project is compatible with the site, neighboring buildings and surroundings and promotes harmonious transitions in scale and character between different buildings in the immediate areas. Staff is recommending that the SPARC approve the design review amendment request. The additions to patio will render the area more conducive to outdoor dining. Should the SPARC approve this proposal and the design revision described herein, it should be based on the facts, findings, and analysis set forth within this staff report, and consistent with the conditions of approval listed below.

Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed façade alteration located at 121 South School Street. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* **Comment:** This finding can be made in the affirmative in that the project incorporates elements of the design guidelines for the Downtown Mixed Use Zoning District. In addition, the project recognizes the regional importance of the area as described in the General Plan and reinforces its pedestrian character.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards.* **Comment:** This finding can be made in the affirmative in that the project is consistent with the theme of downtown where outdoor dining area is a hallmark of the downtown restaurant business. The creation of an enlarged outdoor patio fits into the built-environment.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* **Comment:** This finding can be made in the affirmative in that the proposed alterations are architecturally harmonies with other outdoor seating areas. The ceramic tiles and finished colors are similar to other colors in the Downtown Mixed Use zoning District. In addition, the proposed colors and materials will add detail and interest and are compatible with the commercial environment.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* **Comment:** This finding can be made in the affirmative in that the project design promotes visual environments that are of high aesthetic quality and variety. In addition, the overall design of the project encourages pedestrian activity and provides a covered colonnade for weather protection at the street level.

5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* **Comment:** This finding can be made in that the project provides weather protection of the patio and it will not be detrimental to the public in that the setback is consistent with the Downtown Mixed Use requirements.
6. *The project complies with the California Environmental Quality Act (CEQA).* **Comment:** The proposed building modifications have been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Lodi Environmental Review Guidelines pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Class 1 consists of the.... minor alteration of an existing private structure....involving negligible expansion of existing use. In addition, the project is found to be categorically exempt from CEQA review under 14 CCR §15332.

### **CONDITIONS OF APPROVAL**

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for façade improvement at 121 South School Street, subject to the following conditions:

1. The project proponent and/or successors in interest and management shall defend, indemnify and hold the City, its agents, officers, and employees harmless of any claims, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of this SPARC application, so long as the City promptly notifies the project proponent of any claim, action or proceedings against the City and will cooperate fully in defense of the action or proceedings.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Review Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development Director prior to issuance of building permit.
5. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
6. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
7. No flashing, moving, animated, temporary signs or banners shall be permitted.
8. 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 other elements approved by the SPARC. Any significant alteration to the building elevations as approved by SPARC shall require prior review and approval by SPARC. All plan submittals

shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building code. Please review our policy handouts for specific submittal procedures.

9. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.
10. Any fee 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 fee 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 in full to the City.
11. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on Saturday March 30, 2013. Twenty-nine (29) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

