

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, AUGUST 14, 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
 - a. "April 10, 2013"
3. REVIEW ITEMS
 - a. Request for Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of a single story addition of 1,115 sq. ft. area to the existing Lodi Memorial Hospital to house an MRI room. (Applicant: HDR Architecture, Inc, on behalf of Lodi Memorial Hospital; File 13-SP-05)
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 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, APRIL 10, 2013
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, April 10, 2013 was called to order by Chair Kiser at 5:15 p.m.

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

Absent: Committee Members

Also Present: Associate Planner Immanuel Bereket

2. MINUTES

a) No minutes.

3. PUBLIC HEARINGS

a) 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)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned. He stated that the Planning Commission previously reviewed and approved a major renovation project along with an alcohol beverage control license at the project site. He stated the item for SPARC review concerns an outdoor patio that has been partially constructed without a permit.

Hearing Opened to the Public

Javier Barajas, project representative, stated that his family owns the building and were unaware a building permit was required for such a project. Mr. Kiser asked for a status on the project. Mr. Barajas stated that they intended to complete the project once the required approvals are granted. Mr. Slater asked if the restaurant will offer live entertainment outdoors. The applicant stated they will not since that could generate excessive noise. Mr. Stafford asked if the restaurant is open. Mr. Barajas stated the restaurant is currently closed pending the patio construction; however, it was open under a different ownership and it wasn't successful. He further stated that a covered outdoor seating area would create a welcoming atmosphere when he opens the restaurant. Mr. Slater asked if there will be lighting. The applicant stated there will be soft lighting and will not project beyond the property line. Mr. Stafford asked where the signage would go. Mr. Barajas said their current plan is to place it on the north elevation. Mr. Stafford stated he visited the site and could not see the sign as the building maintains a 20-ft setback and recommended a perpendicular signage should be utilized.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Slater, second by Member Litton, approved the request of Javier Barajas to construct a

covered outdoor patio area for a restaurant located at 234 E. Lodi Avenue. The motion carried by the following vote:

Ayes: Kirst, Litton, Slater, Stafford and Chair Kiser

Noes: None

Absent: None

- 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)

Associate Planner Bereket presented and briefly described the project. He provided background information regarding the project. The applicant, Downtown Partners LLC, has submitted plans to rebuild the existing fascia of a vacant building located at 121 South School Street. He pointed out the various elements of the proposed improvements. He added that the Planning Commission has approved two separate Use Permits for alcohol licenses for two restaurants that will occupy the building. He stated that 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, he expressed concern for the color palate in regards to the arch area.

After staff's presentation, Mr. Kiser asked if the color selected is close to what is being proposed and if such color is present within the Downtown District. Mr. Bereket stated the sample color board is actually brighter than the print out. Mr. Slater asked if the applicant's would be allowed an outdoor area. Mr. Bereket stated that the applicants have submitted for an encroachment permit to install outdoor seating similar to other restaurants in Downtown. Mr. Slater asked if the signage illustrated on the elevations are consistent with the Downtown Design Guidelines. Mr. Bereket stated that there is a specific sign program for the Downtown District and the project would have to comply with the requirements outlined therein. The signs illustrated on the elevations are conceptual signs only. Mr. Stafford asked if the outdoor seating area complies with the requirements of the Americans With Disabilities Act (ADA). Mr. Bereket stated that compliance with ADA requirements is one of the conditions of approval for an encroachment permit.

Hearing Opened to the Public

The applicant, Ms. Vikie Snell, spoke and made a brief presentation regarding the color palate. She stated that the original colors they proposed turned out to be brighter than anticipated and have now modified the color selection. She presented a new color board to the SPARC committee. She stated she will open a pizza place in one of the tenant spaces. Mr. Slater asked if the revised color palates are acceptable to the City. Mr. Bereket stated revised color plans mirror other buildings within the Downtown District and is acceptable. Mr. Stafford asked if two separate businesses would occupy the spaces. The applicant stated that was the case. Mr. Stafford asked if the proposed windows are roll-up windows. The applicant confirmed that was the case and the intent was to make connection with the outdoor seating. She pointed out the building is narrow and long and, therefore, does not get natural light. Having windows that open up would provide natural light. Mr. Stafford and Ms. Kirst expressed their approval of the project and pointed out that outdoor seating draws foot traffic.

Project designer, Mr. Michael Smith, spoke. He stated that there will be recessed lights throughout the restaurants. Mr. Slater asked if there will be outdoor speakers. Mr. Smith stated that they did not want to install outdoor speakers since the noise would have to be contained within the tenant spaces. Mr. Slater asked if the applicants intend to open the roof. Mr. Smith stated that would be a costly proposition and they will not open the roof up.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of Member Stafford, second by Member Kirst, approved the request of Downtown Partners LLC, for façade remodel to an existing vacant building at 121 South School Street. The motion carried by the following vote:

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 6:10 p.m.

