

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, NOVEMBER 13, 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. "September 11, 2013"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of a single story addition to an existing gas station located at 420 West Kettleman Lane. (Applicant: Sukh Singh; File Number: 13-SP-07; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)
 - b. Request for Site Plan and Architectural Review Committee approval of façade improvements to an existing building located at 10 West Oak Street. (Applicant: Rubin Larrazolo; File Number: 13-SP-08; 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, SEPTEMBER 11, 2013
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, September 11, 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: Community Development Director Konradt Bartlam, Associate Planner Immanuel Bereket, Public Works Director, Wally Sandelin, Fire Chief, Larry Rooney, Public Works Construction Manager, Gary Wiman,

2. MINUTES

“August 14, 2013”

MOTION / VOTE:

The Site Plan and Architecture Review Committee, on motion of SPARC Member Stafford, Kirst second, approved the Minutes of August 14, 2013 as written.

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 the City of Lodi 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)

City Manager, Konradt Bartlam, introduced the project and provided background information. He stated the City purchased two properties at the southeast corner of Cherokee Lane and Oak Street to replace the existing Fire Station 2. He introduced project architect, Mary McGrath.

Ms. McGrath gave a brief PowerPoint presentation based on the staff report. She stated worked with a design committee that included the Fire Chief, Larry Rooney, city staff and fire fighters to develop the design. She stated the project site is located on a corner, which is ideal for circulation and turnaround. She stated the project proposes off-site improvements such as replacing sidewalk all the way Pine Street, removing the median on Cherokee Lane to allow left turn movement from the fire station and landscaping. She pointed out the main public entrance will be located on Cherokee Lane, which is accentuated with a tower like structure that will feature the number two to identify the fire station. She also pointed out there will be bell as well. She stated the overall exterior design was influenced by the Lincoln School located that he southwest corner of Cherokee Lane and Pine Street. She stated the original concept was to provide three bays, but it was reduced to two bays due to budget constraints. In addition the fire station building, there will be a metal storage facility that will occur on the back end of the property.

Hearing Opened to the Public

Commissioner Kiser asked if there are plans for to install solar panels. Ms. McGrath responded not at this time due to budgetary constraints. Mr. Kiser asked if the project

provides enough turning radius for the fire engines. Ms. McGrath stated the corner location is ideal since it provides several ingress/egress points. She stated the median will be removed to allow trucks to turn south on to Cherokee Lane.

SPARC Member Stafford pointed out the property to the north is a residence. He asked if the storage facility is a corrugated metal. Ms. McGrath stated there is a landscape strip along the northern property line which will screen the storage facility. She further stated that the structure occurs at the rear end of the property and would not impact the residence. In addition, she stated the structure is not a corrugated metal structure. Mr. Stafford stated that the proposed fire station matches the school and fits in well with the neighborhood.

SPARC Member Litton also pointed out the proposed fire station matches the school and it is a well designed building.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, second by Member Litton, approved the request of the City of Lodi 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.

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

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: November 13, 2013
Subject: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of a single story addition to an existing gas station located at 420 West Kettleman Lane. (Applicant: Sukh Singh; File Number: 13-SP-07; 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 of Mr. Singh for the proposed 540 sq. ft. addition to an existing gas station located at 420 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

SUMMARY

The applicant proposes small addition to an existing gas station located at 420 West Kettleman Lane. The addition will be used to accommodate a restroom, office, storage and customer waiting area. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

BACKGROUND

The project site is located at 420 West Kettleman Lane on the southeasterly corner of Kettleman Lane and Hutchins Street and is located adjacent to the shopping center where Ross clothing store, amongst other tenant, is located. The project site is located on a separate parcel from the adjacent shopping center.

The 26,481 sq. ft. (approximate) site is currently developed with a gas station that was established in 1960. The gas station consists of three structures including a building that accommodates an automobile repair facility and retail area, an attached carwash, and two canopy structures that cover several gasoline pumps. Photos of the existing buildings on-site are attached as part of this staff report. The property has received several approvals over the years for the construction of the gas station and a variance to increase allowable signage. A condition has been added to the project that requires compliance with all of the existing approvals unless they have been superseded by a more current approval.

ANALYSIS

The project site is developed with existing structures, signage, parking, on-site circulation, and landscaping. Parking is located around the existing building and along the eastern property line and additional parking is provided adjacent to the convenience/cashier building (on easterly elevation). The project site has three (3) existing driveway approaches, one (1) along Hutchins Street and two (2) Kettleman Lane. The project site can also be accessed from the adjacent shopping center to the south. The owner would like to expand the existing building by 504 square feet. The addition will be used to accommodate a restroom, office, storage and customer waiting area.

The proposed building addition will occupy the space of the existing dumpster enclosure, backside of the building facing south. A new refuse enclosure would be constructed adjacent to the new addition. The carwash facility will be removed and replaced with storage facility to accommodate expansion of the smog testing business associated with the gas station. The submitted floor plan

illustrates configuration of the new addition to two restrooms, waiting area, office and additional storage. The southern door (exist door) of the carwash facility will be filled in.

A key aspect of the design of the addition is to ensure compatibility with the built-in environment. The proposed addition uses mostly metal siding and wood fascia to create a roofline. Whereas the existing building uses a stone wainscot (brick) along the entire base of the building to provide architectural interest, the proposed addition fails to match the building in this respect. Staff has recommended that the same brick treatment be on the proposed addition. We think this condition will add a unifying design element. It is worthwhile to note the addition (south elevation) is visible from South Hutchins Street and the shopping center.

