

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, SEPTEMBER 11, 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. "August 14, 2013"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) for design review and approval of architectural and site development plans for new fire station at 2 South Cherokee Lane.
(Applicant: City of Lodi, Public Works Department; File 13-SP-06; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)
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, AUGUST 14, 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, Stafford and Chair Kiser

Absent: Committee Members

Also Present: Associate Planner Immanuel Bereket

2. MINUTES

“April 10, 2013”

MOTION / VOTE:

The Site Plan and Architecture Review Committee, on motion of SPARC Member Stafford, Kirst second, approved the Minutes of April 10, 2013 as written. (SPARC Member Litton abstained because he was not in attendance of the subject meeting)

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of HDR Architecture, Inc, on behalf of Lodi Memorial Hospital, for review and approval of a single story addition of 1,115 sq. ft. area to the existing Lodi Memorial Hospital located at 975 South Fairmont Avenue. (Applicant: HDR Architecture, Inc, on behalf of Lodi Memorial Hospital; File 13-SP-05)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. He stated the Hospital proposes to construct a 1,115 square foot addition immediately adjacent to the existing Emergency Department. The new addition would displace six (6) parking spaces and will be used to house and operate MRI equipment. The hospital provides a total of 683 parking stalls for employees and visitors. The proposed elimination of six (6) stalls would be insignificant.

Hearing Opened to the Public

Chris Dickey, Director of Facilities Management for the Hospital, came forward to answer questions. He stated that the hospital approve the application as proposed.

SPARC Member Stafford asked if a window can be added on the east elevation. Mr. Dickey stated they cannot add a window or an opening on the east elevation because of the type of equipment used. Mr. Dickey noted that the hospital allows the public to park on the hospital property. Mr. Dickey further noted that the hospital plans to build a parking structure in the near future. Mr. Kiser asked for schedule. Mr. Dickey responded the hospital hopes to have a parking deck in place by the year 2030. Mr. Stafford asked if the addition opens into the existing hospital. Mr. Dickey responded that it does.

Judy Wilcox spoke. She asked the location of the addition. City staff pointed the exact location. She stated she is not opposed to the addition, but wanted to know it's exact location and how it may impact parking.

Mark A. Wilcox, local resident and business owner, came forward to address some concerns. He expressed that there is parking shortage on in the adjacent streets, in particular Fairmont Avenue and Vine Streets. Mr. Kiser noted there isn't much the City staff can do since most of parking on the street is generated by medical offices located on Fairmont Avenue and Vine Streets. Mr. Wilcox asked what steps he would need to take in order to request a stop sign be installed at the intersection of York Street and Fairmont Avenue. Associate Planner advised Mr. Wilcox to contact Public Works.

Mr. Stafford asked if the hospital would consider allowing the public to park on their parking spaces. Mr. Dickey, Director of Facilities Management for the Hospital, stated that the hospital already allows the medical office employees to park at their current parking lot.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, second by Member Kiser, approved the request of HDR Architecture, Inc, on behalf of Lodi Memorial Hospital, for SPARC review and approval of a single story addition of 1,115 sq. ft. area to the existing Lodi Memorial Hospital located at 975 North Fairmont Avenue.

The motion carried by the following vote:

Ayes: Kirst, Litton, 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 5:45 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: September 11, 2013
Subject: Request for Site Plan and Architecture Review Committee (SPARC) for design review approval of architectural and site development plans for new fire station at 2 South Cherokee Lane. (Applicant: City of Lodi, Public Works Department; File 13-SP-06; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request for design review approval of architectural and site development plans for new fire station at 2 South Cherokee Lane, subject to conditions outlined below.

SUMMARY

The City proposes to replace the existing Fire Station No. 2 and relocate it to a new site. The proposed project consists of architectural and site improvement plans for the construction of a new fire station at 2 South Cherokee Lane, southeast corner of South Cherokee Lane and East Oak Street. The 7,921 square foot building is proposed to be a one-story, contemporary building with a varied roof line that is intended to reflect the rooflines of the adjacent properties along Cherokee Lane. A storage building measuring approximately 3,062 square foot is also proposed. The 3,062 sq. ft. pre-engineered metal building is located at the rear of the site and provides storage for six pieces of apparatus, fire hose and a hazardous material supply cache.

