

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, OCTOBER 22, 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. "August 13, 2014"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for Wine and Roses new lobby building – 2505 W. Turner Road. (Applicant: Russ Munson; File Number: 2014-34 SP; CEQA Determination: Exempt Per Section 15303)
 - b. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the existing Wal-Mart building for façade improvements – 2350 W. Kettleman Lane (Applicant: Browman Development Company; File Number: 2014-35 SP; CEQA Determination: Exempt Per Section 15301)
 - c. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) and Recommend Approval to the Planning Commission – southwest corner of W. Kettleman Lane and Lower Sacramento Road (Applicant: Browman Development Company; File Number: 2014-36 U-SP; CEQA Determination: Prior EIRs Section 15153)
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 13, 2014 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, August 13, 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

“April 23, 2013”

MOTION / VOTE:

The Site Plan and Architecture Review Committee, on motion of SPARC Member Litton, Kirst second, approved the Minutes of April 23, 2014 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 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)

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

Vice Chair Stafford asked if the current restrooms will be sufficient to serve the additional square footage. Mr Hoffman stated that he will defer that question to the applicant.

Hearing Opened to the Public

- Bill Beebe, representative for the applicant, came forward to answer questions. Mr. Beebe stated that the plans will meet current building code requirements for the number of fixtures within the restroom.
- Chair Kiser asked if the change in the signage by adding the word Extra was an indication of it becoming a full sized grocery. Mr. Beebe stated that it is.
- Member Della Monica asked if the path of travel was going to pass through the loading area adjacent to Lodi Avenue. Mr. Beebe stated that it is.
- Chair Kiser asked if bike racks were going to be installed. Mr. Beebe stated that he would check into it. Other Committee Members stated their support for the idea.

- Vice Chair Stafford asked about the trash enclosure holding both a trash bin and a recycling bin. Mr. Beebe stated that is correct. Mr. Kiser asked if a separate recycling center is required. Mr. Beebe stated that he did not think that would be happening. Mr. Hoffman stated that if the applicant is handling the recycling in the store than that satisfies the City's requirements.
- Vice Chair Stafford asked if there is a requirement for creeping vines on the trash enclosure. Mr. Hoffman stated that there isn't a requirement for this project because the structure is existing. Mr. Stafford stated his concern with the requirement be placed on projects just to have the vines die later and look worse than the blank wall.
- Vice Chair Stafford asked about the possibility of art being placed on the walls. Mr. Beebe stated that he is very interested in the idea and will be taking the suggestion back to the owners. Mr. Litton stated that his only concern was with the windows being enclosed and would like to see some sort of art on the south elevation. Mr. Beebe stated that he would lobby for the idea.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Della Monica second, finds the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, and approves the request of Bill Beebe for site improvements to Smart and Final at 215 East Lodi Avenue. 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

Mr. Hoffman stated that the plans for the Smart and Final Project have already been submitted to the Building Division.

Member Stafford stated his concern over projects such as the one on Cherokee Lane and Pioneer starting work before getting approval for the project. Mr. Hoffman stated that they proceed at their own risk.

Member Della Monica asked if there is a shade requirement for parking lots. Mr. Hoffman stated that there are requirements. Mr. Della Monica stated that the Smart and Final parking lot is sorely lacking in shade.

Mr. Hoffman stated that a list of upcoming items has been provided and staff is available to answer questions. He additionally previewed the current Wal-Mart building idea for separating the space into three or four tenant spaces. Mr. Hoffman stated that the Committee is able to re-organize tonight if they wish to do so. Chair Kiser opened it up for discussion and the consensus was to wait until the end of the year.

Member Stafford stated that he assumes that the applicants have read the conditions. Mr. Hoffman stated that when the applicant comes in staff does go over the conditions with them.

6. **ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:33 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary

Item 3a



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: October 22, 2014

APPLICATION NO: 2014-34 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for Wine and Roses new lobby building – 2505 W. Turner Road. (Applicant: Russ Munson; File Number: 2014-34 SP; CEQA Determination: Exempt Per Section 15303)

LOCATION: 2505 W. Turner Road
Lodi, CA 95242
APN: 015-230-51

APPLICANT: Wine and Roses, LLC
Mr. Russ Munson
2505 W. Turner Road
Lodi, CA

PROPERTY OWNER: Wine and Roses, LLC
Mr. Russ Munson
2505 W. Turner Road
Lodi, CA 95242

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Munson for the construction of a new lobby building and site improvements to Wine and Roses located at 2505 W. Turner Road, 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: Commercial
Zoning Designation: General Commercial
Property Size: 255,697 sq. ft. / 5.87 acres

SUMMARY

The applicant proposes to build a new lobby building for the Wine and Roses hotel, spa and restaurant facility. The new lobby building frees up space in other buildings to enhance the experience of the Wine and Roses facility and potentially offer additional services. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

BACKGROUND / ANALYSIS

The project site is located north of Turner Road and west of Woodhaven Lane. (Attachment A) The site is comprised of an existing hotel, spa, restaurant and banquet facility with associated parking, and landscaping.

The applicant is proposing to:

- Build a new 1125 sq. ft. lobby building for the property.
- Project includes new deck, trellis feature and masonry wall.
- The building has a farm house architectural style that blends in with the overall architectural style of the property.
- Applicant proposes natural colors – light tans, olive green, brown and gray for the building colors
- Roof is metal and a light brown gray color.
- Stone veneer is added to the trellis for accents.
- The project proposal builds upon existing colors and design features from the Wine and Roses building complex.
- Project meets setback and lot coverage standards for the General Commercial zoning district.

The applicant has provided proposed elevations and a materials board. (Attachment B). 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 General Commercial. The project applicant is proposing a new lobby building and site improvements that will enhance the patrons experience at the Wine and Roses facility and is consistent with the design standards of the General Commercial zoning district.*
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 include a new building on the property, but does not create any altered circulation patterns on the neighboring streets.*
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code. Comment: The proposed building and site improvements are visually compatible with the rest of the property and consistent with the scale of the surrounding neighborhood.*
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. The proposal is consistent with the existing structures and uses on the property

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 is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into an existing commercial facility. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site of the proposed project can be adequately served by all required utilities and public services.
6. Comment: The project is found to be categorically exempt from CEQA review under 14 CCR §15303. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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 2505 W. Turner Road, 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 building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. 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.

6. 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".
7. 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.
8. 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.
9. No flashing, moving, animated, temporary signs or banners shall be permitted.
10. The building will be located out of the PUE or the PUE abandoned prior to building permit approval and construction.
11. 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
12. The construction of the new building and related site improvements 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.
13. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2013 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2013 CBC, Sections 705.3, 705.5, 705.8, 705.11, 716.5, Tables 601, 602 ,705.8 and 716.5
14. The Site Plan appears to show the new Lobby Building and the existing Historic Inn building located approximately 10' from each other. 2013 CBC, Section 705.3 states for the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Provide the required fire separation distance between each structure and the imaginary line between the buildings as specified by the 2013 CBC, Table 602. Or, provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2013 CBC, Sections 705.3, 705.5, 705.8, 705.11, 716.5, Tables 601, 602 ,705.8 and 716.5 Or analyze the structures as portions of the same building as allowed by 2013 CBC, Sections 503.1.2 and the exception in 705.3.
15. Site Plan to show all building entrances and all ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2013 CBC, Sections 11B-206.1, 11B-206.2.1, 11B-206.2.2, 11B-206.2.4, 11B-206.4, 11B206.4.1.1, 11B-Division 4
16. 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.