The project outlines a refuse bin area south of the building where the exit door for the carwash facility used to be. However, it is unclear whether or not a refuse enclosure will be provided. As is the standard requirement of the City's Development Code, the project is required to provide refuse enclosure comprised of masonry wall with solid metal doors. The said refuse enclosure must be wide enough to accommodate trash bins for recyclable and non-recyclable materials. Staff proposes a condition requiring the project to provide a refuse enclosure and that the applicant installs landscape around the enclosure to screen it. In addition, staff is requiring the applicant to plant creeping vine or similar landscape material around the refuse enclosures to discourage and prevent graffiti.

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 the existing Shell Station building. 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 (MCO) 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:** With the additional conditions providing further architectural treatments, this finding can be made in the affirmative in that the project is consistent with the overall physical development of the gas station. 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 gas station and neighborhood characteristics because the architecture complements adjacent buildings and the site plan is planned to function.
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 waiting room and bathroom for the customers where there such facilities do not existing at the moment. The addition is needed in order to a bathroom addition in compliance with the Americans with Disabilities Act (ADA) and promote safety by providing a waiting room.
6. **Comment:** 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 applicant's request for an addition at 420 West Kettleman Lane, subject to the following conditions:

1. The project proponent and/or the property owner 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 SPARC 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 SPARC 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 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. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. The project proponent shall provide a trash enclosure. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.

6. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
7. The applicant shall plant creeping vine or similar landscape material around the refuse enclosures to discourage and prevent graffiti.
8. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
9. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
10. The applicant shall provide brick treatment on the base of the proposed addition, consistent with the existing building.
11. 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.
12. 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.
13. No flashing, moving, animated, temporary signs or banners shall be permitted.
14. 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.
15. 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.
16. 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, November 2, 2013. Sixteen (16) 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:

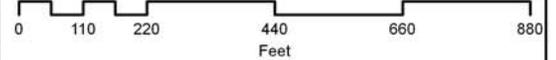
1. Vicinity
2. Aerial Map
3. Photos of the existing buildings on-site Addition Plans
4. Exterior Finish Material Board