BACKGROUND

The existing Fire Station No. 2 was constructed in 1982 and is a one-story, slab-on-grade, pre-engineered, steel structure with exterior metal siding and metal roof. The original roof has been patched repeatedly but continues to leak. Mold, persistent rat infestations and other building-related issues have caused living and working conditions to deteriorate to the point where the building has become unsuitable for occupancy. On December 19, 2012, Council authorized the purchase of property located at 16 and 40 South Cherokee Lane as the new location for constructing the replacement fire station.

ANALYSIS

The City proposes to replace the existing Fire Station No. 2 and relocate it to a new location. The proposed site is 2 S. Cherokee Lane. It is at the corner of S. Cherokee Lane and East Oak Street. The proposed site is approximately .90 acres. The proposed fire station measures approximately 7,921sq. ft. in area. It maintains approximately 30-ft setback along Cherokee Lane to allow fire engines to park trucks on the drive. It also fences along Oak Street maintain 10-ft setback and 18-ft setback along Cherokee Lane. The fire station has been designed to accommodate six on-duty personnel. The station includes the following elements:

- Essential common areas (kitchen, dining, dayroom, laundry room restrooms, fitness room and apparatus support spaces);
- Sleeping quarters, men's and women's lockers rooms;
- Two drive-through apparatus bays;
- Apparatus support spaces including a workshop, medical storage and clean-up room, turnout storage and related janitor facilities;
- Public lobby, accessible restroom, station and captain's offices;
- And, mechanical, electrical, communications rooms.

In addition, a second building is also proposed. The 3,062 sq. ft. pre-engineered metal building is located at the rear of the site and provides storage for six pieces of apparatus, fire hose and a hazardous material supply cache.

The existing paving, lighting and buildings on the site will be demolished and the site will be fully redeveloped with concrete and asphalt paving, site lighting, landscaping, security walls, fencing and gates. A gravel training area is provided at the rear of the site and a sand/oil separator is placed behind the apparatus bay for vehicle wash down. A public parking area with two parking spaces including a van accessible parking space and loading zone is located outside the secure area with an accessible route to the station entrance. A decorative public plaza with feature tree is located at the South/West corner of the site.

Off-Site improvements: Off-site improvements include sidewalk replacement, accessible curb ramps at the street corners and new landscape at the parkways. The median at the front of the station along S. Cherokee Lane will be modified to allow a left turn from the fire station, south onto S. Cherokee Lane. A keep clear zone will be stripped in front of the apparatus bay apron along the S. Cherokee lane frontage. Modifications to the traffic signal at the corner of East Pine St. and S. Cherokee Lane will be completed to allow the fire department to control the signal during a response sequence. Additional sidewalk replacement on Cherokee Lane and Oak Street; water line upgrades on Oak Street; and other miscellaneous off-site improvements adjacent to the project will be completed as a part of the work.

Landscape Plan: As shown on the site plan, a 18-ft and 10-ft landscape buffer areas are provided along the western and southern property lines, respectively. A combination of turf and decorative tree are proposed for these landscape areas. Additional landscape is also provided along the northern and eastern property lines. Staff notes detached single family residence is immediately located north of the project site. The pre-engineered storage facility is proposed to along the residential property line. Staff recommends that the final landscape plan include evergreen trees, shrubs and/or vines in order to provide year-round foliage and screening. The singular purpose of the landscape along the residential boundaries is to serve as screening mechanism. A recommended condition of approval requires submittal a detailed landscape and irrigation plan for approval by the Community Development and Public Works Departments for review and approval. All landscape and irrigation improvements are to be designed and installed in compliance with the requirements of the Water Efficient Landscape Guidelines, Lodi Municipal Code, and all other applicable City standards.

