

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, AUGUST 13, 2014 @ 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 23, 2013"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Smart and Final – 215 E. Lodi Ave. (Applicant: Bill Beebe; File Number: 2014-25 SP; CEQA Determination: Exempt Per Section 15301)
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 23, 2014 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, April 23, 2014 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Della Monica, Kirst, Litton, Stafford and Chair Kiser

Absent: Committee Members None

Also Present: Senior Planner Craig Hoffman and Administrative Secretary Kari Chadwick

2. MINUTES

“November 13, 2013”

MOTION / VOTE:

The Site Plan and Architecture Review Committee, on motion of SPARC Member Kirst, Stafford second, approved the Minutes of November 23, 2013 as written. (Members Litton and Della Monica abstained because they were 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 Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Mokelumne Station – 651 N. Cherokee Lane. (Applicant: Lee Purdue; File Number: 2014-08 SP; CEQA Determination: Exempt Per Section 15301)

Senior Planner, Craig Hoffman, gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Hearing Opened to the Public

- Nick Bates, applicant, came forward to answer questions.

- Member Della Monica asked about the six foot wall between building A and B. Bates stated that the wall is to enclose a small garden area for privacy. Della Monica asked if there will be a security gate protecting the area. Bates stated there would be. Della Monica asked if the wall will have stone on it or is it going to be wood. Bates stated that the wall will be plaster stucco.

- Chair Kiser asked about the security gate allowing access for the Fire Department. Mr. Bates stated that there will be a knock box for access.

- Vice Chair Stafford asked if all the man gates need to meet ADA. Hoffman stated that is a condition from the Building Division. Stafford questioned if the planting of a creeping vine on the trash enclosure is really necessary. If it dies it becomes a nuisance.

- Member Della Monica asked about lighting. Bates stated that lighting will be installed along the back. Kiser stated that you will need to make sure that the light doesn't disturb the neighbors.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, Litton second approved the request of Lee Purdue for site improvements to Mokelumne Station at 651 N. Cherokee Lane. The motion carried by the following vote:

Ayes: Della Monica, Litton, Kirst, Stafford and Chair Kiser
Noes: None
Absent: None

- b) 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 Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Lodi Iron Works – 800 South Sacramento Street. (Applicant: Lodi Iron Works; File Number: 2014-10 SP; CEQA Determination: Exempt Per Section 15303)

Senior Planner, Craig Hoffman, gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project.

Chair Kiser asked if there will be a requirement for a block wall to be installed. Hoffman stated that there isn't anything directly adjacent that would require that condition.

Vice Chair Stafford asked about the conditions regarding the ADA requirements. Hoffman stated that these conditions have been added to give the applicant the information prior to them getting to the building permit process.

Hearing Opened to the Public

- Reggie Katzakian, applicant, came forward to answer questions.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Kirst second approved the request of Lodi Iron Works for a new metal building at 800 S. Sacramento St. The motion carried by the following vote:

Ayes: Della Monica, Litton, Kirst, Stafford and Chair Kiser
Noes: None
Absent: None

- c) 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 Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Katzakian Trust - Pine– 710

East Pine Street. (Applicant: Reggie Katzakian; File Number: 2014-11 SP; CEQA Determination: Exempt Per Section 15303)

Senior Planner, Craig Hoffman, gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project.

Member Della Monica asked about the accessibility for each unit. Hoffman stated that the Building Division will review for the ADA access.

Hearing Opened to the Public

- Reggie Katzakian, applicant, came forward to answer questions. Mr. Katzakian stated that the ADA accessible pathways will be submitted to the building division along with the building plans.
- Vice Chair Stafford asked if the parking for the lot could become scued if there was a different occupancy type in the current building. Hoffman stated that the fitness center requires more parking than the industrial building will require. Stafford asked if that use were to change could the parking change to the degree that it would hinder the parking for the entire site. Della Monica stated that if the use tries to change the Planning Division will review the application to ensure that it meets the parking requirements. Hoffman confirmed that to be correct.
- Mr. Katzakian wanted to point out that prior to submitting for this application the easement information had not come back and it turns out that there is a fifteen foot easement along the eastern edge of the property. This will require the building to be moved forward ten feet creating a fifteen foot wide space behind the building.
- Member Stafford asked about the utility easement in the rear of the building. Katzakian stated that there will be a gate closing off the back to deter vagrancy. Kiser asked if there will be rear exists. Katzakian stated that there isn't a plan to put rear exists in at this time. It will be maintained by the landscape maintenance company that takes care of the property.
- Litton asked if the easement in the back was going to be paved. Katzakian stated that the area will be graveled.
- Katzakian stated that the plan for in front of the current building at the location is to take out all of the concrete and asphalt and put in some nice plants and planters.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Della Monica second approved the request of Katzakian Trust for a new metal building at 710 E. Pine St. The motion carried by the following vote:

Ayes: Della Monica, Litton, Kirst, Stafford and Chair Kiser
Noes: None
Absent: None

4. COMMENTS BY THE PUBLIC

None

5. COMMENTS BY SPARC MEMBERS AND STAFF

Chair Kiser welcomed John Della Monica to the committee.