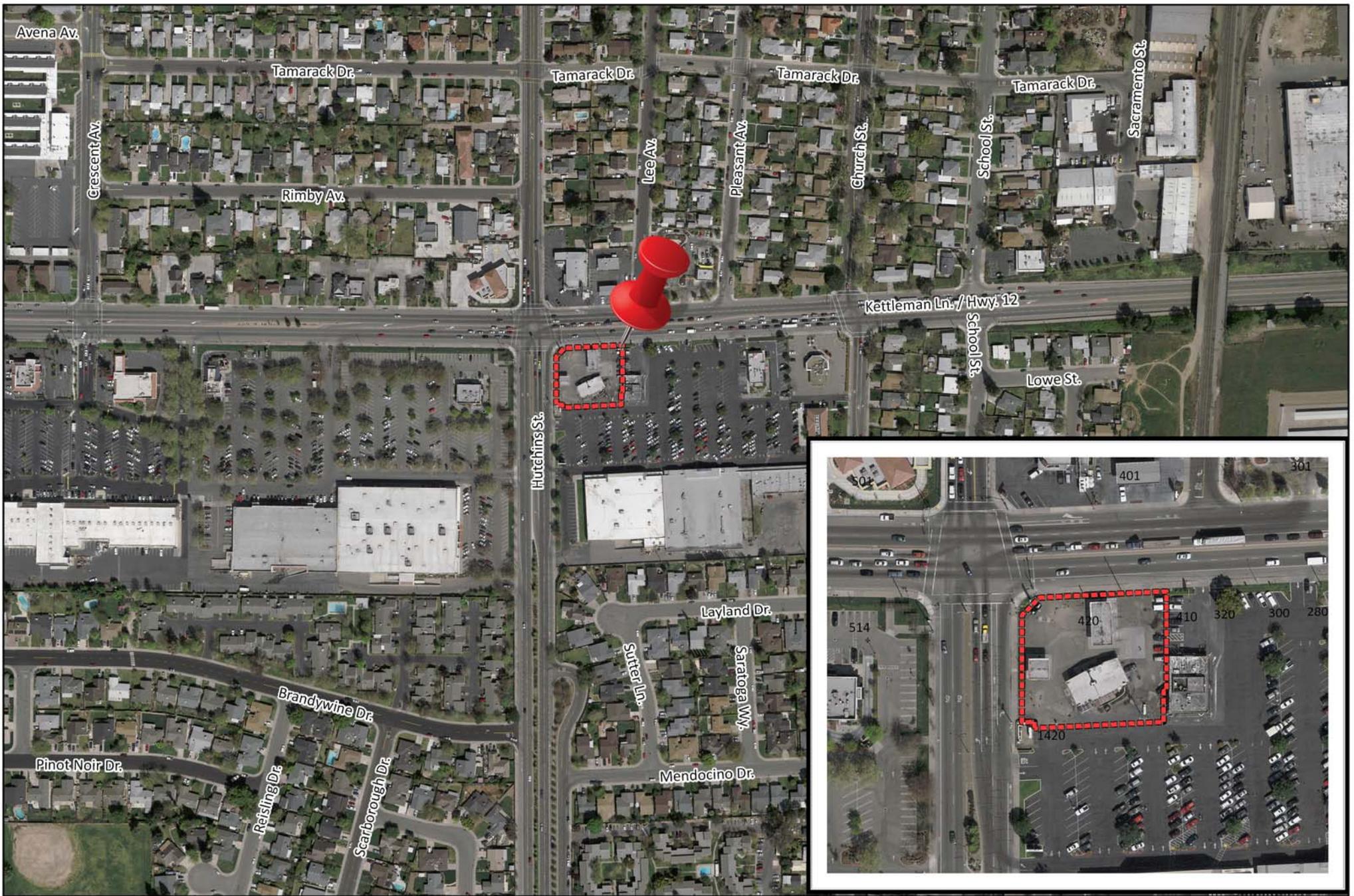


Legend

 Tokay Shell Gas Station

Vicinity Map

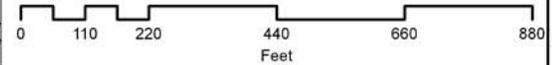


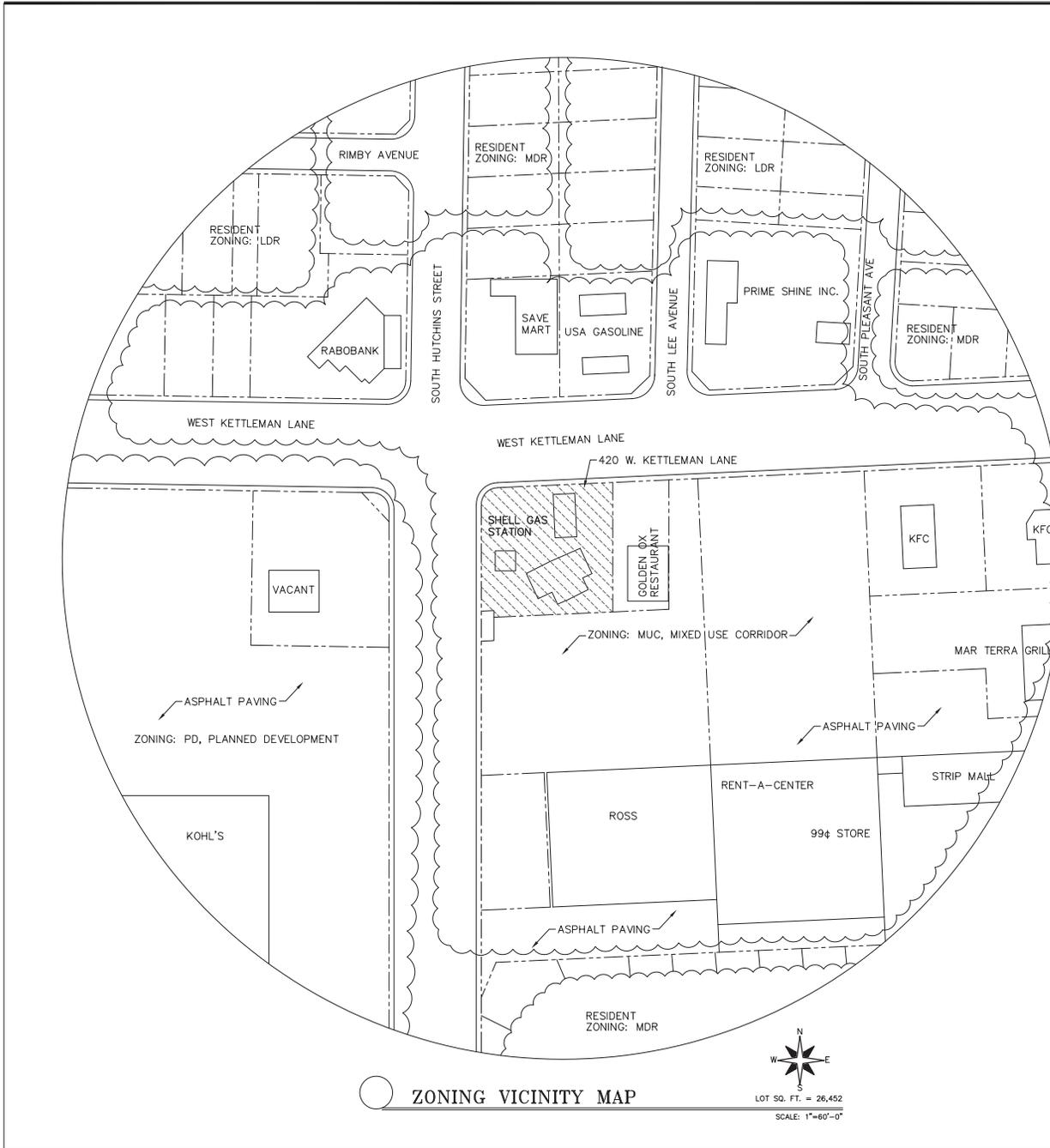


Legend

 Tokay Shell Gas Station

Aerial Map





ZONING VICINITY MAP

LOT SQ. FT. = 26,452
SCALE: 1"=60'-0"

ABBREVIATIONS

Ø	AT	LD.	INSIDE DIAMETER
▲	ANG.	INSUL.	INSULATION
⊖	CENTERLINE	JAN.	JANITOR
⊘	DIAMETER	JT.	JOINT
+	HOLES	LWB.	LABATORY
⊖	FEET	MAX.	MAXIMUM
L	ANGLE	M.B.	MACHINE BOLT
ACUST.	ACOUSTIC	MECH.	MECHANICAL
BD.	BOND	MIN.	MINIMUM
BEG.	BUILDING	NEW	NEW
BLK.	BLOCKING	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	CL.	ON CENTER
		P.E.N.	PERIMETER EDGE WALL
CL.	CLEAR	PLY.	PLYWOOD
CONC.	CONCRETE	PURV.	PURVISOR
CONT.	CONTINUOUS	PT.	POINT
		PT.	PRESSURE TREATED
DBL.	DOUBLE	(Ø)	REMOVE
D.F.	DOUGLAS FIR	RESUL.	RESULFIN
		R.W.	RAN WATER LEADER
(E)	EXISTING	RWD.	REDWOOD
EA	EACH	SHT.	SHEET
ELEV.	ELEVATION	SHR.	SHREATHING
ED.	EDGE	SHR.	SHREATHING
EQUIP.	EQUIPMENT	SM.	SHIM
FIN.	FINISHED	TAB.	TOP AND BOTTOM
FL.	FLOOR	THK.	THICK
		TYP.	TYPICAL
GA.V.	GALVANIZED	UN/ON	UNLESS OTHERWISE NOTED
OP.	OPENING	VERT.	VERTICAL
H.W.	HOLLOW METAL	W	WATER
H.C.	HEIGHT	W.C.	WATER CLOSET
		X	BY