17. The indentation of the driveway near the stairs appears to be a passenger drop-off zone. The passenger drop-off is required to have an accessible passenger drop-off and loading zone access aisle in compliance with 2013 CBC, Section 11B-503. The plans shall specify and show: 1) a vehicular pull-up space that is a minimum 96" wide and minimum 20' long, 2) the access aisle to be a minimum 60" wide and shall be the full length of the vehicle pull-up space it serves, 3) the access aisle shall be marked with a painted borderline around the perimeter and the area within the borderline shall be marked with hatched lines @ a maximum 36"oc in a color that contrasts with the access aisle surface, 4) the vehicular pull-up space and the access aisle shall be at the same level and shall not exceed 1:48 (2%) slope in any direction, 5) the passenger loading zone shall be identified with a reflectorized sign, in compliance with Section 703.5, stating "Passenger Loading Zone" and shall include the International Symbol of Accessibility, in white on a blue background. The sign shall be posted adjacent to and visible from the passenger loading zone. The sign's visual characters shall be a minimum of 40" above the ground or walking surface. Signs located in the accessible path of travel shall be a minimum of 80" above the walking surface, measured from the bottom of the sign. In addition, the passenger drop-off access aisle shall be included in the accessible path of travel to the building entrance as per Comments #4 and #5 above.
18. 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:

- 1) 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
 - 2) 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
 - 3) 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
 - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2013 CBC, Section 11B-502.4
19. Plans to specify location and provide complete and adequate details of the following required parking signage:
 - A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2013 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at

the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2013 CBC, Section 11B-502.6

- C. Specify pavement-marking symbols at each accessible parking space. 2013 CBC, Section 11B-502.6.4
20. The plans shall specify and show a fire access lane to extend within 150' of all portions of the structure. The fire access lane is to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, the plans shall specify and show fire lane striping (red curb or stripe with "Fire Lane" in white letters, $\frac{3}{4}$ " stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2013 CFC, Section 503.1 and LMC 15.20.080
21. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2013 CBC, Section 1004.1.2
22. If the occupant load of the building or any area of the building exceeds 49, the plans shall show:
- a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2013 CBC, Section 1015.2.1
 - b) Exit doors shall swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2013 CBC, Section 1008.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide backup power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2013 CBC, Sections 1006.1 thru 1006.3.1
 - e) Show locations of required illuminated exit signs. 2013 CBC, Section 1011
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 - 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 - 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2013 CBC, Section 1011.4
23. 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
24. Unless the building meets one of the exceptions of 2013 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. 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) shall be provided, as specified for A-2 occupancies by 2013 CPC, Table 422.1.
25. Restrooms will be required to be accessible as per 2013 CBC, Section 11B-213

26. Provide an active or passive space heating system capable of maintaining a minimum indoor temperature of 68 degrees F at a point 3 foot above the finished floor. 2013 CBC, Section 1204.1
27. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards, and Design and Construction Standards.
28. 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.
29. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
30. 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.
31. 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.

(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.)
32. Prior to any work within City Right-of-Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
33. The parcel is encumbered by a ten (10') wide Public Utility Easement (PUE) along the easterly boundary. No structures are allowed to be constructed within the limits of the PUE.
34. 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.
35. 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.
36. 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, October 11, 2014. Two hundred (200) 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,

Craig Hoffman
Senior Planner

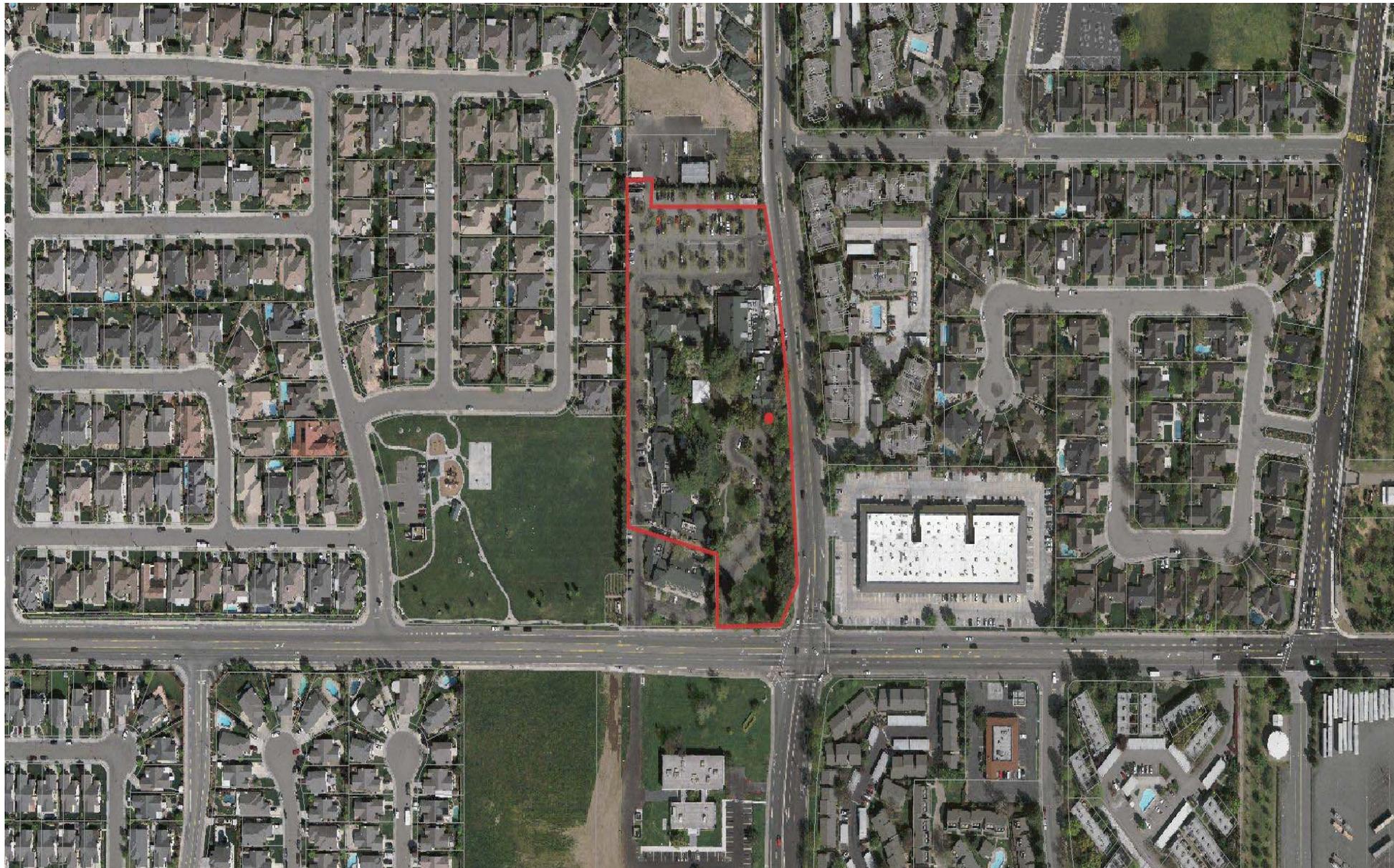
ATTACHMENTS:

- A. Vicinity / Aerial Maps
- B. Elevations

Concur,

Stephen Schwabauer
Community Development Director

VICINITY MAP



2505 W. Turner Road

SITE MAP



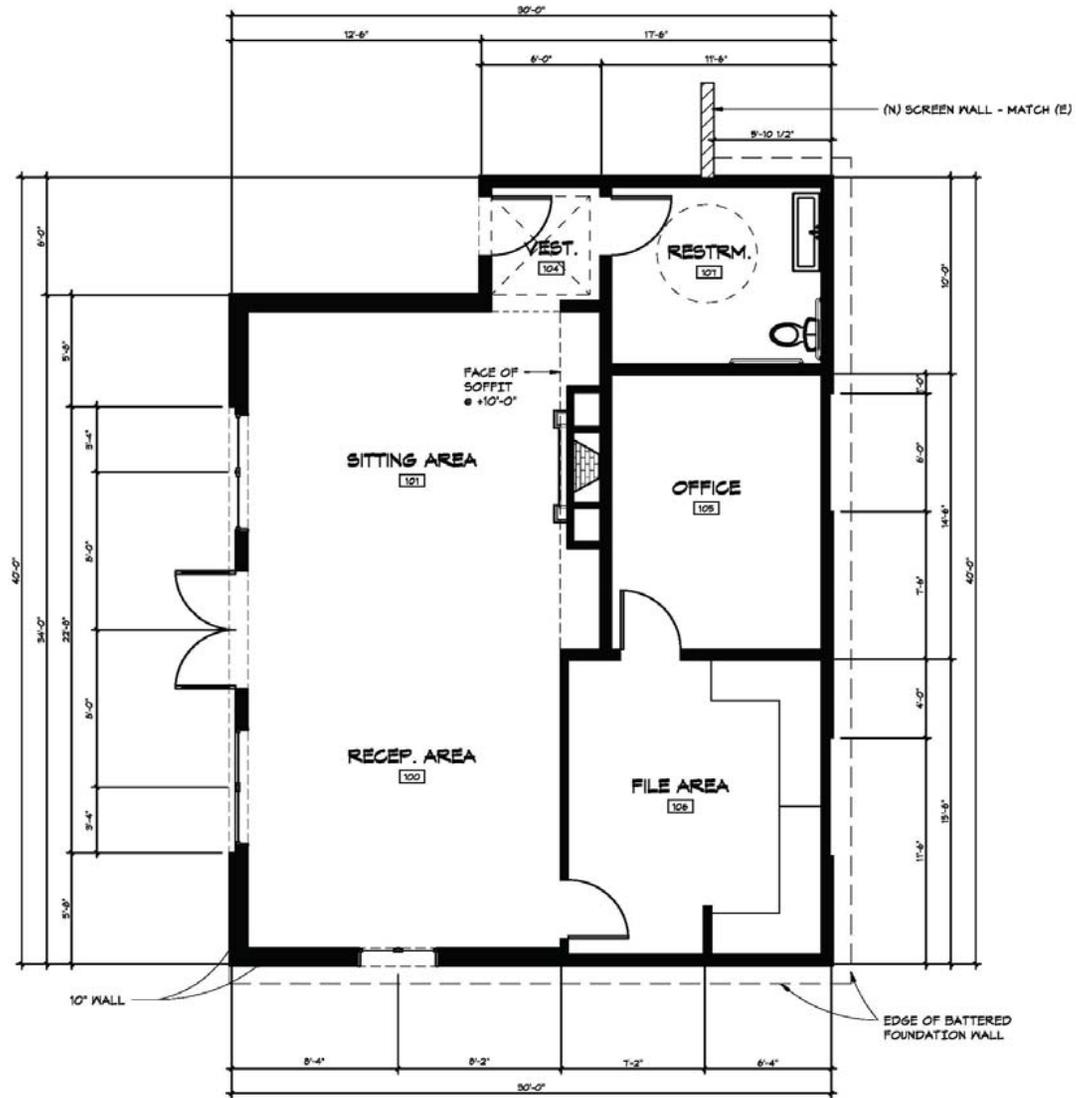
2505 W. Turner Road

Wine & Roses Lobby Building

Design Review
SPARC Submittal

9.29.14

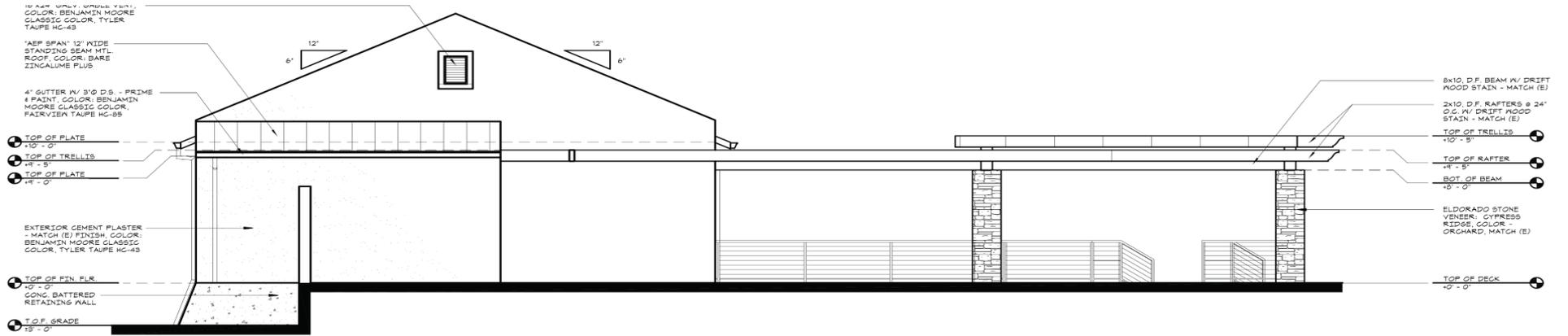
Proposed Floor Plan



Wine & Roses Lobby Building SPARC Review
Lodi, CA

West & North Elevation

architectural



North elevation



West elevation

Wine & Roses Lobby Building SPARC Review
Lodi, CA

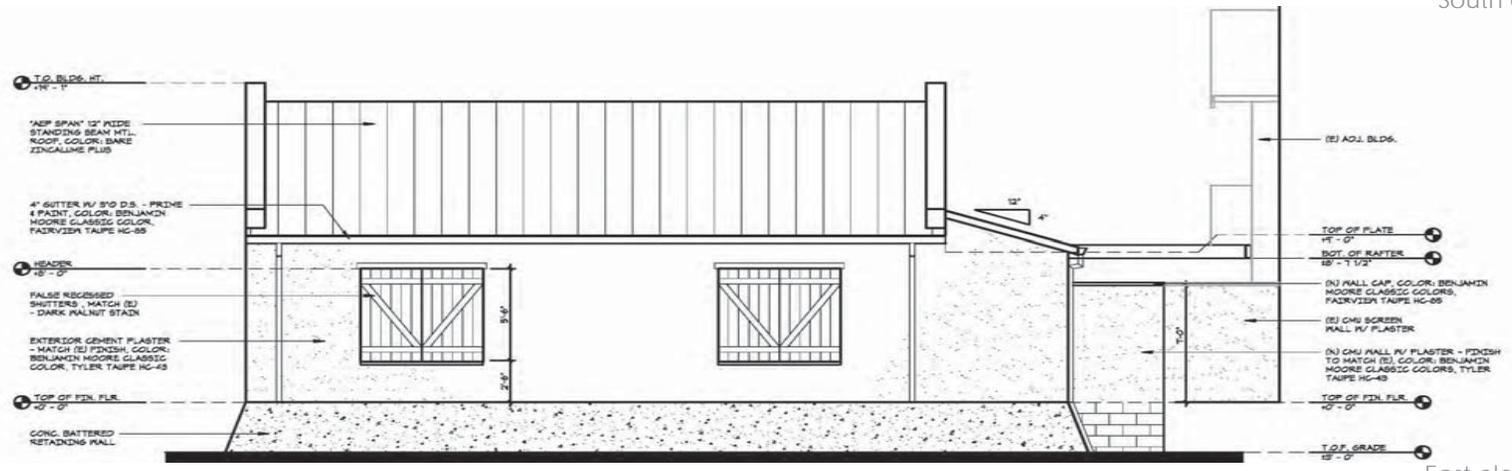


East & South Elevation

architectural



South elevation



East elevation

Wine & Roses Lobby Building SPARC Review

Lodi, CA



Lobby Building

Inspiration



Wine & Roses Lobby Building SPARC Review

Lodi, CA

Trellis
Inspiration



Wine & Roses Lobby Building SPARC Review
Lodi, CA





Wine & Roses Lobby Building SPARC Review
Lodi, CA

Proposed Color Scheme & Materials

building and trellis color suggestions



Main Body Color

benjamin moore classic colors
tyler taupe hc-43



Accent Color

benjamin moore classic colors
fairview taupe hc-85



Accent Color

benjamin moore classic colors
tate olive hc-112



Secondary Body Color

benjamin moore classic colors
northampton putty hc-89



Accent Body Color

benjamin moore classic colors
middlebury brown hc-68



Accent Body Color

benjamin moore classic colors
bennington gray hc-82



shutters stain color
Dark Walnut



stone veneer
EIDorado Stone
cypress ridge
color: orchard



standing seam metal roof profile
AEP Span
zincallume plus
bare steal



standing seam metal roof color
AEP Span
zincallume plus
bare steal

Wine & Roses Lobby Building SPARC Review

Lodi, CA

Item 3b.



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: October 22, 2014

APPLICATION NO: 2014-35 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the existing Wal-Mart building for façade improvements – 2350 W. Kettleman Lane (Applicant: Browman Development Company; File Number: 2014-35 SP; CEQA Determination: Exempt Per Section 15301)

LOCATION: 2350 W. Kettleman Lane
Lodi, CA 95240
APN: 058-140-35

APPLICANT: Browman Development Company, Inc.
c/o Aaron Zuzack
1556 Parkside Drive
Walnut Creek CA 94596

PROPERTY OWNER: BDC Lodi Anchor
c/o Aaron Zuzack
1556 Parkside Drive
Walnut Creek CA 94596

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Browman Development Company, Inc. c/o Mr. Zuzack for the proposed façade and site improvements to the existing Wal-Mart building located at 2350 W. Kettleman Lane, 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: Commercial
Zoning Designation: Community Commercial
Property Size: 542,322 sq. ft. / 12.45 acres

SUMMARY

The applicant proposes to rehabilitate the façade of the existing Wal-Mart building to facilitate the building being divided into 2, 3 or 4 tenant spaces. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

BACKGROUND / ANALYSIS

As part of the Super Wal-Mart approval in 2009, the existing Wal-Mart building at 2350 W. Kettleman Lane is required to be sold, a new tenant in place with a lease of 50% of the building square footage or the building demolished 90 days after the new Super-Walmart opens for business.

Browman Development Company is a long term property owner for the existing Target shopping center and Wal-Mart shopping center. The applicant is proposing façade improvements that will allow the flexibility to secure multiple tenants in a 2, 3 and 4 tenant configuration. Browman Development is not looking to sell the property or demolish the existing building.

The project site is located south of Kettleman Lane and east of Lower Sacramento Road. (Attachment A) The site is comprised of an existing commercial shopping center with associated site improvements.

The applicant is proposing to:

- Divide an existing 108,000 sq. ft. building into appropriate tenant spaces based upon retail demand.
- The applicant has provided façade improvements for a 2, 3 and 4 tenant configuration.