Senior Planner Hoffman stated that he will be keeping the Committee as informed and up to date as possible.

6. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:15 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary

Item 3a



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: August 13, 2014

APPLICATION NO: 2014-25 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Smart and Final – 215 E. Lodi Ave. (Applicant: Bill Beebe; File Number: 2014-25 SP; CEQA Determination: Exempt Per Section 15301)

LOCATION: 215 E. Lodi Ave.
Lodi, CA 95240
APN: 043-065-01

APPLICANT: Bill Beebe
Amor – Architectural
2121 S. Haven Ave., Suite 200
Ontario, CA 91761

PROPERTY OWNER: Goodwin and Geraldine Steinberg
620 Sand Hill Rd. #216D
Palo Alto, CA 94304

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Beebe for the proposed façade and site improvements to the existing Smart and Final located at 215 E. Lodi Ave., subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

PROJECT/AREA DESCRIPTION

General Plan Designation: Mixed Use Corridor
Zoning Designation: Mixed Use Corridor
Property Size: 62,650 sq. ft. / 1.44 acres

SUMMARY

The applicant proposes to rehabilitate the façade of the center by adding new entry/exit improvements, new paint color scheme, adding split-face block, adding a cart corral, and stuccoing the buildings. The applicant is also making ADA improvements to the site with new concrete areas and updating the landscaping. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

The investment in the property is consistent with the investment the City has put into Lodi Ave improvements.

BACKGROUND / ANALYSIS

The project site is located north of East Lodi Ave., between South Stockton Street and South Washington Street. (Attachment A) The site is comprised of an existing commercial grocery store including one building with parking, and landscaping.

The applicant is proposing to:

- Expand the grocery store into the entire 22,250 sq. ft. building.
- Update site improvements to meet current ADA and access requirements.
- New entry / exit feature with building addition to break up the plain of the building.
- Stucco the existing building where needed. The base will be painted beige with light brown and brown-grey for the sign tower.
- New split face stone siding on the building base for accent.
- New concrete walkways to improve path of travel.
- New ADA parking stalls and restriping of parking lot areas.
- New signage program.
- New landscaping along street frontages.

The applicant has provided proposed elevations and a materials board. (Attachment B and C). The project proposal helps modernize an existing commercial center with updated colors and textures.

FINDINGS

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 modification to the existing buildings. 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: The project site is zoned Mixed Use Commercial. The project applicant is proposing façade and site improvements that modernizes the center and is consistent with other commercial developments in Lodi while still creating a center identity. The proposal does not include new buildings on the site.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and does not create traffic or pedestrian hazards.* Comment: The proposal does not include any new buildings on the project site and will not create altered circulation patterns.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed façade improvements are visually compatible with the rest of the neighborhood. The façade modernization will enhance the aesthetics of the commercial center.
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: 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: The project proposal is an investment and rehabilitation of an existing commercial center. A majority of the proposed improvements are to enhance path of travel, improve walkways and improve ADA access within the center and provide facade and interior upgrades. The project is a total investment in the property.
6. Comment: The project is found to be categorically exempt from CEQA review under 14 CCR §15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. The project proposal does not increase the intensity of the project site.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 215 E. Lodi Ave., 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 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.
11. 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.
12. No flashing, moving, animated, temporary signs or banners shall be permitted.
13. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance and or occupancy. The applicant shall contact the Fire Department to arrange plan review and inspections. Inspection requests require 48 hour notification. To arrange a field inspection, please contact the Fire Department, Fire Prevention Bureau, located at 25 Ease Pine Street, Lodi, CA 95240. Phone number (209) 333-6739. FAX (209) 333-6844. 2013 CFC, Section 105.6
14. Façade, Site Improvements and Interior Remodel shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.
15. 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 2013 CBC, Section 11B-405 or 11B-406 as appropriate. 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 2013 CBC, Sections 11B-247.1.2.5 & 11B-705.1.2.5.
16. The fence appears to enclose exit doors from the existing buildings. The occupant loads at the proposed man gates would appear to exceed 50. The plans shall show the gates swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
17. Man gates must meet all applicable specifications for doors as per 2013 CBC, Section 11B-206.4 & 11B-206.4.1. Plans to specify the bottom 10" of all gates 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. 2013 CBC, Section 11B-404.2.10