Respectfully Submitted,

Concur,

Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**ATTACHMENTS:**

1. Vicinity/Aerial Map
2. Existing Elevations
3. Floor Plan
4. Proposed Elevation



# Vicinity Map



**Legend**  
PROJECT SITE

**Map Scale**  
1:549

**Notes**



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# Aerial Map



**Legend**  
PROJECT SITE

**Map Scale**  
1:549

**Notes**



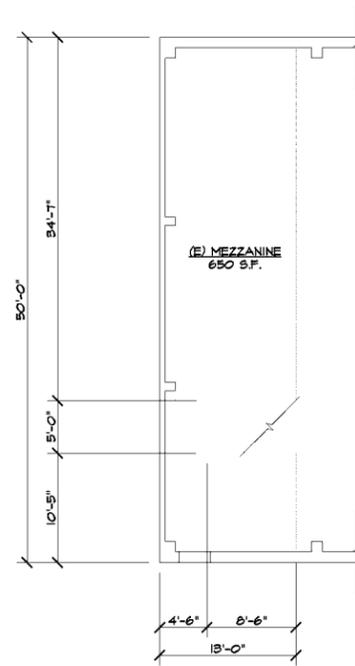
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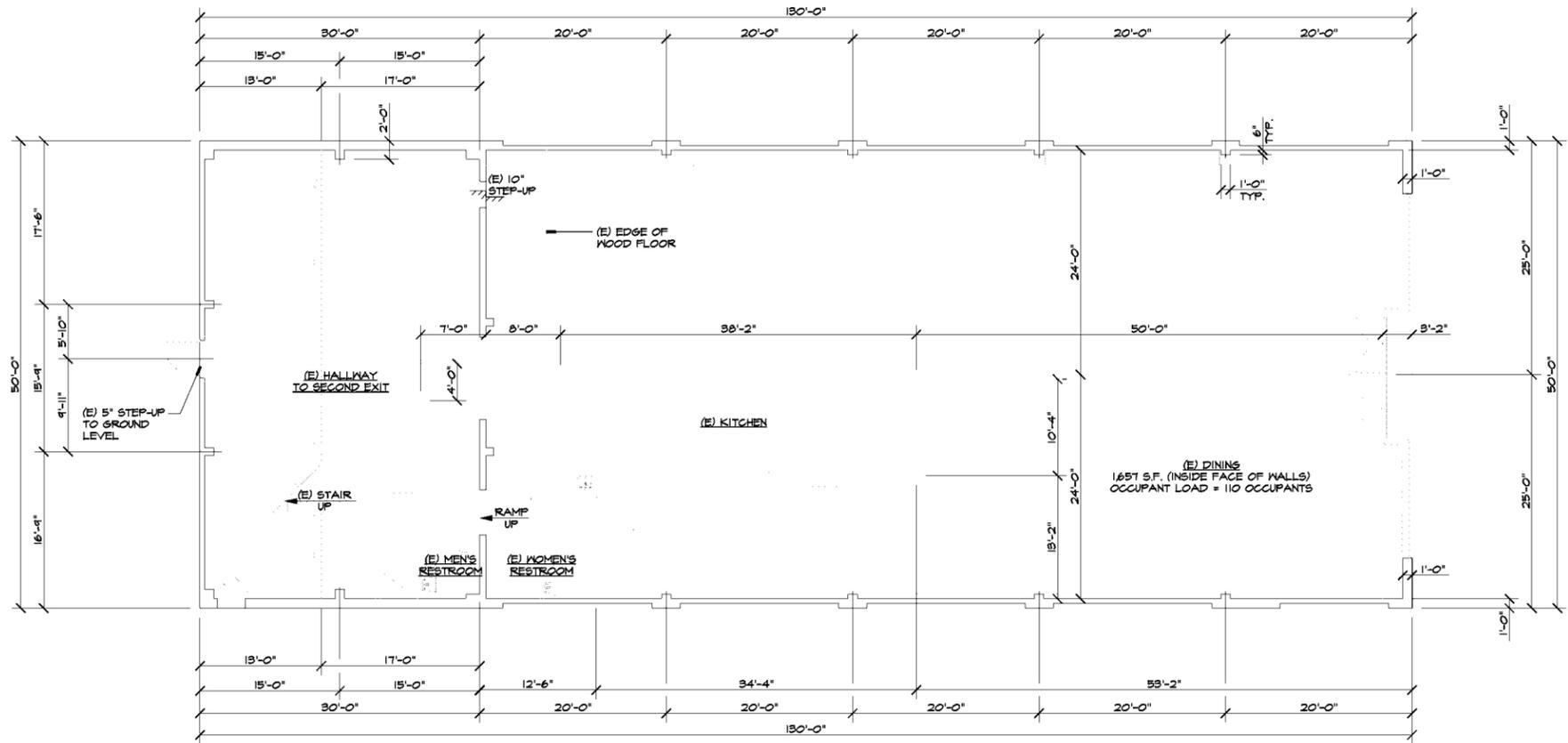