Parking: Required off-street parking for public safety uses is not quantified in the Development Code. In accordance with Development Code Section 17.32.040.D, off street parking for the proposed use is also established through the design review process. As proposed, parking is to be provided at a ratio of one stall per employee. The fire station will house three on-duty fire fighters in a 24-hour shift. Shift change occurs at 8AM and there are three shifts; A, B and C. This results in a total of nine personnel being assigned to this location. The project provides 10 parking stalls for employees. In addition, the project provides two parking stalls for visitors even though there is no fire administrative (plan checking or processing) service being rendered, the project provides two public parking stalls. Although required parking is not specified for public safety facilities, it is noted that the off-street parking proposed with this project exceeds the minimum requirement for administrative office uses (a comparable use – lobby area). In applying the office use vehicular parking standard, at least two bicycle parking stalls would be required on-site, where the proposed plans indicate no racks. The project needs to provide bicycle parking for at least two bicycles.

Architecture: The City's Development Code Guidelines establish minimum design expectations for projects within the Mixed Use Corridor. In the Mixed Use Corridor, projects are designs required to add more architectural features and treatments to diminish the building mass. The proposed Primary Building (Fire Station) is located within the Mixed Use Corridor, and therefore

must provide architectural features and treatments on all four (4) sides. The proposed design for the Fire Station denotes an architecture complete with rooftop articulations, variations in color and textures (different colors of bricks), brick columns framing the bay doors, tinted windows, and an attached monument illustrating the number '2' on pedestrian entrance along Cherokee Lane. The storage facility will be partially visible and features a pitched roof articulation. The roofline will be visible from the residence to the north as well as from the public point of view. The proposed architecture meets the Development Code requirements.

Signs: The building elevations have wall signs over each vehicle bay (facing Cherokee Lane). The signs will be non-illuminated individual signs and call out the fire station. The other proposed wall sign is an attached monument sign that has been made to look part of the building. The sign will simply read the number '2.' The proposed signs are not advertising any services and are not going to have a negative impact on the surrounding uses.

Trash Enclosure: The project provides refuse enclosure within the compound and will not be accessible to the public. A masonry wall and metal doors enclose refuse bins inside. It is large enough to provide trash bins for recyclable and non-recyclable materials. A concrete walkway will be installed in the parking area between the adjacent parking spaces and the trash enclosure. The proposed enclosure meets the criteria of Section 17.58.130.

Design Review Findings:

Findings Pursuant to Section 17.40. 020(E) of the Land Use and Development Code for Design Review of the site plan and architectural design of the Fire Station; supporting evidence is found to be sufficiently demonstrated in the staff report, project application materials and the administrative record for file 13-SP-06:

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 fire station has been designed to blend in with the existing architecture, site plan and circulation. The new fire station is a replacement of an existing Fire Station 2, which serves a majority of the Eastside. The new location will also make the station more visible and aesthetically improve what is now an empty lot.
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 neighborhood. The proposed fire station properly relates to General Plan Circulation Plan. The key factor in placing the new fire station at this location is a location that allows for firefighter response times that are as good as the current station on Lodi Avenue.
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 neighborhood characteristics because the architecture incorporates architectural features from the adult education building located across the street. In addition, the 1 acre site is adequate to accommodate the functional needs for the new fire station and has been strategically located for optimal access to new and existing neighborhoods.
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. The building architecture is residential in appearance and will be compatible with the surrounding neighborhood character and will serve as a visual amenity for the future.

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 the fire future fire station will provide services that support the public health, safety and welfare. The facility has been located for optimum access to future and existing neighborhoods in the area and intersection, driveway and other circulation details have been examined by city staff to ensure safe traffic operations to support emergency vehicle needs.
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 15332, Class 32 *In-Fill Development Projects*. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;(b) The proposed development occurs within city limits on a project site of no more than five 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 project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site 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 proposed fire station at 2 South Cherokee Lane, subject to the following conditions:

1. The project shall provide parking a bicycle parking rack to accommodate no less than two (2) locking bicycles. Bicycle parking areas shall be located near main entrances or buildings and shall be installed in full compliance with Lodi Municipal Code Section 17.32.090 - Bicycle Parking.
2. Error! Bookmark not defined.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. 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.
6. No flashing, moving, animated, temporary signs or banners shall be permitted.