Also, plans to specify and show the gates 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 34" and 44" above the deck surface. 2013 CBC, Sections 11B.404.2.9, 11B-404.2.7

Further, plans to specify and show a minimum 24" strike side clearance and a minimum 60" deep level landing at the pull side of the (exterior) gates to comply with 2013 CBC, Sections 11B-404.2.4, 11B-404.2.4.1 & Table 11B-404.2.3 (Footnote #5)

In addition, plans to specify and show a minimum 12" strike side clearance and a minimum 48" deep level landing at the push side of the gates, if equipped with a latch and a closer. 2013 CBC, Sections 11B-404.2.4, 11B-404.2.4.1 & Table 11B-404.2.3

18. All new exterior doors are required to provide an accessible path of travel to the public way (alley, sidewalk or street). 2013 CBC, Sections 1027.5, 11B-206.4, 11B-206.4.1
19. Plans to specify and show accessible parking spaces in compliance with 2013 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2013 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- a) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2013 CBC, Section 11B-502.2
 - b) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2013 CBC, Sections 11B-502.3.4, 11B-502.3
 - c) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2013 CBC, Section 502.3.3
 - d) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2013 CBC, Section 11B-502.4
20. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number specified by 2013 CPC, Table 422.1. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2013 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories and drinking fountains) shall be provided, as specified for A-3 occupancies by 2013 CPC, Table 422.1. It appears additional plumbing fixtures will be required.
 21. The sink in the break room is to be accessible. Plans shall specify and show the 30" x 48" clear floor space in front of sink allowing a forward approach. The clear space shall extend a maximum 19" under the sink. Further, provide (1) maximum 34" counter or rim height, (2) maximum 6 1/2" deep sink, (3) minimum 27" high, 30" wide 19" knee clearance under the sink, and (4) insulated water supply piping (hot & cold) and drain piping. 2013 CBC, Sections 11B-606.2, 11B-606.3, 11B-606.5, 11B-606.7

2013 CBC, Section 11B-606.2 Exception allows parallel approach to sinks in wet bars and in kitchens that are not equipped with a cooktop or conventional range. Max sink depth of 6 1/2" is required.

22. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. 2013 CBC, Sections 11B-227, 11B-904.4
23. The California Building Code (Title 24 Section 11B-202) requires that existing buildings, when alterations are made, shall be verified for compliance with disabled access requirements. These requirements shall apply only to the specific area of alteration and shall include an accessible entrance, an accessible route to the altered area, at least one accessible restroom for each sex, telephones and drinking fountains (if existing), and when possible additional items such as parking, storage and alarms.

If the construction costs of the alterations to the building are less than the current valuation threshold of \$139,934.00 and if the cost of the above listed accessibility upgrades are disproportionate (exceeds 20% of the project without the upgrades), then the required accessibility upgrades may be provided to the extent that is proportionate (20% of the valuation) as per 2013 CBC, Section 11B-202.4, Exception 8. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access.
24. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards, and Design and Construction Standards.
25. 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.
26. Payment of the following fees 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.
27. Payment of the following fee 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.
28. (The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)
29. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
30. The existing driveways serving the property may require replacement in order to comply with current Americans With Disability (ADA) Standards
31. Site Plan shall be modified to include existing street trees along the Lodi Avenue Frontage.
32. Lodi Avenue and portions of Stockton Street north of Lodi Avenue currently are under a pavement moratorium. No pavement penetrations shall be made in these areas.
33. 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.

34. 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.
35. 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 in the Lodi News Sentinel on Saturday, August 2, 2014. Sixty-two (62) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