VICINITY MAP



PROJECT INFORMATION

PROJECT OWNER: MRS. GARCIA
PROJECT ADDRESS: 420 WEST KETTLEMAN LANE, LODI, CA 95240
ARCHITECT/DESIGNER: CRES ENGINEERING

ENGINEER: CRES ENGINEERING ANDRES E. STAMBOUR, P.E. (LIC# 64493)

—BUILDING OCCUPANCY: M
—TYPE OF CONSTRUCTION: VA
—STORES: 1
—FIRE SPRINKLERS: NO
—FIRE ALARM: NO
—APN #: 06202042

FLOOR AREA RATIO :

—LOT SQ.FT. : 26,452
—EXISTING SQ.FT. : 1,075
—(N)PROPOSED ADDITION SQ.FT. : 540
—(N)TOTAL STORE AREA : 2,215
—FLOOR AREA RATIO: 2,215 SQ.FT./26,452 SQ.FT. = 8.4% COVERAGE
—ADDED IMPERVIOUS AREA = 0 SQ.FT.
—AVERAGE SLOPE OF LOT MODIFIED = 0%

GENERAL NOTES

1. A PERMIT WILL BE REQUIRED FROM THE COUNTY/CITY BUILDING DEPARTMENT. NO CONSTRUCTION SHALL BE INITIATED WITHOUT PLANS APPROVED BY THE COUNTY/CITY BUILDING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL PERMIT CONDITIONS.
2. IN THE CASE OF WORK BEING DONE UNDER PERMIT ISSUED BY THE COUNTY, THE PERMITTEE SHALL BE CONSIDERED TO BE THE CONTRACTOR. CONTRACTOR SHALL CONTACT THE COUNTY AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION TO ARRANGE FOR INSPECTION.
3. ALL MATERIALS AND WORK PERFORMED SHALL BE IN ACCORDANCE WITH THESE PLANS TOGETHER WITH APPLICABLE PROVISIONS OF THE ORDINANCE OF THE COUNTY/CITY BUILDING DEPARTMENT.
4. IF THE CONTRACTOR FINDS A DISCREPANCY WITHIN THESE PLANS OR A CONFLICT BETWEEN THESE PLANS AND THE BEST GENERAL PRACTICES OF THE INDUSTRY, THE CONTRACTOR SHALL BRING SUCH DISCREPANCY OR CONFLICT TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THESE MATTERS IN A TIMELY MANNER SO AS NOT TO DELAY HIS OPERATIONS OR AFFECT THE ACCEPTABILITY OF THE FINISHED PRODUCT.
5. INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES AS SHOWN HEREIN IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME PLAN PREPARATION AND IS FOR INFORMATION PURPOSES ONLY. UTILITIES SHOWN IN THE PLAN VIEW MAY NOT BE SHOWN IN PROFILE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO EXCAVATION IN ANY AREA.
6. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF OWNER OR DESIGN PROFESSIONAL.

EXTERIOR SPECIFICATIONS

- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER. FELT/PAPER SHALL BE APPLIED HORIZ WITH 2" LAP AND VERT WITH 6" LAP.
- EXCEPTIONS:
- APPROVED WEATHERPROOF PANELS.
 - BACK-PLASTERED CONSTRUCTION.
 - AND HUMAN OCCUPANCY.
 - WATER-REPELLENT PANEL SHTG.
 - APPROVED PAPERBACKED METAL/LATH
 - UNDERSIDE OF ROOF/EAVES

SITE TOPOGRAPHY

- SITE CONFIGURATION, SETBACKS, EASEMENTS AND TOPOGRAPHY INFORMATION SHALL BE PROVIDED BY THE OWNER. THE OWNER SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, EXTENT OF BUILDING PAD, AND THE ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL AND/OR ACCEPTANCE. CONTRACTOR/OWNER SHALL VERIFY CONTOURS PRIOR TO CONSTRUCTION.

DRAWING SHEET INDEX

A0.0	VICINITY MAP AND TITLE SHEET
A0.1	EXISTING SITE PLAN
A0.2	PROPOSED SITE PLAN
A0.3	EXISTING FLOOR PLAN & ELEVATIONS
A0.4	PROPOSED FLOOR PLAN
A0.5	PROPOSED ELEVATIONS

NOTES TO CONTRACTOR

1. EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREFIXED BY "EXIST.", "EXISTING" OR "TO."
2. NEW CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREFIXED BY "NEW" OR "NO."
3. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. BRING INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING INTO THE STORM DRAIN SYSTEM.

PROJECT DESCRIPTION

THE EXISTING BUILDING IS A SINGLE STORY STRUCTURE WITH A METAL FRAMED ROOF AND EXTERIOR METAL SIDING. THE FLOOR SYSTEM IS A CONCRETE SLAB ON GRADE. THE BUILDING IS CURRENTLY USED AS PART SMOG SHOP AND PART CONVENIENCE STORE. THAT IS APPROX. 1675SF. THE REMODEL INCLUDES RELOCATING THE RESTROOM AND OFFICE AND ADDING A WAITING AREA. THE REMODEL ALSO INCLUDES CREATING A USEABLE WORK AREA WHERE THE PREVIOUS CAR WASH WAS LOCATED ADJACENT TO THE EXISTING SMOG STATION. SOME LANDSCAPING FEATURES MAY BE REQUIRED.