ATTEST:

Immanuel Bereket
Associate Planner



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Associate Planner, Community Development Department
Date: August 14, 2013
Subject: Request for Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of a single story addition of 1,115 sq. ft. area to the existing Lodi Memorial Hospital to house an MRI room. (Applicant: HDR Architecture, Inc, on behalf of Lodi Memorial Hospital; File 13-SP-05)

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of HDR Architecture, Inc, on behalf of Lodi Memorial Hospital for the proposed addition to Lodi Memorial Hospital located at 975 South Fairmont Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

Lodi Memorial Hospital proposes to construct a 1,115 square foot addition immediately adjacent to the existing Emergency Department. The new addition will occupy six (6) parking spaces and will be used to house and operate MRI equipment. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

BACKGROUND

Lodi Memorial Hospital is located in a transitional area with medical and business offices to the north and east and residential uses to the south and west. The area north of the hospital is zoned Office and is developed primarily with health care related offices and facilities. Fairmont Avenue, which borders the hospital property on the east, and Ham Lane which borders the hospital property on the west, are the primary medical office areas in the City. South of the Hospital property the area is zoned residential and is primarily developed with single-family houses. Lodi Middle School is located west of the hospital, across Ham Lane. The hospital property contains a 362,082 square foot building with a total of 157 beds, a 14,506 square foot, two-story central plant, other miscellaneous buildings, and 683 employee and visitor parking stalls scattered throughout the property, as well as a helicopter landing pad. Lodi Memorial Hospital and their affiliated entities own a total of 17.56 acres at the project location.

ANALYSIS

Lodi Memorial Hospital proposes to construct a 1,115 square foot building addition to the existing south wing of the hospital, which will house an MRI equipment room. The proposed addition housing the MRI equipment would be positioned between the north and south wings of the building, and would displace a total of six (6) parking stalls. The addition is proposed to be a one-story, contemporary building that will use the same color and material as the southwing building. The exterior of the building is proposed to feature a combination of fawn (brown) colored stucco, fawn (brown) cultured stone veneer, Lee-Ivory colored textured finish metal panels, sea-green colored smooth finish metal panels, sea-green color corrugated metal panels, Champaign-gold colored smooth finish metal panels, and Solex green colored (subtle green tint) low-e glass with matching spandrel glass.

One tree, some shrubs and ground cover will be removed to accommodate the proposed addition. Landscaping on-site will be replaced in front of the addition, at the building entrance on the north

side of the structure. The proposed landscaping plan consists of crape myrtle trees, shrubs and groundcover. It uses the same shrub species as the existing landscape.

As mentioned above, the hospital provides a total of 683 parking stalls for employees and visitors. Based on the square footage of the hospital, medical offices, emergency room, number of employees and beds, 529 parking spaces are required for the entire site; that includes the anticipated number of employees as a result of the addition. There are 677 parking spaces on the site including both parking ramps. Based on these numbers, the existing onsite parking facility is adequate and the hospital does not need to provide additional parking spaces.

The Project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed addition to Lodi Memorial Hospital. 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 Office Zoning District. In addition, the addition has been designed to blend in with the existing architecture, site plan and circulation. The proposed addition is coordinated with the long-term plans of Lodi Memorial Hospital. No part of the addition will stand out.
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 overall physical development of the hospital. The proposed addition properly relates to essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and access points by providing adequate distances among buildings, parking, and pedestrian circulation areas in accordance with code requirements;
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 that the proposed addition is visually, physically and functionally compatible with the rest of the hospital and neighborhood characteristics because the architecture complements adjacent buildings and the site plan is planned to function well within the hospital campus.
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.
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 additional room for a medical facility. The addition is needed in order to house the latest technology in the medical field. In addition, the addition provides an attractive environment for the occupants of the property to be developed in that suitable interim landscaping is proposed adjacent to the building and existing functionally and aesthetically suitable mature landscaping exists throughout the site.
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 an addition at 975 South Fairmont Avenue, 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 Architectural Review 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, August 3, 2013. Seventy-two (72) 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
2. Aerial Map
3. Site Utilization Map
4. Existing Elevations
5. Addition Plans
6. Exterior Finish Material Board