Concur,

Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

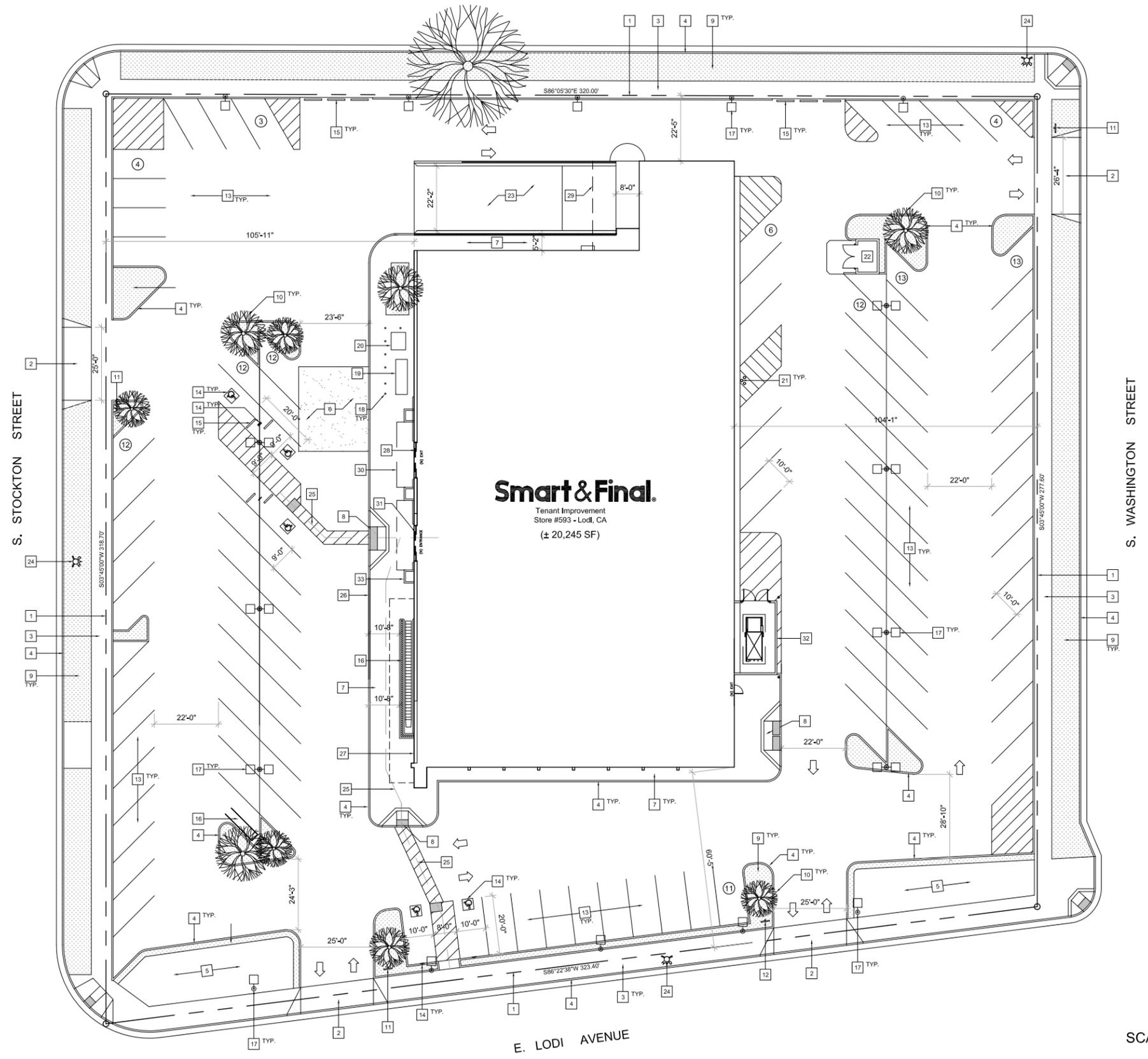
ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Elevations
- C. Exterior Finish Material Board

VICINITY MAP



215 E. Lodi Ave.

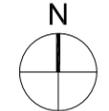


SUBJECT SITE PARKING DATA	
TOTAL PARKING REQUIRED*	81 STALLS
ACCESSIBLE PARKING REQUIRED:	5 STALLS
EXISTING	
TOTAL PARKING:	108 STALLS
FRONT PARKING	56 STALLS
REAR PARKING	52 STALLS
SURPLUS	
ACCESSIBLE PARKING	5 STALLS
PROPOSED	
TOTAL PARKING :	99 STALLS
FRONT PARKING	54 STALLS
REAR PARKING	45 STALLS
SURPLUS	
ACCESSIBLE PARKING PROVIDED	5 STALLS

NOTE:
 * PARKING CALCULATIONS BASED ON CITY OF LODI MUNICIPAL CODE (1 SPACE FOR EACH 250FT²)