- The footprint of the existing building will stay the same.
- Façade improvements are proposed for the northern building elevation.
- The façade improvements break up the horizontal plane of the building into individual tenant entrances / frontage.
- The existing building is a CMU brick building and the new entry / exit features will be a mixture of stucco and brick.
- The applicant has proposed a mixture of natural colors, (tans, light orange and browns) that will complement the existing center and create distinct entry features and spaces.

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

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 Community 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 commercial center and 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 is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into an existing commercial facility. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site of the proposed project can be adequately served by all required utilities and public services.
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 2350 W 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 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. Any changes to the existing building, which are regulated by the current codes, 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. Fire rated separation may be required between different occupancies in the building as per 2013 CBC, Section 508.4 and Table 508.4
16. Any new doors or newly required entrance or exit doors are required to be accessible. The 2013 CBC, Section 11B-206.4.1 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 any new door(s) to the public way or to an area of safe dispersal in compliance with 2013 CBC, Section 1027.5, Exception.
17. 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.
18. If the calculated occupant load for any area of the building exceeds 49, the plans shall show:

- a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2013 CBC, Section 1015.2.1
 - b) Exit doors shall swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2013 CBC, Section 1008.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide backup power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2013 CBC, Sections 1006.1 thru 1006.3.1
 - e) Show locations of required illuminated exit signs. 2013 CBC, Section 1011
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 - 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 - 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2013 CBC, Section 1011.4
19. Any alteration to the existing Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
20. Each suite shall provide access to toilet facilities for use by customers and employees. Provide separate toilet facilities for each sex and number of plumbing fixtures (water closets, urinals, lavatories, drinking fountains, etc.) as required by 2013 CPC, Section 422.2, Table 422.2 and Table A. Unisex restroom is sufficient if the plumbing occupant load is 10 or less, or in B/M occupancies with an occupant load of 50 or less.
21. Restrooms will be required to be accessible as per 2013 CBC, Section 11B-213
22. The plans shall provide complete and adequate details of HVAC system for each tenant space. The tenant space may not use the HVAC system from the adjoining space, unless it can be shown that the HVAC system is designed for multiple zones (tenant spaces) and each space has separate thermostatic controls. 2010 California Energy Code, Section 122
23. The plans shall clearly specify and show that the electrical wiring for each suite is separate. Specify and show the sub-panel for each tenant space to be located in the tenant space and no means of disconnect shall be located in another tenant space. 2013 CEC, Article 225.35
24. 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.
25. If constructing new outdoor loading/unloading lock areas, they must conform to City of Lodi's Stormwater Development Standards Plan section 3.1.5.