CODE COMPLIANCE

- THESE PLANS WERE PREPARED IN COMPLIANCE WITH THE LATEST CODE. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL CODES AND ANY AMENDMENTS OR ORDINANCES IMPOSED BY THE PROJECT JURISDICTION.
- APPLICABLE CODES:
- 2010 CALIFORNIA BUILDING CODE (CBC)
 - 2010 CALIFORNIA PLUMBING CODE (CPC)
 - 2010 CALIFORNIA MECHANICAL CODE (CMC)
 - 2010 NATIONAL ELECTRICAL CODE (NEC)
 - 2010 CALIFORNIA FIRE CODE
 - 2010 CALIFORNIA RESIDENTIAL CODE



2430 SAND CREEK ROAD, SUITE C-1252
BRENTWOOD, CALIFORNIA 94513
T:925.420.5255 F:925.420.5252

ITEM:	REVISIONS/ISSUE	DATE:

PROFESSIONAL STAMP



ARCHITECT / DESIGNER:
CRES ENGINEERING

BUILDER / CONTRACTOR:
ZION BUILDERS, INC.

PROJECT TITLE:
CONVENIENCE STORE ADDITION

**420 W. KETTLEMAN LN.
LODI, CA**

SHEET TITLE:
VICINITY MAP AND TITLE SHEET

DATE:
09/03/2013

DRAWN BY:
AES

SCALE:
AS NOTED

SHEET NO:
M1198

SHEET NO:

A0.0

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: November 13, 2013
Subject: Request for Site Plan and Architectural Review Committee approval of façade improvements to an existing building located at 10 West Oak Street. (Applicant: Rubin Larrazolo: File Number: 13-SP-08; 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 of Rubin Larrazolo for instillation of a metal awning at 10 West Oak Street, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The proposed project is a request for SPARC approval for instillation of a canvas awning to an existing building located at 10 West Oak Street. 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 Architectural Review Committee.

BACKGROUND

The project site consists of a mostly rectangular parcel that is approximately 9,000 square feet. The site is currently improved with a 9,000 square foot building. The site is bordered by Oak Street to the north, a US Post Office site to the west, Sacramento Street to the east and commercial properties to the south. The building on the project site is built out to the front and side property lines, more commonly referred to as a zero lot-line building. The storefront of the building faces north to Oak Street. The site is currently used by a restaurant with an outdoor seating area that also faces north to Oak Street. The project site is within the Downtown Mixed Use zoning district (DMU) and is within the Downtown Business District. The site is designated in the General Plan as Downtown Mixed Use. The attachments illustrate the location of the project, and the existing building façade of the structure involved. 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 Architectural Review Entitlement must be reviewed and approved by the Lodi Site Plan and Architectural Review Committee prior to any alteration occurring.

ANALYSIS

The applicant's representative has submitted plans for architectural review approval of a proposed canvas awning addition to the entries of a building. The project site is located at 10 West Oak Street, which is within the Downtown Business District. The proposed work is minor in scope and would create a substantial improvement to the façade of the structure. The purpose of the structure is to provide shade for the outdoor patio dining area and entry ways. The awning design responds to the scale, proportion and rhythm created by the column elements and fit into the space created by those columns.

The 9,000 square-foot building is separated into three storefronts by four pilasters, and has three tenant spaces fronting Oak Street. Two of the spaces are used by a restaurant and is the subject of the proposed awning installation. The restaurant has an outdoor patio eating area common in the downtown district. The existing single story building has rectangular windows and doors and clean, subtle architectural details that are highlighted by changes in color. The proposed canvas awning design complements the windows, doors, and architectural lines of the building by maintaining the

visibility of transoms. The proposed canvas awning will be attached to the building for the entire frontage of the restaurant. Awning shape relates to the window and door opening by using square awnings, which compliments rectangular windows and doors. The proposed canvas awning complements the existing architecture of the building.

The proposed project does not alter pedestrian circulation, remove landscaping, or tamper with accessible ramps and other amenities. No signage has been proposed. All future signage would have to follow the Downtown Design Guidelines, which provide a balanced approach to achieve overall consistency in downtown area without sacrificing individuality for tenants to improve their businesses. The sign guidelines provide clear parameters as to the signs dimensions, location and type of lighting permitted. The storefront design guidelines emphasize the use of quality materials and design to make the stores and the overall center a success.

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 Downtown Design Guidelines for the Downtown Mixed Use (DMU) Zoning District. The intent of the proposal is to increase comfort for patrons during summer and during rainy winter months, which will increase foot traffic and make the area attractive and viable during the summer heat and winter rain.
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 building. Staff finds that the proposed awning canvas will be compatible with the area and is harmonious in scale, bulk, and coverage with the downtown area. The proposal will not adversely affect the surrounding properties because through Conditions of Approval the property will be required to maintain the canvas awning in good shape.
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 canvas awning is visually, physically and functionally compatible with neighborhood characteristics because the architecture complements adjacent buildings.
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 shading structure for the customers.
6. **Comment:** 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 applicant's request for façade improvements at 10 West Oak Street, subject to the following conditions:

1. The project proponent and/or the property owner 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 SPARC 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 SPARC 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 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. The canvas material shall be composed of material meeting the flame propagation performance criteria of NFPA 701 or shall be treated with a flame retardant in an approved manner and shall meet the flame propagation performance criteria of NFPA 701, and that such flame propagation performance criteria shall be effective for the period specified by the permit per 2010 CFC, Section 2404.2.
5. Lateral design (wind and seismic) for the proposed awning, prepared by an Architect or Professional Engineer, licensed in the State of California shall be required. Design shall include connection requirements to the existing building.
6. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
7. 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.
8. 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.
9. 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.
10. No flashing, moving, animated, temporary signs or banners shall not be permitted