KEY NOTES

- 1 (E) PROPERTY LINE
- 2 (E) DRIVEWAY
- 3 (E) PUBLIC SIDEWALK
- 4 (E) CONCRETE CURB
- 5 (E) STAMPED CONCRETE
- 6 (E) CONCRETE SLAB
- 7 (E) CONCRETE WALKWAY
- 8 (E) ACCESSIBLE CONCRETE RAMP
- 9 (E) LANDSCAPING
- 10 (E) TREES TO REMAIN
- 11 (E) ADA SIGNAGE TO BE REPLACED
- 12 PROPOSED ADA SIGNAGE
- 13 (E) PARKING PATTERN TO REMAIN
- 14 REPAINT/ REPLACE (E) ADA PARKING STALL SIGNAGE AS NECESSARY
- 15 (E) WHEELSTOP TO REMAIN
- 16 PROPOSED CART CORRAL
- 17 (E) PARKING LIGHT POLE
- 18 (E) BOLLARDS TO REMAIN
- 19 (E) ELECTRICAL SWITCHGEAR
- 20 (E) ELECTRICAL TRANSFORMER
- 21 (E) FIRE DEPARTMENT CONNECTION
- 22 (E) TRASH ENCLOSURE
- 23 (E) TRUCK LOADING WELL
- 24 (E) FIRE HYDRANT
- 25 PROPOSED ACCESSIBLE PATH OF TRAVEL
- 26 PROPOSED SIDEWALK ALTERATION
- 27 PROPOSED INFILL WALL
- 28 PROPOSED EXIT DOORS
- 29 LINE OF (E) OVERHANG ABOVE
- 30 LINE OF PROPOSED OVERHANG ABOVE
- 31 PROPOSED ENTRANCE DOORS
- 32 PROPOSED ENCLOSURE FOR CONDENSER
- 32 PROPOSED POP-UP WALL



SCALE: 1" = 40'



215 E. LODI AVE.
 LODI, CA 95340

PROPOSED SITE PLAN

JOB # A1198

07-22-2014

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FRONT ELEVATION

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



MATERIAL LEGEND

- 

1
DUNN EDWARDS PAINT
DE6222 - WEATHER BOARD
- 

2
DUNN EDWARDS PAINT
DEA164 - AUTUM BARK
- 

3
DUNN EDWARDS PAINT
DE6178 - BOUTIQUE BEIGE

- 

A MEDIUM STUCCO FINISH
- 

B ORCO BLOCK CO. (SPLIT FACE)
WHEAT



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FRONT ELEVATION

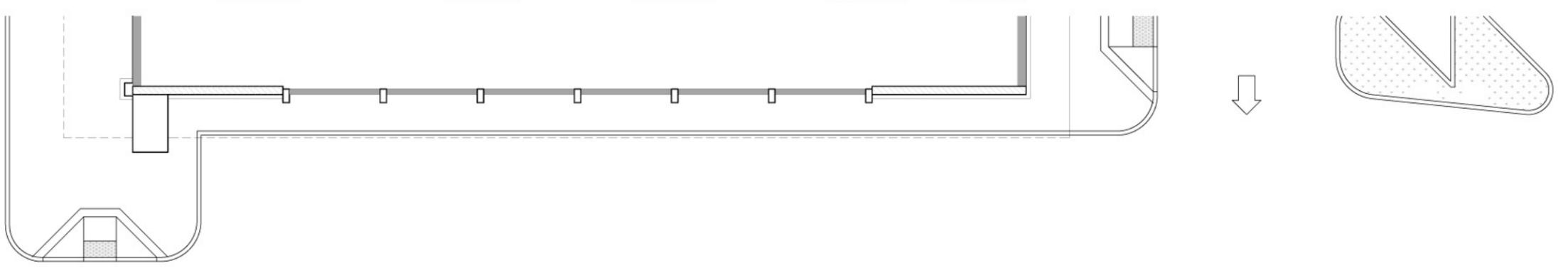
JOB # A1198

07-22-2014

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FRONT ELEVATION

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



MATERIAL LEGEND

 1 DUNN EDWARDS PAING DE6222 - WEATHER BOARD	 2 DUNN EDWARDS PAINT DEA164 - AUTUM BARK	 3 DUNN EDWARDS PAINT DE6178 - BOUTIQUE BEIGE	 A MEDIUM STUCCO FINISH	 B ORCO BLOCK CO. (SPLIT FACE) WHEAT
--	---	---	---	---