26. Any new trash enclosures shall conform to the Stormwater Design Standards section 3.1.4 and be wide enough to provide separate containers for recyclable materials and other solid waste.
27. 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.
28. Payment of the following prior to building permit issuance unless noted otherwise:
Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
29. 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.
30. 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.
31. 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, October 11, 2014. Fifty-five (55) 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,

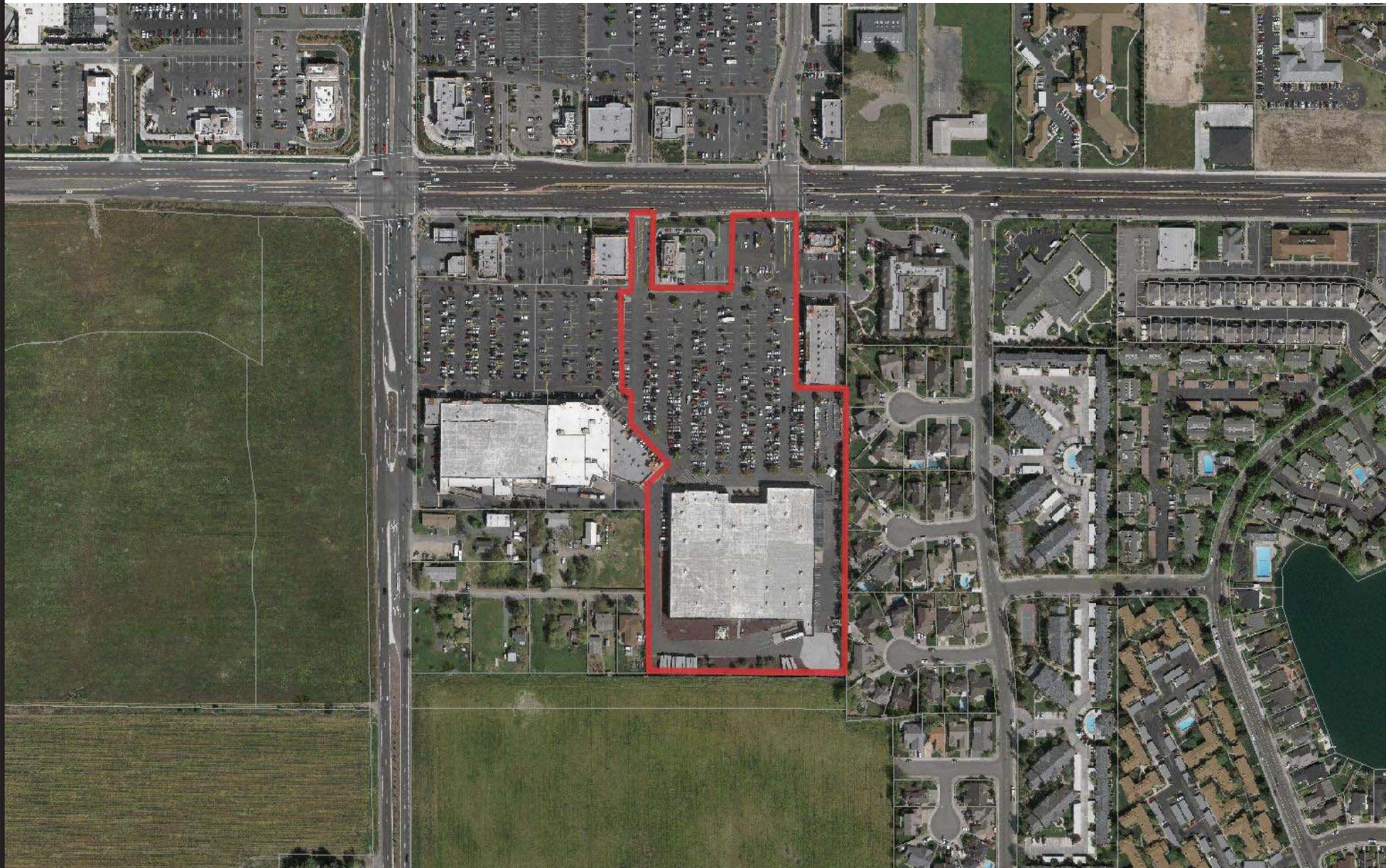
Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Elevations

VICINITY MAP

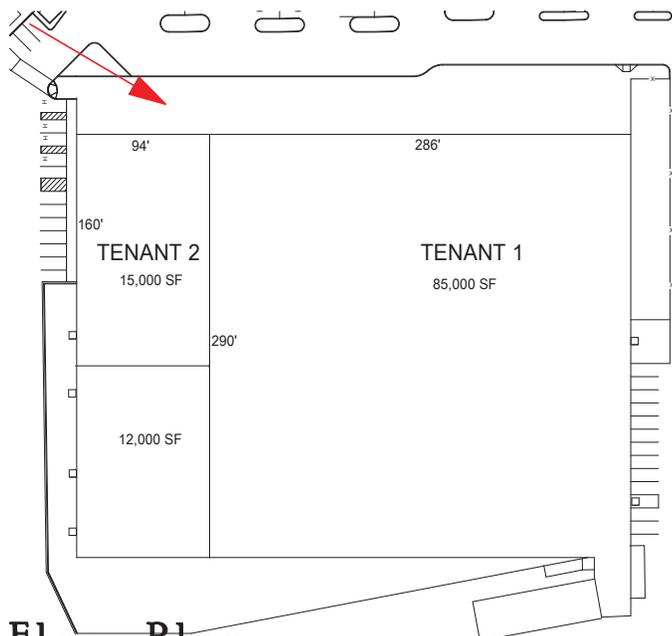


2350 W. Kettleman Lane



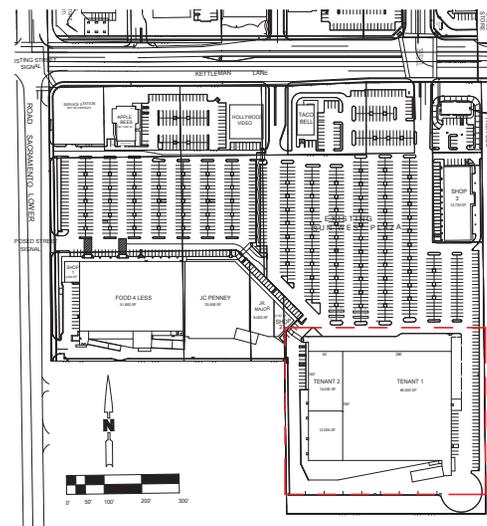
View from Parking area looking southeast

View



Floor Plan

1" = 40'



Site Plan



JOHNSON
LYMAN
ARCHITECTS

1375 Locust Street, #202, Walnut Creek, CA 94596
925.930.9690 930.9039 fax

Sun West Plaza

Lodi California

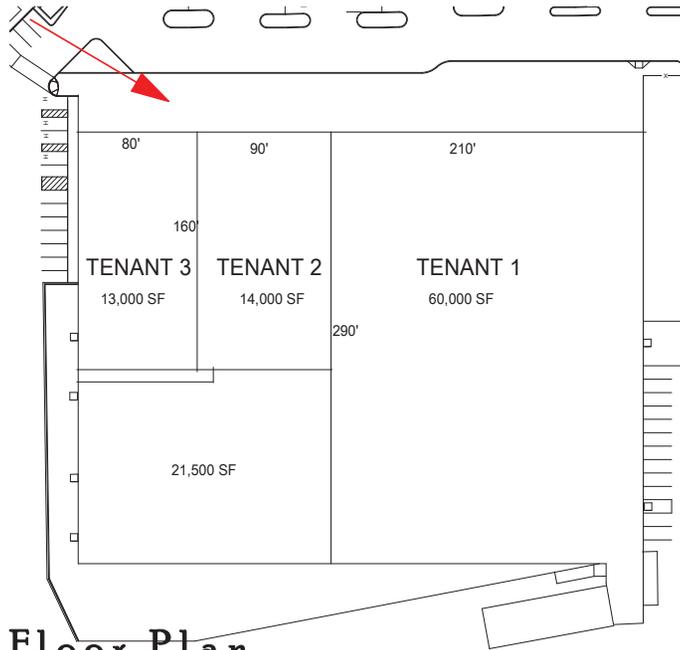


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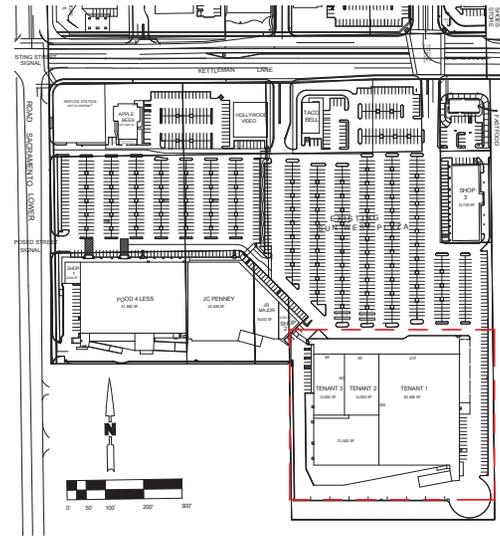
View from Parking area looking southeast