KING TSIN  
RESTAURANT

115  
WOOLWORTH  
PLACE



MEZZANINE PLAN

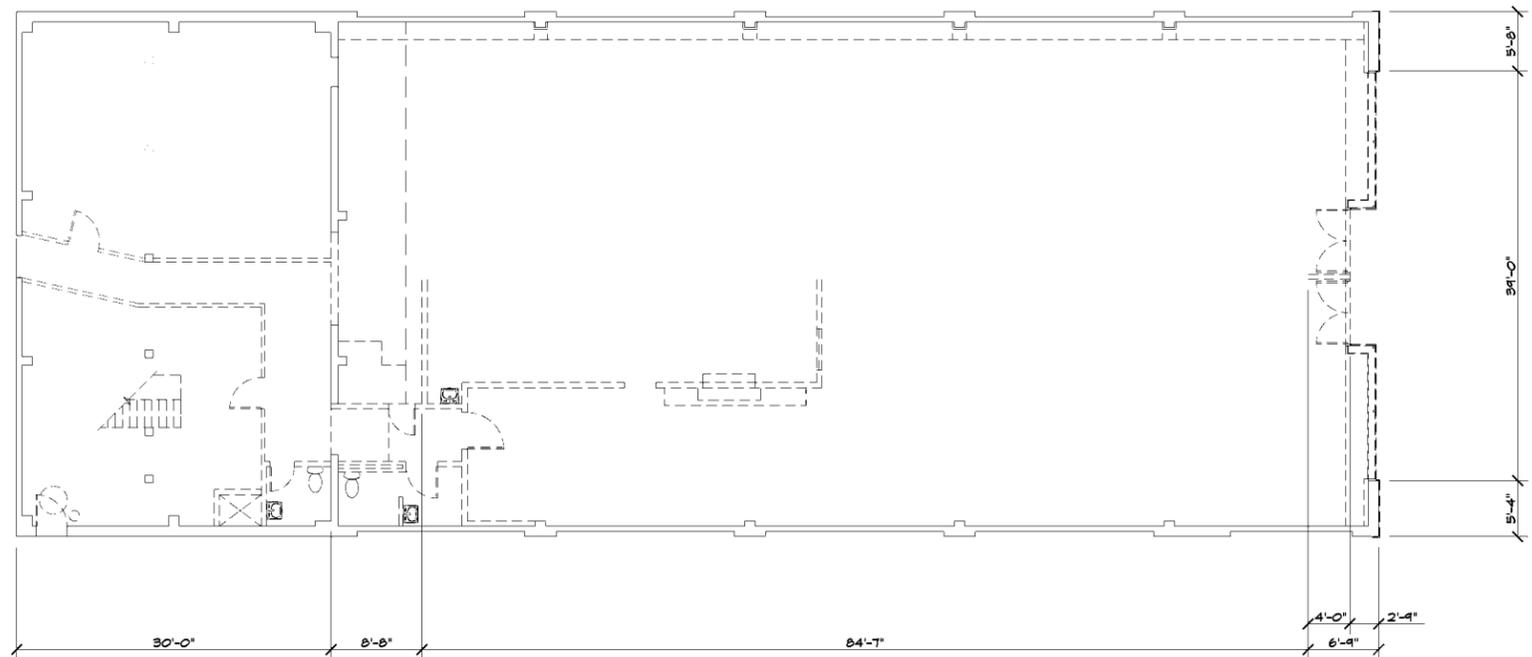


EXISTING FLOOR PLAN - 6,500 S.F.