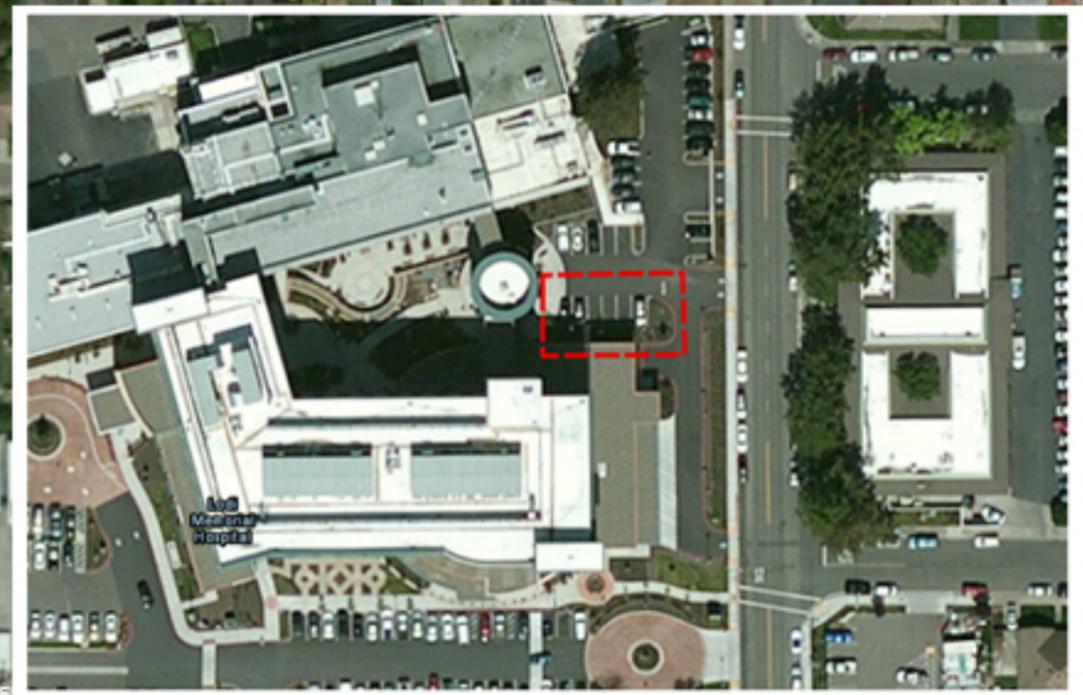
Arial Map

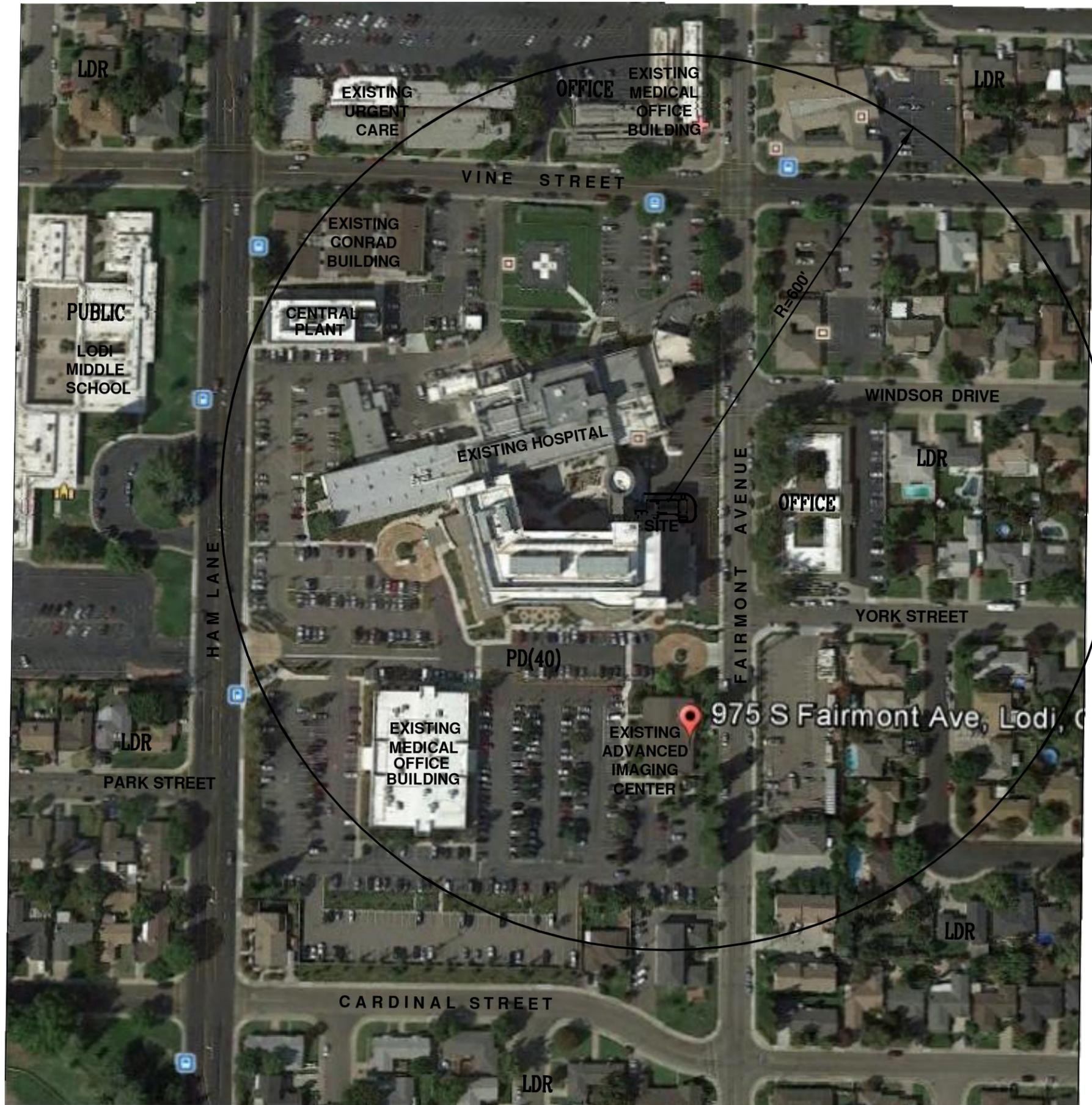


 Project Site

 Lodi Memorial Hospital