View



Floor Plan

1" = 40'



Site Plan



JOHNSON
LYMAN
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1375 Locust Street, #202, Walnut Creek, CA 94596
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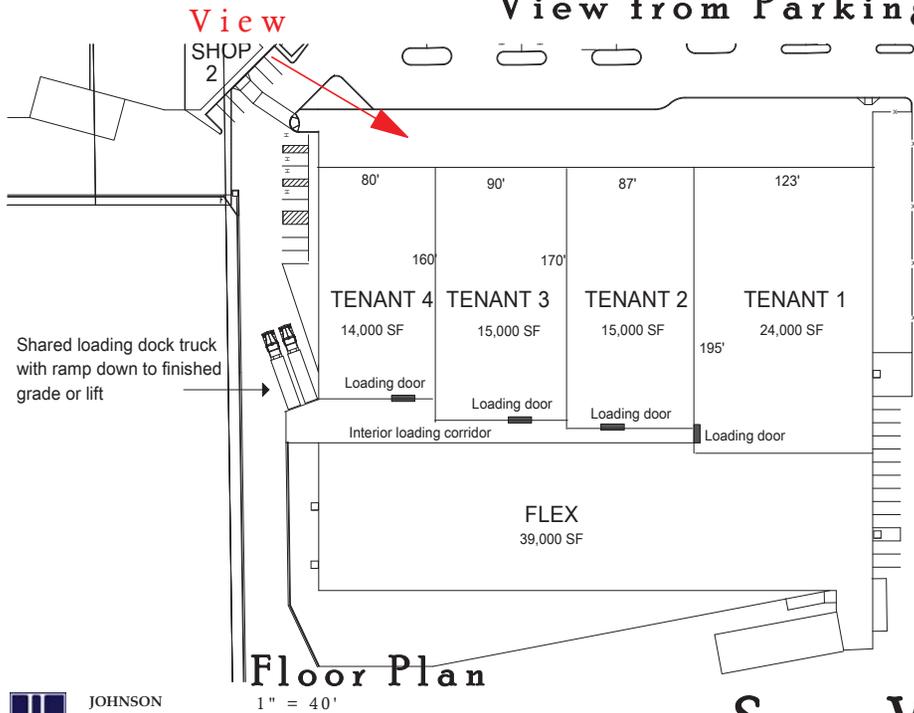
Sun West Plaza
Lodi California



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5.15.13

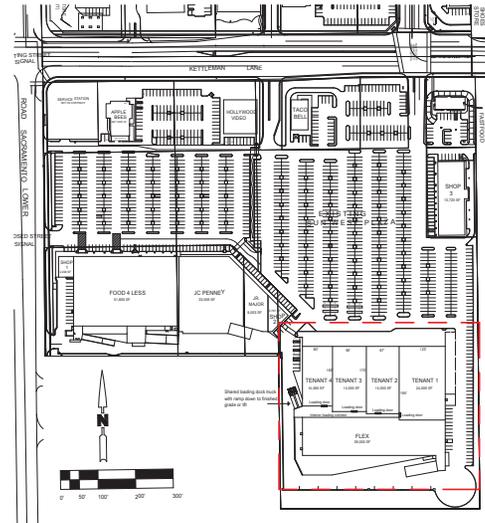


View from Parking area looking southeast



Floor Plan

1" = 40'



Site Plan

**JOHNSON
LYMAN
ARCHITECTS**

1375 Locust Street, #202, Walnut Creek, CA 94596
925.930.9690 930.9039 fax

Sun West Plaza
Lodi California



A1

10.11.13

Item 3c.



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: October 22, 2014

APPLICATION NO: 2014-36 U-SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) and Recommend Approval to the Planning Commission – southwest corner of W. Kettleman Lane and Lower Sacramento Road (Applicant: Browman Development Company; File Number: 2014-36 U-SP; CEQA Determination: Prior EIRs Section 15153)

LOCATION: Sunwest Village Shopping Center
 Southwest corner of W. Kettleman Lane and Lower Sacramento Road
 Lodi, CA 95240
 APN: 058-030-11 and 058-030-13

APPLICANT: Browman Development Company, Inc.
 c/o Aaron Zuzack
 1556 Parkside Drive
 Walnut Creek CA 94596

PROPERTY OWNER: BDC III LP
 c/o Aaron Zuzack
 1556 Parkside Drive
 Walnut Creek CA 94596

RECOMMENDATION

Staff recommends that the Site Plan and Architecture Review Committee (SPARC) consider Site Plan and Architectural Review of Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) and Recommend Approval to the Planning Commission – southwest corner of W. Kettleman Lane and Lower Sacramento Road.

PROJECT/AREA DESCRIPTION

General Plan Designation: Commercial
Zoning Designation: Community Commercial
Property Size: 8.51 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Commercial	Community Commercial	Lowe's shopping Center
South	Low Density Residential	PD (41)	Vacant – farm land
East	Commercial	Community Commercial	Existing Wal-Mart Shopping Center
West	Open Space / Public	Open Space / Public	Vacant – farm land

BACKGROUND

In May 2009, the Lodi City Council approved the Lodi Shopping Center project. This approval set the site plan for the center, the architecture for the Wal-Mart building, placed conditions and mitigation on the project and required subsequent approvals for the 11 pad buildings. The original approvals for 2009 are included as Attachment B. The pad building architecture is included as Attachment C.

Conditions C and D from the 2009 approval specifically outline what subsequent approvals need to review. These two conditions are listed below.

- C. Prior to issuance of any building permit on the site, each building shall be reviewed by the Site Plan and Architectural Review Committee for consistency with this resolution as well as all applicable standards of the City.
- D. All applications for Site Plan and Architectural Review Committee consideration shall comply with the following conditions:
 1. All buildings shall comply with the requirements of C-S zoning district and meet setback requirements from the right of way shown on the site plan. All buildings shall implement building elements and materials illustrated on the submitted elevation or otherwise consistent with the architectural theme presented on the submitted elevation of the major tenant building.
 2. Submit a construction landscape plan consistent with the submitted conceptual landscape plan. The applicant shall also insure that the overall ratio of trees, including perimeter landscaping is equal to one tree for every four parking spaces. Further, said plan shall demonstrate that the City's requirement for parking lot shading is met.
 3. 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".
 4. All drive-through eating facilities shall have a "double service window" configuration and pullout lane to minimize auto emissions.
 5. Cart corrals shall to be provided in the parking lot adjacent to Wal-Mart and distributed evenly throughout the lots rather than concentrated along the main drive aisle. In addition, a cart corral shall be provided as close as possible to the two bus stop/shelters provided on-site. Further, cart corrals shall be permanent with a design that is consistent with the theme of the center. Portable metal corrals shall be prohibited. Developer shall install landscaping, curbing and other features to discourage removal of carts from the site. However, if such features prove ineffective, the Planning Director may require the installation of a cart wheel locking system.
 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. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center.
 8. All signage shall be in compliance with a detailed Sign Program that shall be submitted to SPARC for review and approval with the first building plan review.
 9. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.

10. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.

SITE PLAN AND ARCHITECTURAL REQUEST

Applicant desires to establish the architectural design theme for Pads 1 - 11 of Sunwest Village (Lodi Shopping Center) for its first phase of development. The application includes a total of five (5) pad buildings, pads 3, 4, 5, 7 & 9 ("Phase I Pads") as further shown on the attached site plan. Attachment C

Phase I pads comprise nearly 50% of all proposed buildings within Sunwest Village controlled by applicant and will establish the architectural quality, details and theme for the project that will be carried over to future buildings within the project.

Phase I pads provides a mix of building types (single tenant drive through food operation, multi-tenant retail/restaurant buildings with drive through, freestanding multi-tenant pad buildings without drive through as well as a single tenant larger retail/restaurant pad).

Phase I pads and future buildings within Sunwest Village will be built in phases based on tenant demand.

The application is intended to allow the Planning Department (Senior Planner or Community Development Director) to administratively approve architectural building elevations for future buildings and phases of Sunwest Village as well as future changes to buildings within pads 1-11 as long as future buildings/elevations are consistent with the architectural design theme established with this application.

Below is further specificity on each pad contained within this application.

Pad 3: Approximate 3,500 square foot freestanding quick service drive through restaurant building, located along Kettleman Lane. Building will contain a single drive through pick up window. Initial tenant is Harman Management (KFC Restaurant). Pad 3 may contain an outdoor seating area.

Pad 4: Approximate 8,800 square foot freestanding multi-tenant building with drive through which may include but not be limited to the following users, retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial, and/or office users. Pad 4 building will include a single drive through pick up window for the westerly end cap tenant. Pad 4 may contain multiple outdoor seating areas depending on final tenant selection.

Pad 5: Approximate 6,300 square foot freestanding multi-tenant building with drive through which may include but not be limited to the following users, retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and/or office users. Pad 5 will include a single drive through pick up window for the westerly end cap tenant. Pad 5 may contain multiple outdoor seating areas depending on final tenant selection.

Pad 7: Approximate 10,000 square foot freestanding building which may include but not be limited to retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and /or office users. The building will contain either a single tenant or multiple tenants, to be determined upon lease completion. Pad 7 is located along Lower Sacramento Road. No drive through window is proposed for the Pad 7 building at this time.

Pad 9: Approximate 9,800 square foot freestanding building which may include but not be limited to retail business, restaurant, quick service restaurant and food/beverage purveyors, service commercial and/or office users. Pad 9 may contain one or more outdoor seating areas depending on final tenant selection.

The application includes a Master Sign Program for Pad buildings 1 – 11, establishing a uniform sign program for Sunwest Village. The Master Sign Program includes two (2) freestanding multi-

tenant pylon signs, one pylon sign along Kettleman Lane, one located along Lower Sacramento Road and a Shopping Center corner entry sign (name of center only) located at the immediate corner of Kettleman and Lower Sacramento Road, as further described in the Master Sign Program.

All freestanding signs will be consistent with the architectural theme within the Center.

The project architecture as proposed is consistent with the previous project approvals. The project includes a materials board that expands on the colors from the Super Wal-Mart building.

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 recommend approval of the building architecture to the Planning Commission. The design and architecture of the proposed project, 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 Community Commercial. The project applicant is proposing pad buildings that are consistent with the previous approvals for the site. The façade and site improvements are consistent with the elevations of the Super Wal-Mart building. That the center and is consistent with other commercial developments in Lodi while still creating a center identity.
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 project applicant is proposing pad buildings that are consistent with the previous approvals for the site. The project was reviewed for circulation improvements to the public street system and the site plan identifies pedestrian path of travel. The project is consistent with the environmental and safety review from 2009.
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 commercial center and neighborhood. The pad buildings will enhance the aesthetics of the commercial center and tie into the anchor building architecture and utilize the same materials and treatments.
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. The façade and site improvements are consistent with the elevations of the Super Wal-Mart building.
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 is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into a commercial center. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality, than what was previously analyzed. The site of the proposed project can be adequately served by all required utilities and public services.
6. Comment: The project is found to be exempt from CEQA review under 14 CCR §15153. The project is consistent with the findings, analysis and mitigation of the previous environmental document prepared for the Lodi Shopping Center development. On March 11, 2009, the Lodi City Council certified the Final Revised Environmental Impact Report for the project. At this

meeting, the Council took in comments, responses to comments, made findings and ultimately adopted City Council Resolution No. 2009-27 certifying Final Revised Environmental Impact Report EIR-03-01.

Subsequently, the City of Lodi 2010 General Plan identified a consistent land use designations for the project site and the General Plan Final EIR, including comments and responses to comments, was certified by the City Council on April 7, 2010.

The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, October 11, 2014. Twenty-Two (22) 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.

RECOMMENDED MOTIONS

Should the Site Plan and Architecture Review Committee agree with staff's recommendation, the following motion is suggested:

"I move that the Site Plan and Architecture Review Committee SPARC adopt the findings of this report and recommend approval of the building architecture to the Planning Commission."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

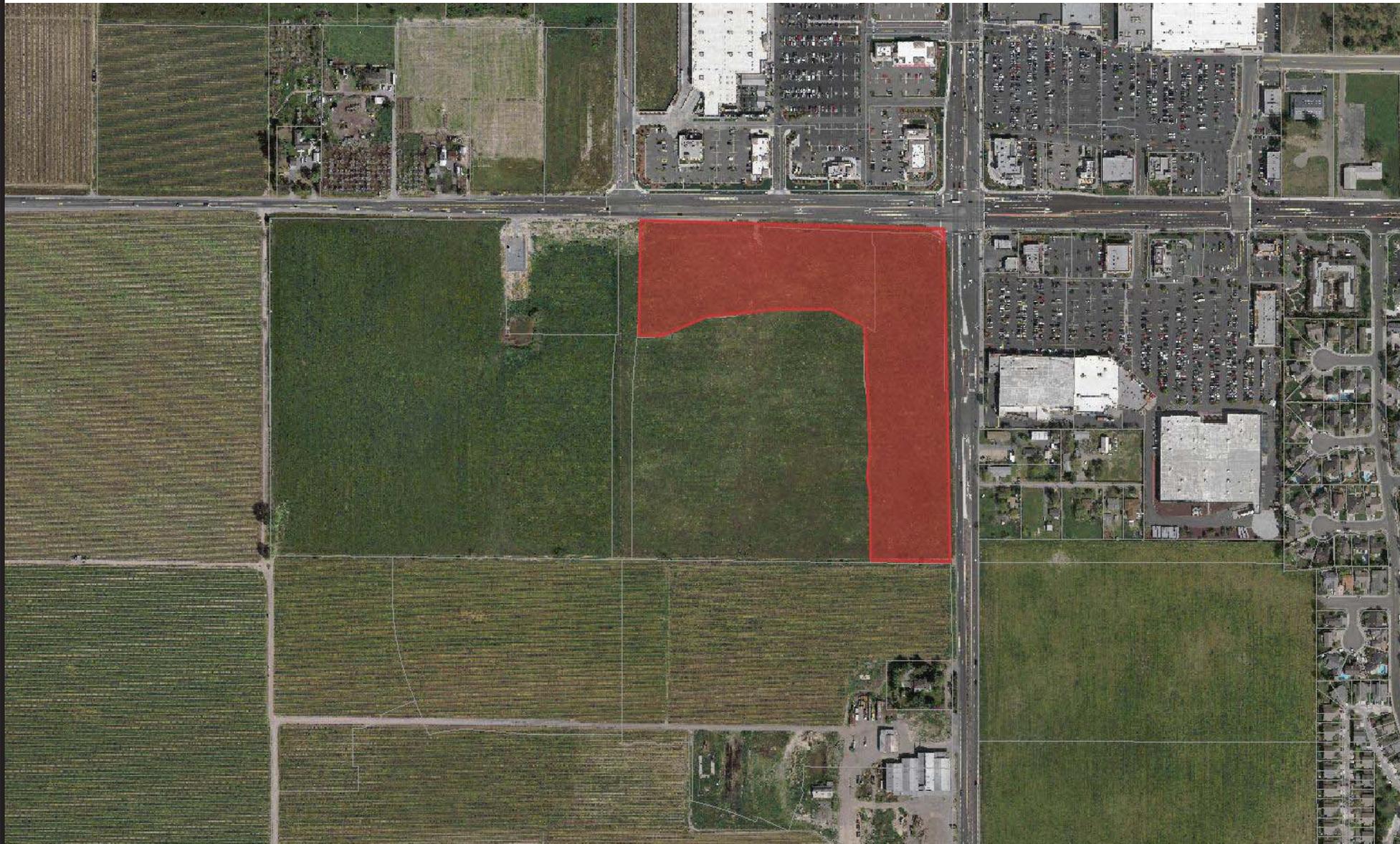
ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. 2009 Lodi Shopping Center Approval
- C. Applicant's Request with floor plans