SOUTH ELEVATION

JOB # A1198

07-22-2014

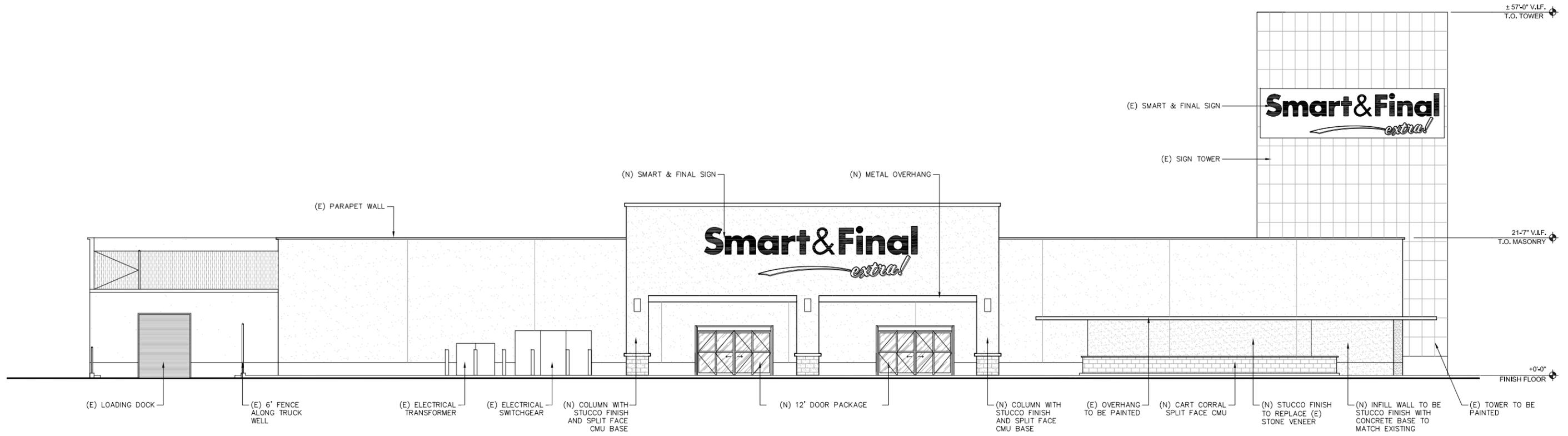


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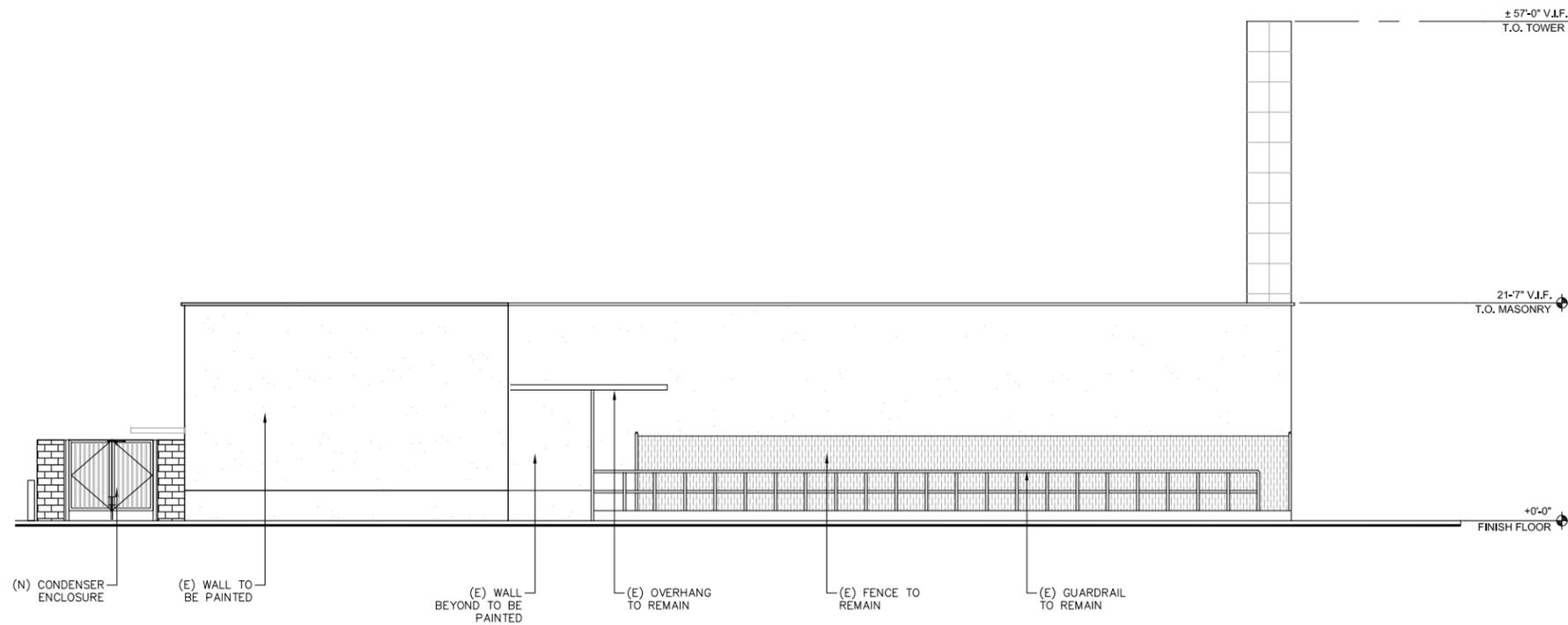
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WEST ELEVATION