**WALL LEGEND:**

	(E) CONC. WALL
	(E) STUD WALL
	(E) WALL TO BE REMOVED

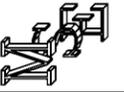


DEMOLITION PLAN



REVISIONS	BY

**MIKE SMITH ENGINEERING, INC.**  
 4 NORTH MAIN STREET  
 LODI, CALIFORNIA 95240  
 PHONE (209) 334-2332



TITLE:  
 EXISTING FLOOR PLAN  
 MEZZANINE PLAN  
 DEMOLITION PLAN

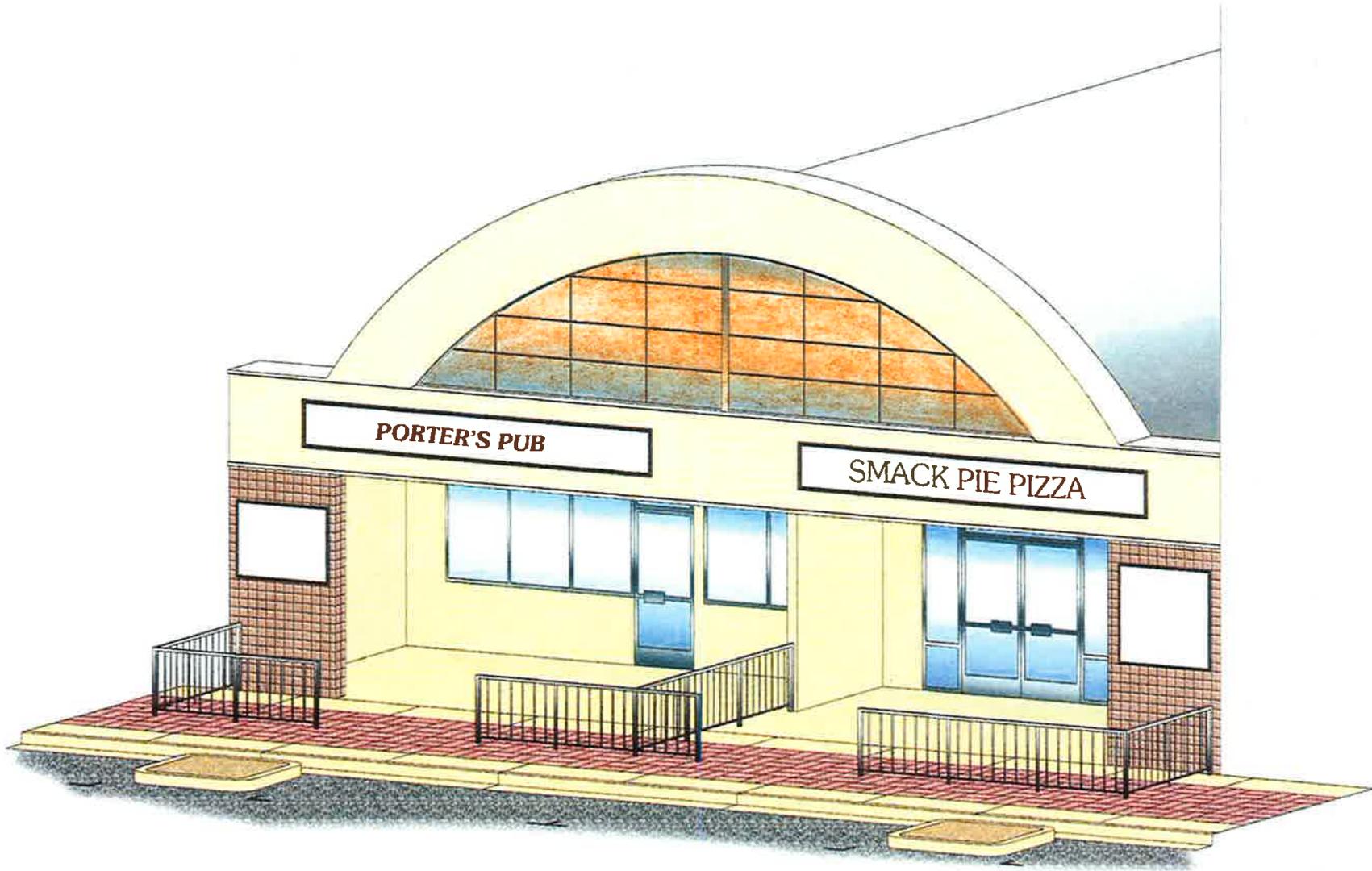
PROJECT:  
 PROPOSED TENANT IMPROVEMENT FOR:  
**SMACK PIE PIZZA**  
 PROJECT LOCATION:  
 121 S. SCHOOL STREET  
 LODI, CA



DRAWN DLF
CHECKED MS
DATE 1/28/13
SCALE AS NOTED
JOB NO. 1123
SHEET

**A1**





**PORTER'S PUB**

**SMACK PIE PIZZA**