7. The applicant shall submit appropriate landscape plans in accordance with the Lodi Municipal Code Section Chapter 17.30 – Landscape Ordinance.
8. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building code. Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will be conform to the provisions of this code and all relevant laws, ordinances, rules and regulations as per 2010 CBC, Section 107.2.1.
9. Plans shall include all interior and exterior accessibility requirements as specified by the 2010 CBC, Chapter 11B. In addition to the public areas, office areas, conference rooms, classrooms, dispatch rooms and similar areas, along with related sanitary facilities, shall be made accessible. 2010 CBC, Section 1105B.3.5.
10. The 2010 CBC, Section 1133B.1.1.1.1 requires all entrances and ground-floor exit doors to building and facilities shall be accessible to persons with disabilities and shall be connected by an accessible route to the public way. Plans to specify and show the accessible path of travel from the doors to the public way or to an area of safe dispersal in compliance with 2010 CBC, Section 1027.6, Exception. Further, amend plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2010 CBC, Section 1133B.5. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2010 CBC, Section 1133B.8.5. 2010 CBC, Sections 1133B.1.1.1.1, 1127B.1
11. Exterior doors appear to be surrounded by fences. All exterior doors are required to provide a path of travel to the public way. The plans shall show man gates to provide access to the public way. Gates must meet all applicable specifications for doors as per 2010 CBC, Section 1133B.1.1.1.4. The plans are to specify the bottom 10" of the gate shall have a smooth, uninterrupted surface to allow the gate to be opened by a wheelchair footrest without creating a trap or hazardous condition or provide a 10" high kick plate at the bottom of the gate. 2010 CBC, Section 1133B.2.6. Also, the plans are to specify and show the gate to have a maximum door opening effort of 5 lbs. and are equipped with single-effort, non-grasping type hardware (i.e., lever) centered between 30" and 44" above the deck surface 2010 CBC, Sections 1133B.2.5.2, 1133B.2.5. Further, the plans are to specify and show a minimum 24" strike side clearance and a minimum 60" deep level landing at the pull side of the gate to comply with 2010 CBC, Sections 1133B.2.4.2, 1133B.2.4.3 and Figure 11B-26a. In addition, the plans are to specify and show a minimum 12" strike side clearance and a minimum 48" deep level landing at the push side of the gate, if equipped with a latch and a closer. 2010 CBC, Section 1133B.2.4.2 and Figure 11B-26a
12. Lodi Municipal Code 15.20.160 requires fire sprinklers on all new buildings of 6,000 sqft or more. Plans shall show a fire control room in compliance with Lodi Municipal Code 15.20.180.
13. Fire rated occupancy separation walls, as per Table 508.4, may be required unless it can be shown that the building qualifies for non-separated occupancies as per 2010 CBC, Section 508.3. Corridors serving the bedrooms may be required to be fire rated as per 2010 CBC, Section 1018.1 and Table 1018.1. In addition, dead end corridors shall be limited to 20'. 2010 CBC, Section 1018.4.
14. A mechanical ventilation system shall be provided in the garage. An exhaust system with a minimum exhaust rate of 0.75 cfm/sqft shall be provided. 2010 CBC, Section 406.4.2, 2010 CMC, Section 403.7 & Table 4-4.

15. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards.
16. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
17. Offsite landscape improvements and median modifications in Cherokee Lane must conform to the Central City Revitalization Program.
18. Project shall be subject to the following payments prior to building permit issuance unless noted otherwise:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
 - c. Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
19. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
20. 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,