11. 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.
12. The applicant shall remove the concrete patch cover for the tree well in front of the building and install a new tree. The new tree shall match existing tree species along Pine Street.
13. 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.
14. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.
15. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Staff believes the proposed canvas awning maintains an appropriate building scale, mass, and proportion and is compatible with the architectural style and characteristics of the existing building and the surrounding neighborhood. The proposed canvas does 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. Therefore, staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the proposed canvas awning installation at 10 West Oak Street, subject to SPARC Common Conditions and Supplemental Conditions.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on Saturday, November 2, 2013. Twenty-five (25) 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

EXHIBITS:

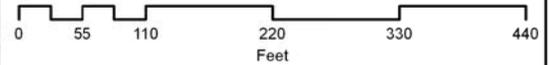
- A. Vicinity Map
- B. Aerial Map
- C. Existing Elevations
- D. Proposed Elevations

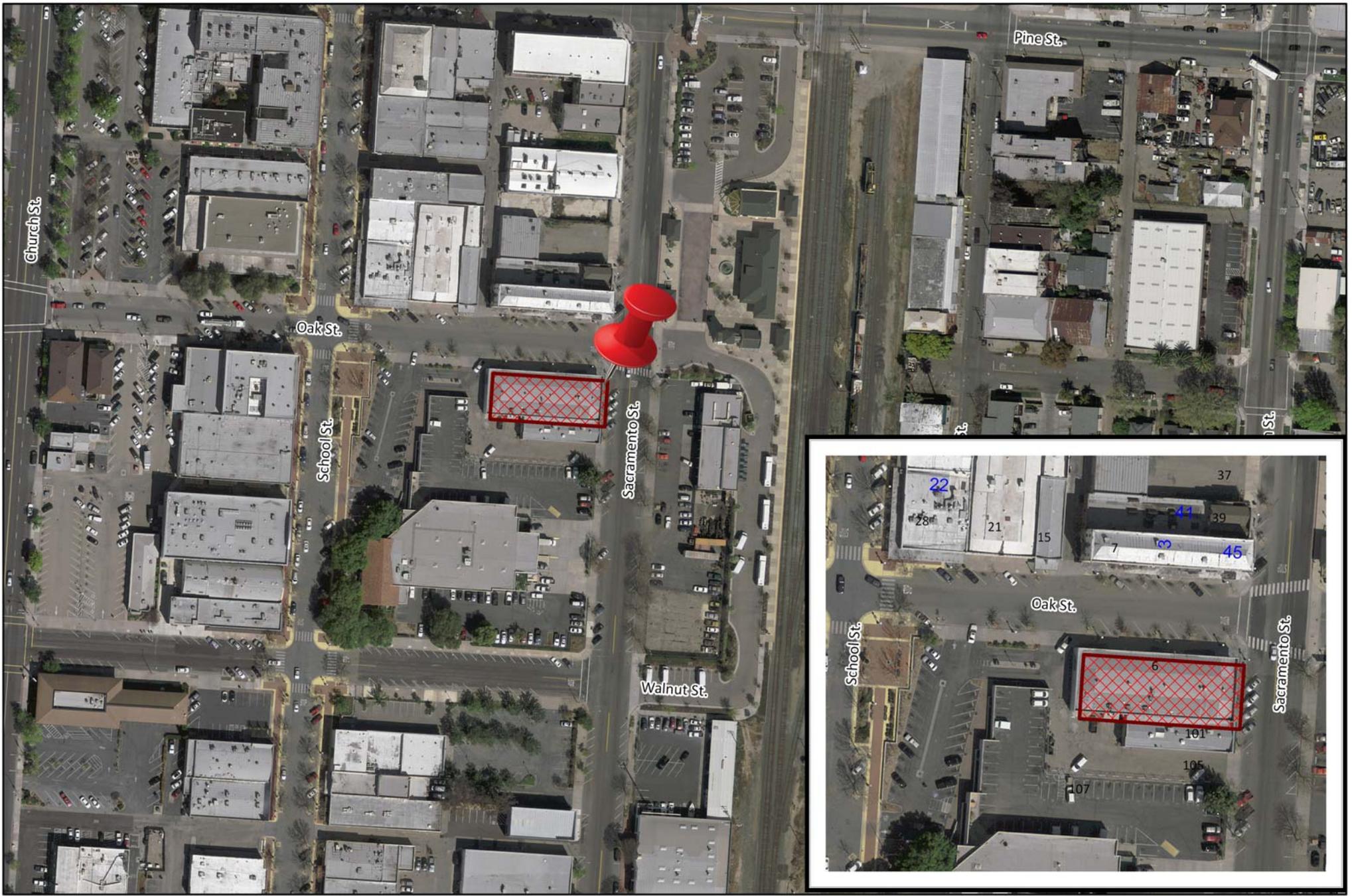


Legend

 Project Site

Vicinity Map

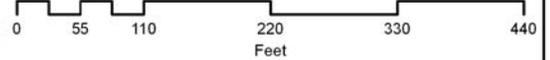




Legend

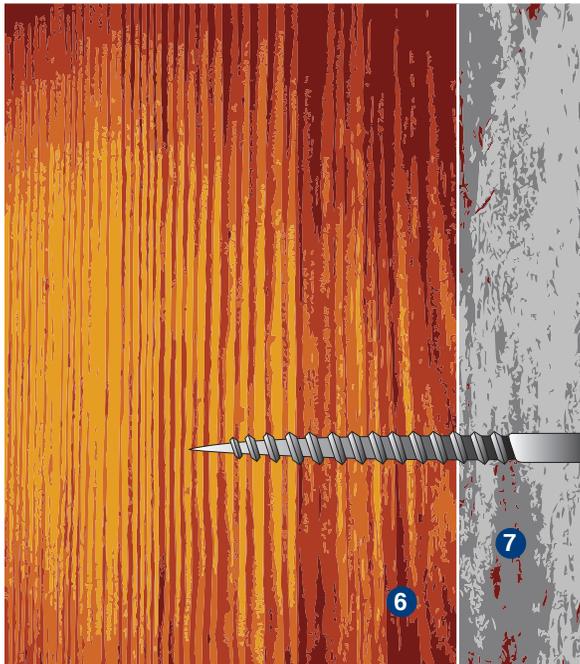
 Project Site

Aerial Map

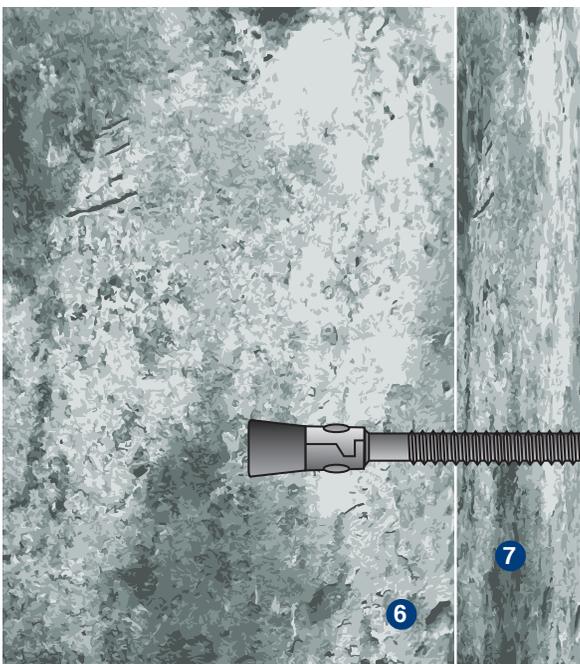




TYPICAL AWNING ATTACHMENT DETAIL

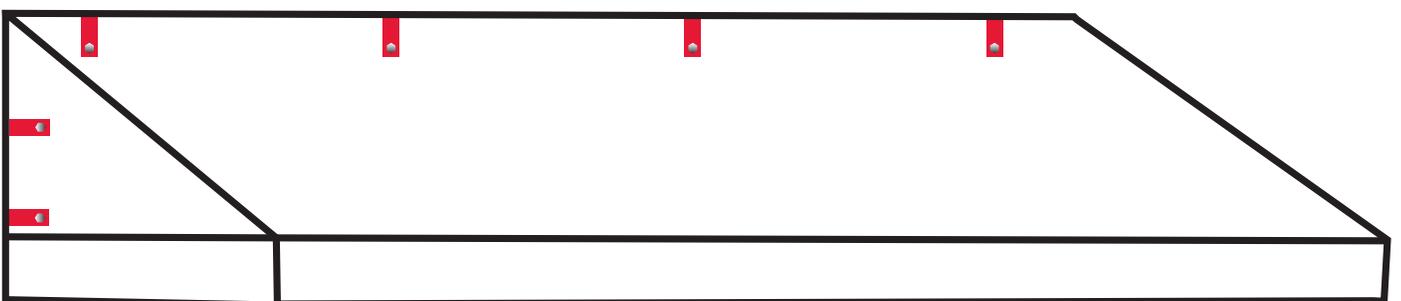


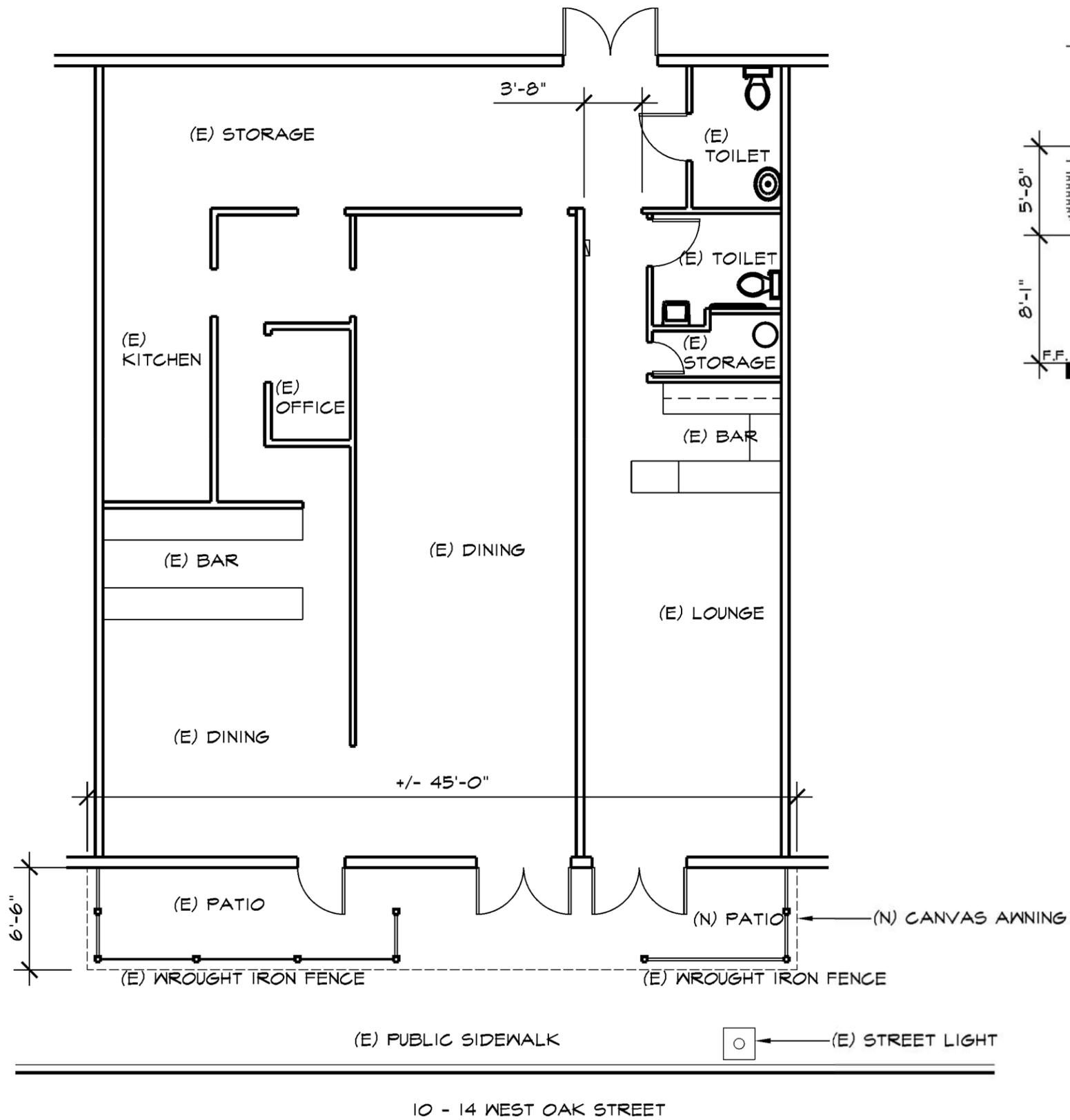
- 1 Awning Rail (for fabric attachment).
- 2 1" Square Tubing (awning frame).
- 3 #14 Hex Head Tek Screw.
- 4 14 Gauge Steel Mounting Bracket.
- 5 1/4" x 3" Lag Screw.
- 6 Wood Structural Member.
- 7 Stucco.