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



NORTH ELEVATION

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



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WEST & NORTH ELEVATIONS

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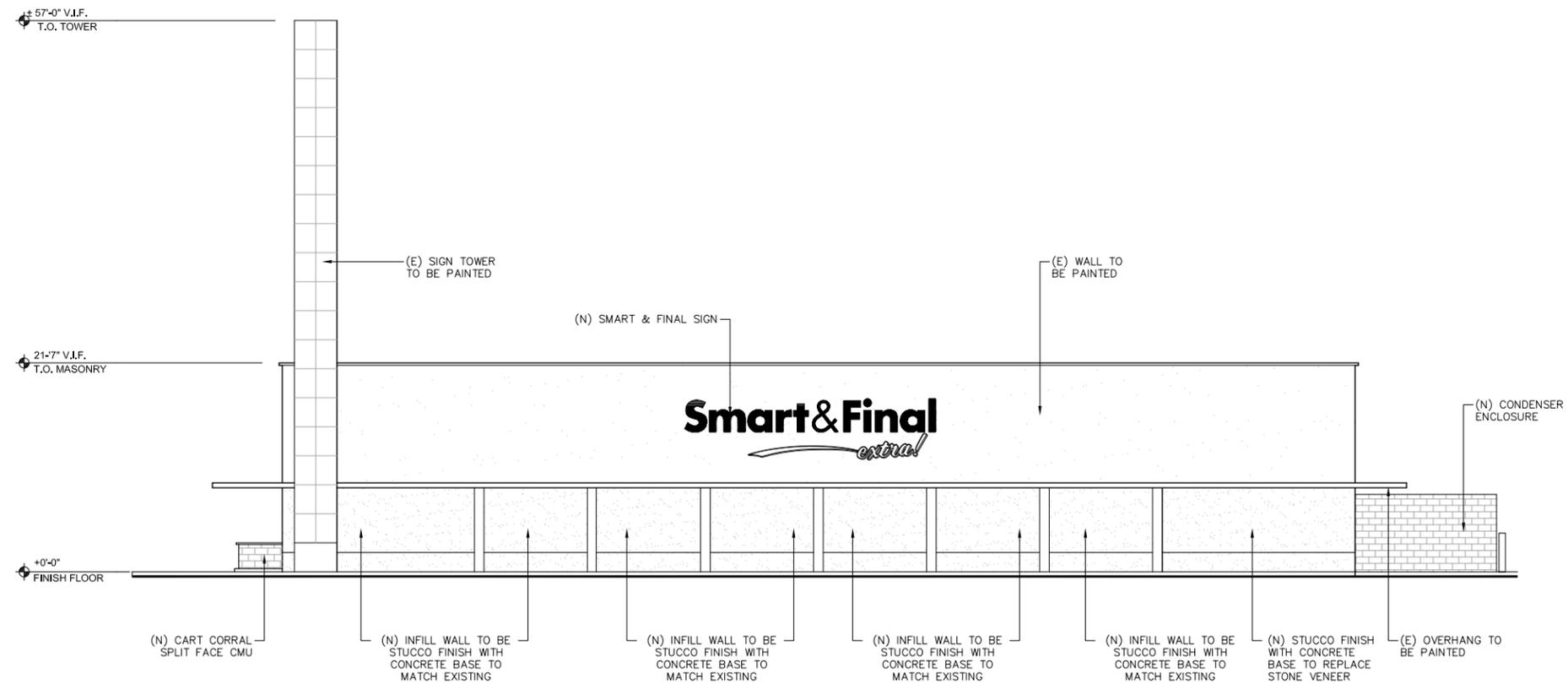
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EAST ELEVATION