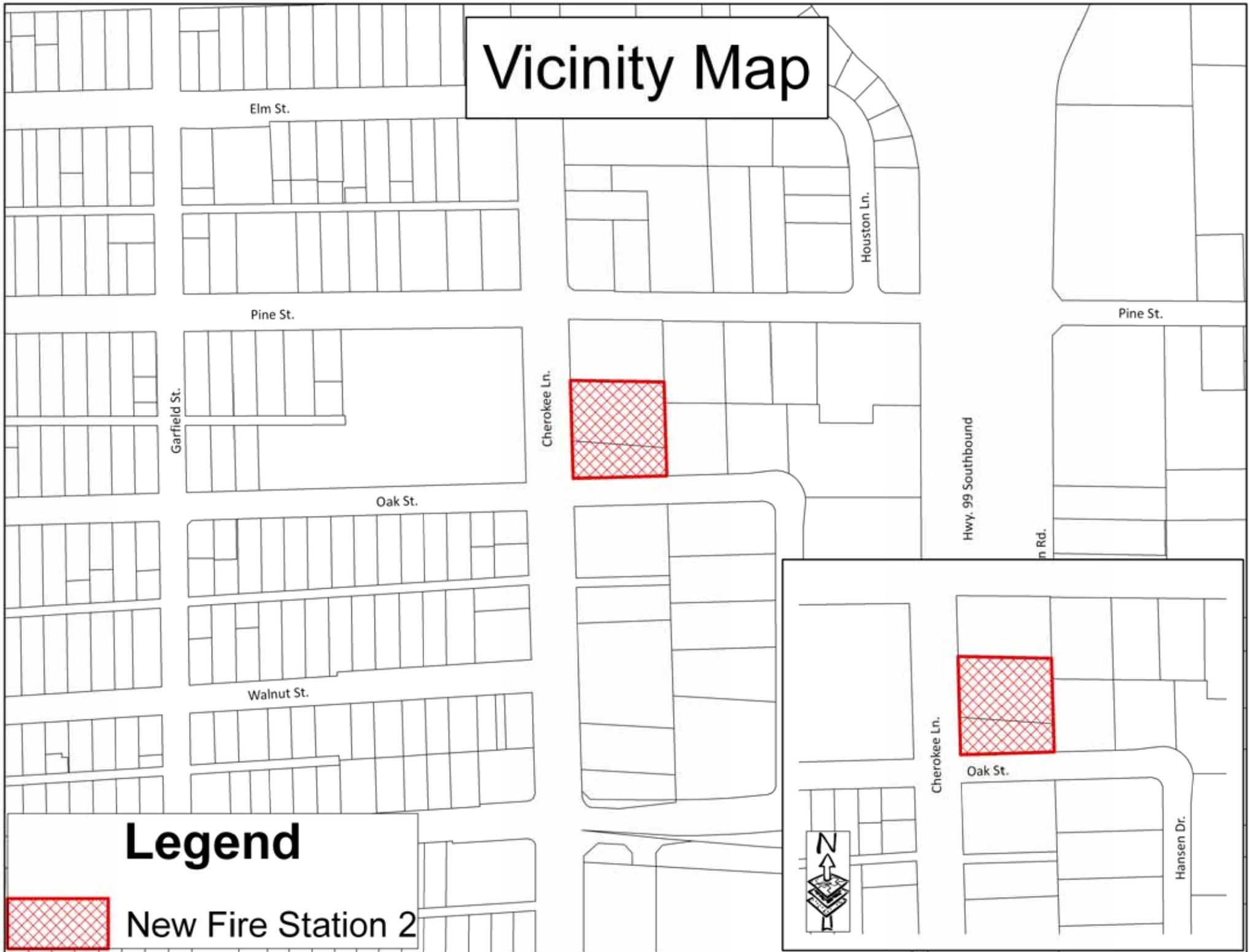
Immanuel Bereket
Associate Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

1. Vicinity
2. Aerial Map
3. Site Utilization Map
4. Elevations

Vicinity Map



Aerial Map



SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE (SPARC) REVIEW SUBMISSION

TABLE OF CONTENTS:

- A. SITE UTILIZATION MAP
- B. DETAILED SITE PLAN
- C. CONCEPTUAL LANDSCAPE PLAN
- D. PRELIMINARY FLOOR PLAN
- E. ILLUSTRATIVE BUILDING ELEVATIONS
- F. PERSPECTIVES
- G. PERSPECTIVES