- 1 Awning Rail (for fabric attachment).
- 2 1" Square Tubing (awning frame).
- 3 #14 Hex Head Tek Screw.
- 4 14 Gauge Steel Mounting Bracket.
- 5 Concrete Expansion Anchor.
- 6 Concrete.
- 7 Stucco.

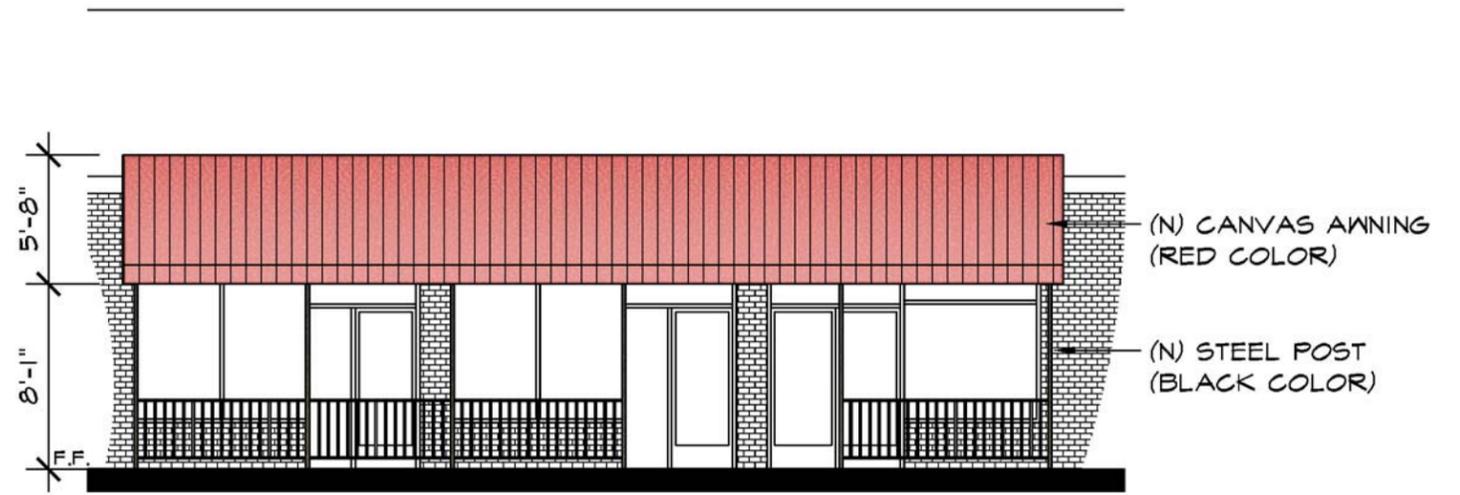
MOUNTING BRACKETS DETAIL



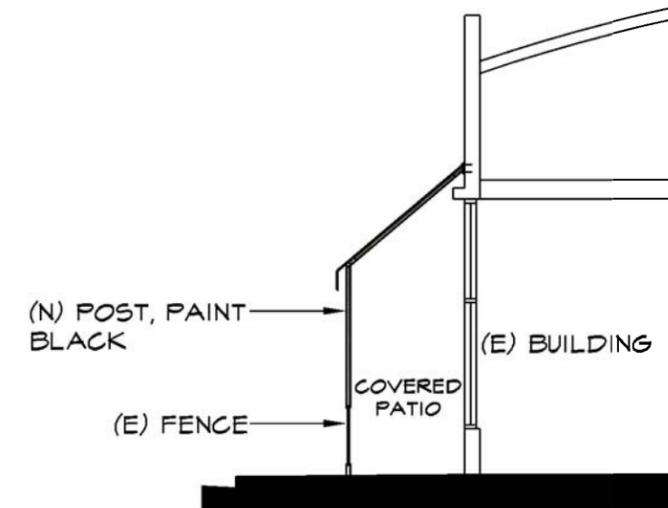


10 - 14 WEST OAK STREET

FLOOR PLAN



FRONT ELEVATION



SECTION



Alebrijes Bistro – New Canvas Awning
 10 W. Oak St.
 Lodi, Ca. 95240

gerardo espinosa
 209.810.0824

09.17.13