Scale: 1" = 150'

SITE UTILIZATION MAP

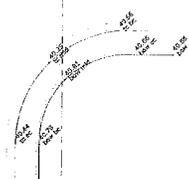
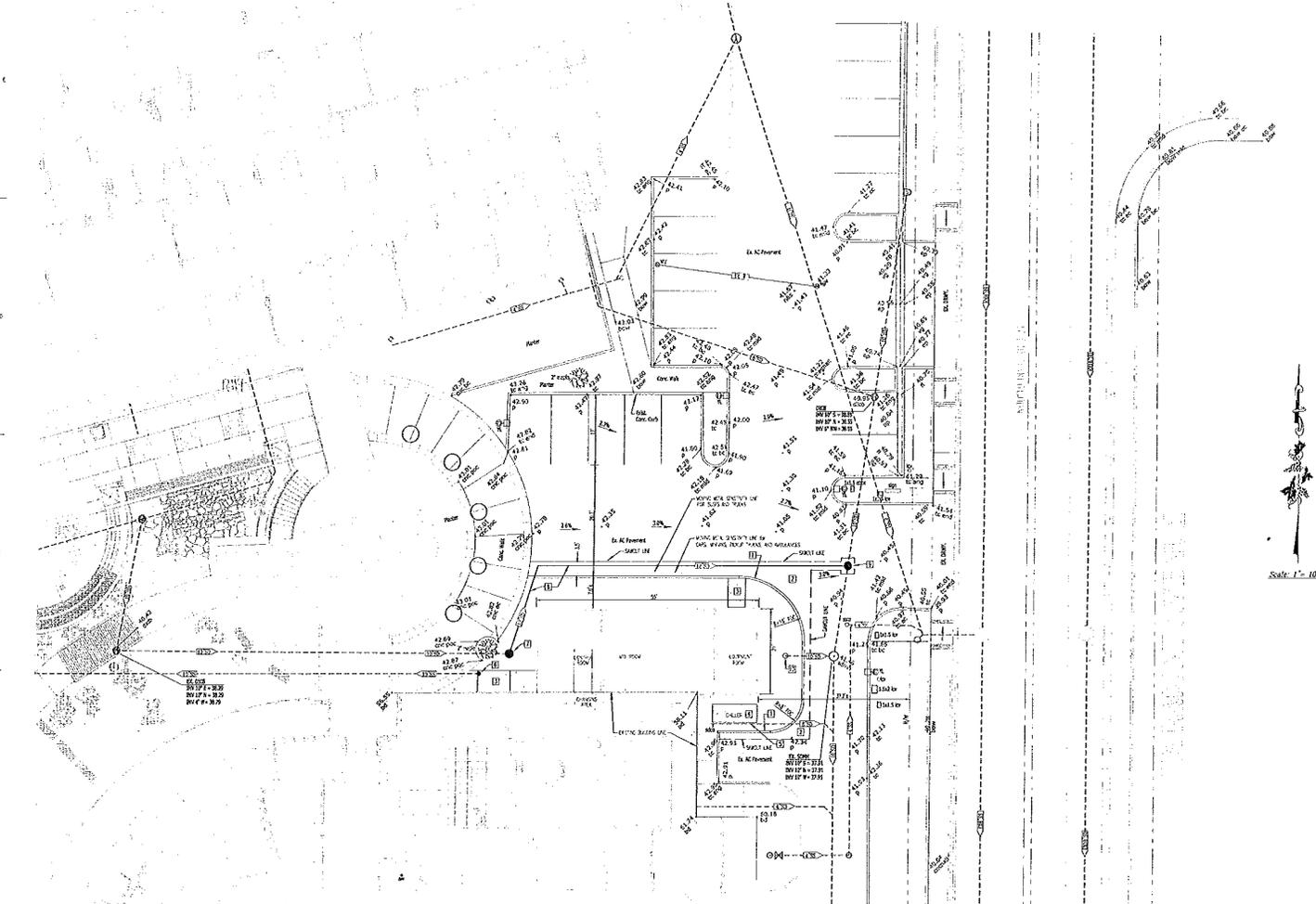