ZONING LEGEND:

- MDR, MEDIUM DENSITY RESIDENCE
- MUC, MIXED USE CORRIDOR
- PQP, PUBLIC QUASI PUBLIC
- CM, COMMERCIAL
- IND, INDUSTRIAL



A. SITE UTILIZATION MAP
SCALE: 1/64" = 1'-0"



LODI FIRE STATION NO. 2
CITY OF LODI
DEPARTMENT OF PUBLIC WORKS
221 WEST PINE STREET, LODI, CA 93241

MARY MCGRATH ARCHITECTS
305 17TH STREET, SECOND FLOOR, OAKLAND, CA 94612
PHONE: 510.258.9400 | WWW.MARYMCGRATHARCHITECTS.COM

8/26/2013



NOTES:

- | | |
|--|---|
| 1 ASPHALT PAVING | 10 6" MASONRY SITE WALL w/ BRICK FINISH |
| 2 GRAVEL TRAINING AREA | 11 LOW PLANTER WALL |
| 3 CONCRETE PAVING | 12 FLAGPOLE |
| 4 FIRE HYDRANT | 13 FEATURE TREE w/ LOW PLANTERS & DECORATIVE PAVING |
| 5 NEW PUBLIC SIDE WALK w/ ACCESSIBLE CURB RAMPS | 14 LANDSCAPE AREA w/ DROUGHT TOLERANT PLANTING |
| 6 PARKWAY | 15 TRASH ENCLOSURE |
| 7 (E) MEDIAN TO BE MODIFIED TO ALLOW FIRE RESPONSE | 16 24' SLIDING GATES |
| 8 "KEEP CLEAR" ZONE STRIPPING | 17 (E) LANDSCAPE TO REMAIN |
| 9 CHAIN LINK FENCING w/ VINYL SLATS | 18 ROOF TOP MECHANICAL UNITS w/ SCREEN |

LEGEND:

- LIGHT BOLLARDS
- ☼ LIGHTING
- BUILDING ACCESS

Mixed Use Zoning Districts General Development Standards		
DEVELOPMENT FEATURE	REQUIREMENT BY ZONING DISTRICT	FIRE STATION NO.2
	MCO	
MINIMUM LOT SIZE		
AREA	8,000 sq.ft.	37,254 sq.ft. (0.855)acres
WIDTH & DEPTH	50 ft. wide w/ 100 ft. deep	205 ft. wide w/ 201 ft. deep
SETBACKS		
FRONT	10 ft.	18'-6"
STREET SIDE	10 ft.	10 ft.
SIDES (EACH)	5 ft.	5 ft.
REAR	10 ft.	47'-8"
FLOOR AREA RATIO	1.2	0.29
HEIGHT LIMIT	Min. 15 ft. Max. 4 stories/60 ft.	27 ft. 1 Story
LANDSCAPING	Landscaping shall be provided as required by Chapter 17.30 (Landscaping)	Refer to Landscape Plan
PARKING	As required by Chapter 17.32 (Parking and Loading)	10 for staff 2 for visitors w/ 1 accessible parking

MCO (MIXED USE CORRIDOR) DISTRICT - The MCO zoning district is applied along the City's major corridor: Kettlerman and Cherokee lanes and Lodi Avenue. This category provides a variety of office and general commercial uses, as well as a low-, medium-, and high density residential. The maximum FAR is 1.2. The MCO zoning district is consistent with the Mixed Use Corridor land use designation of the General Plan.

B. DETAILED SITE PLAN

SCALE: 1/16" = 1'-0"

8/26/2013



LODI FIRE STATION NO. 2

CITY OF LODI
DEPARTMENT OF PUBLIC WORKS
221 WEST PINE STREET, LODI, CA 95241



505 17th STREET, SECOND FLOOR, OAKLAND, CA 94612
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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION









CITY OF LODI
LODI FIRE STATION NO. 2 - OPTION B - PERSPECTIVE VIEWS
SCALE: N.T.S. 8/26/2013

MARY MCGRATH ARCHITECTS

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