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



SOUTH ELEVATION

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



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EAST & SOUTH ELEVATIONS

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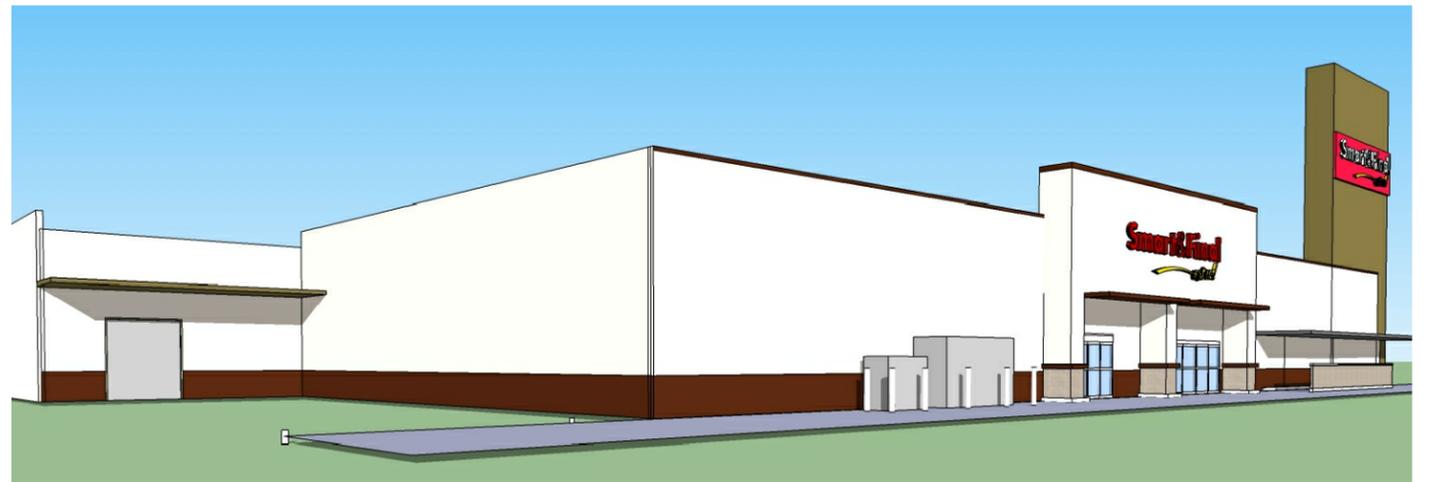
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PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

*COLORS ARE ONLY REPRESENTATIVE AND ARE NOT FINAL



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FRONT ELEVATION 3D

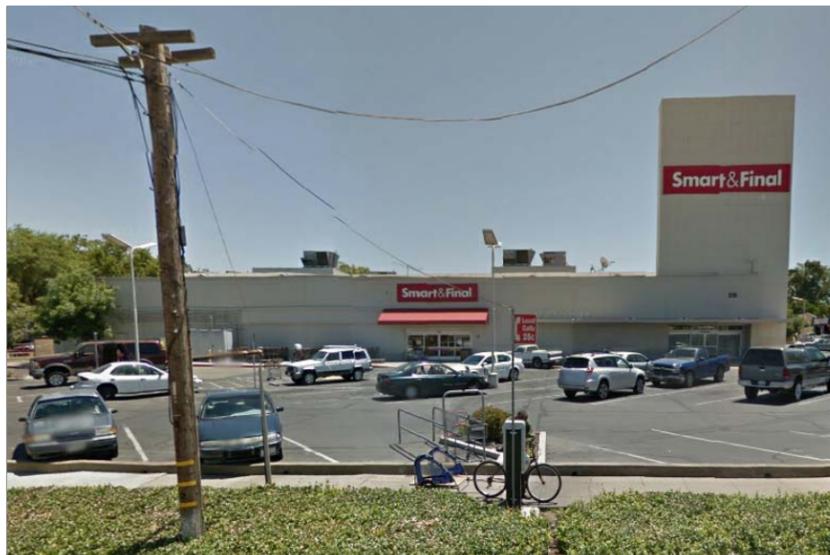
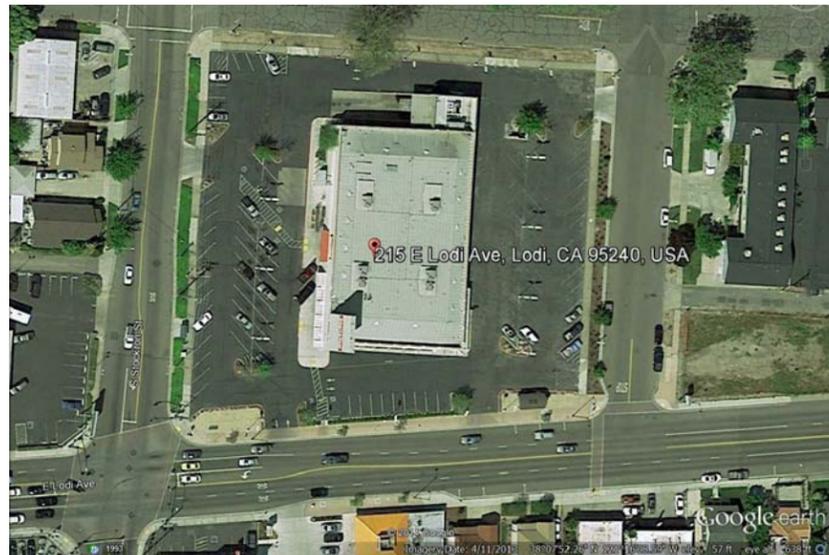
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"AUTUMN BARK"
DEA164



"WEATHER BOARD"
DE6222



"BOUTIQUE BEIGE"
DE6178



SPLIT FACE CONCRETE BLOCK
WHEAT