PREPARED IN THE OFFICE OF:
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 www.bpengineers.net
 209.368.6618
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 Lodi, CA 95240









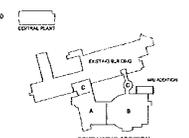
KEYNOTE LEGEND

- 1) RETAIL 4" CONCRETE CURB
- 2) PAVED PARKING
- 3) CONCRETE DRIVEWAY
- 4) CONCRETE DRIVEWAY SLOPE FOR DRAINAGE
- 5) EXISTING STORM DRAIN LINE A CLOSE PROXIMITY TO CURB SIDE
CONSTRUCTION SHALL TAKE PRECAUTIONS TO PROTECT PIPE
- 6) RETAIL SURFACE FINISH ON EXISTING PARKING AREA - REMOVE SURFACE FINISH
- 7) RETAIL PAVEMENT ON EXISTING STORM DRAIN LINE - REMOVE STORM DRAIN PIPE-ASAP
- 8) RETAIL 12" DIA. STORM DRAIN LINE TO BE PAVED THROUGH BY BUILDING
- 9) CONCRETE PAVEMENT ON EXISTING STORM DRAIN LINE
- 10) CONCRETE MASSAGE DRAIN ON EXISTING STORM DRAIN LINE
REMOVE STORM DRAIN PIPE



975 South Forrest Avenue Lodi, CA 95240

MRI ADDITION



KEYPLAN

OSHPD NUMBER:

WORK	DATE	DESCRIPTION
PROJ. NUMBER	01006	
PROJ. MANAGER	HEMINGWAY, M	
DESIGN ARCHITECT	DEEG, HERRERA	
PROJ. ARCHITECT	DEEG, HERRERA	
ENV. DESIGNER	EVANS, STEVEN, PIEDRA	
LANDSCAPE ARCHITECT	EVANS, STEVEN, PIEDRA	
STRUCTURAL ENGINEER	CONDOREN	
Mechanical ENGINEER	SHAWSON	
ELECTRICAL ENGINEER	ERDREZ	
PLUMBING		
INTERIORS		
EQUIPMENT		
DRAWN BY		

PREPARED IN THE OFFICE OF:
BAUMBACH & PIAZZA, INC.
CIVIL ENGINEERS
235 WEST 64th STREET
LOS ANGELES, CALIFORNIA 90010

SPARC SUBMITTAL
JULY 8, 2013

CIVIL SITE PLAN

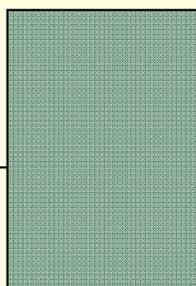
SCALE: AS SHOWN

C-103

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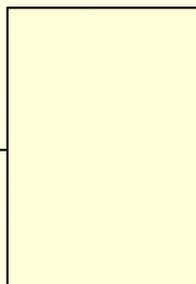
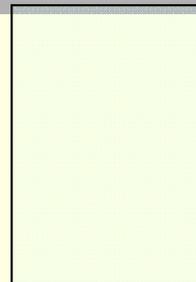
LODI MEMORIAL HOSPITAL

SOUTH WING ADDITION



METAL PANEL
WALL SYSTEM
SEA GREEN

VISION GLASS
PANEL



METAL PANEL
CHAMPAGNE GOLD

TEXTURED METAL
PANEL WALL SYSTEM
LEE IVORY



EXTERIOR
CEMENT PLASTER
FAWN COLOR



CULTURED
STONE VENEER

EXTERIOR FINISHES