ATTACHMENT A

Vicinity / Aerial Map

VICINITY MAP



**Sunwest Village Shopping Center (Lodi Shopping Center)
Southwest corner of W. Kettleman Lane and Lower Sacramento Road**

ATTACHMENT B

2009 LODI SHOPPING CENTER APPROVAL



SUGGESTED PLANT LIST

TREES:	COUNT
BEGONIA BEPENSIS BOGUE CHAMP MEADOW	87
LIRIODENDRON TULIPINA TULIP TREE	26
FRAXILIS CALIFORNICA MISTYWOOD REDWOOD PINE TREE	19
CELEBRECCOXYLUS HOBBSII	24
LARREBROCHIA TUCACANDI AND TUCACANDI CHAMP HICKLE	87
FRAXILIS MARYWOOD MARYWOOD ASH	40
PLATANUS RADICATA BLOODGOOD BYCANDOR	1
MALUS PEARBREE CRABAPPLE	63
FOODCARRIA BRADLOCK PINK WINE	28
ALL 9 BRILLIANT TOTAL COUNT	298

SHRUBS AND ACCENTS:

- FRITZSCHERIA TOBIA VARIATA
VARIATED TOBIA
- LEUCOPHYLLUM JARDINUM TENACUM
JARDINE PLUM
- RAVENSOLIA JACKSONI
RAV NODIA WAXTHORNE
- RAVENSOLIA CLARA
WHITE NODIA WAXTHORNE
- PLUMBAGO AUREOLATA
GOLD PLUMBAGO
- FRAXILIS CALIFORNICA CONTRACTA
DWARF CAROLINA LAUREL OLEIF
- ESCALONIA TREB
DWARF ESCALONIA
- RAVENSOLIA JAPONICA GREEN BEAUTY
JAPANESE BURNING
- FRAXILIS FRAXEL
RED PINE
- FRAXILIS TENNA RUBRA
RED PLUM
- DIPIETIS SCOLYM
YELLOW BUTTERFLY AS
- FRAXILIS TENNA PINK STRIPE
PINK STRIPE PLUM PLUM
- ABRAXANTHUS AFRICANUS WHITE
LILY OF THE NILE
- HYDRANGEA YELLOW EVERGREEN
DWARF

GROUND COVERS:

- CORONILLA VIRENS
PROSTRATE CORONILLA
- TRACHYLOPERGONUM LAMPROIDES
STAR JARDINE
- SAGINVA VITIFOLIA YELLOW
YELLOW SAGINVA
- LANTANA PURPLE
YELLOW LANTANA
- 800 LAWN

NOTE THAT THIS PLAN IS CONCEPTUAL IN NATURE. NOT ALL SHRUBS OR PLANTING MAY BE SHOWN. TREE SPECIES AND COUNT IS REPRESENTATIVE OF WHAT WILL BE SHOWN ON THE CONSTRUCTION DOCUMENTS. ALL PLANTERS SHALL BE PLANTED WITH GROUND COVERS OR BRILLIANT GROUPINGS. ALL PLANTERS ARE TO BE FILLED WITH A 2" LAYER OF BARK MULCH. THE IRRIGATION SYSTEM SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM USING LOW VOLUME MULTIPORT DEEP DRAINAGE WITH 1/2" TUBING TO EACH INDIVIDUAL PLANT OR PLANTING GROUP. TUBING AND POPUPS SHALL BE INSTALLED AT 10' SPACING. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE CITY OF LODI'S WATER USE LANDSCAPING ORDINANCE.

JAMES FERCUSON CLABAUGH
LANDSCAPE ARCHITECT

4330 SHAWN LANE
VALLEJO, CA 94588
PHONE/FAX: 707-495-2916

LODI SHOPPING CENTER

LOWER SACRAMENTO ROAD
AND
KETTLEMAN ROAD
LODI, CALIFORNIA

Scale	1" = 60'	REVISIONS
Date	7/15/06	No. Date
Job No.		
Designed by	JIC	
Drawn by	JIC	

PRELIMINARY LANDSCAPE PLAN

Sheet No. **PL-1**
of 1

SITE PLAN
 SCALE: 1" = 60' - 0"



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Elevations

Project No:	NCAWAL-02-006	REVISIONS
Code:	Reference Details	
Issue Date:	December 7, 2004	
Prepared By:	Excelsior Design	
Checked By:	JRB	
DATE:	12/07	

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Lodi, California
Store No. 1789-03





Perspective 1
View Looking Northwest

Project No.	NC/WALM 02-0306	REVISED
Author	William Parrish	
Issue Date	December 2, 2010	
Prepared By	William Parrish	
Checked By	FER	
DC	WAP	

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WAL★MART
Lodi, California
Store No. 1789-03



william parrish
design development
consultants, inc.
100 Lakes Drive, Suite 405
West Contra Costa, CA 94790
p. 925.937.2800
f. 925.937.2800
www.wpd&d.com



Perspective 2
View Looking Northwest

Project No.	DC/WM/01-0006	REVISIONS
Issue	Reference Details	
Issue Date	December 7, 2010	
Prepared By	Eric Chen Design	
Checked By	JLR	
DKC	SWP	

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WALMART

Lodi, California
Store No. 1789-03



william parrish
design development
consultants, inc.
1000 Lakes Drive, Suite 401
West Covina, CA 91790
P: 626-917-6800
F: 626-917-6806
www.wpcdc.com



Perspective 3
View Looking Southwest

Project No.	SCA 1789-03-000	REVISIONS
Author	Revisions & Details	
Issue Date	December 7, 2004	
Prepared By	Lucas Design	
Checked By	PLB	
DOC	35/0	

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WALMART

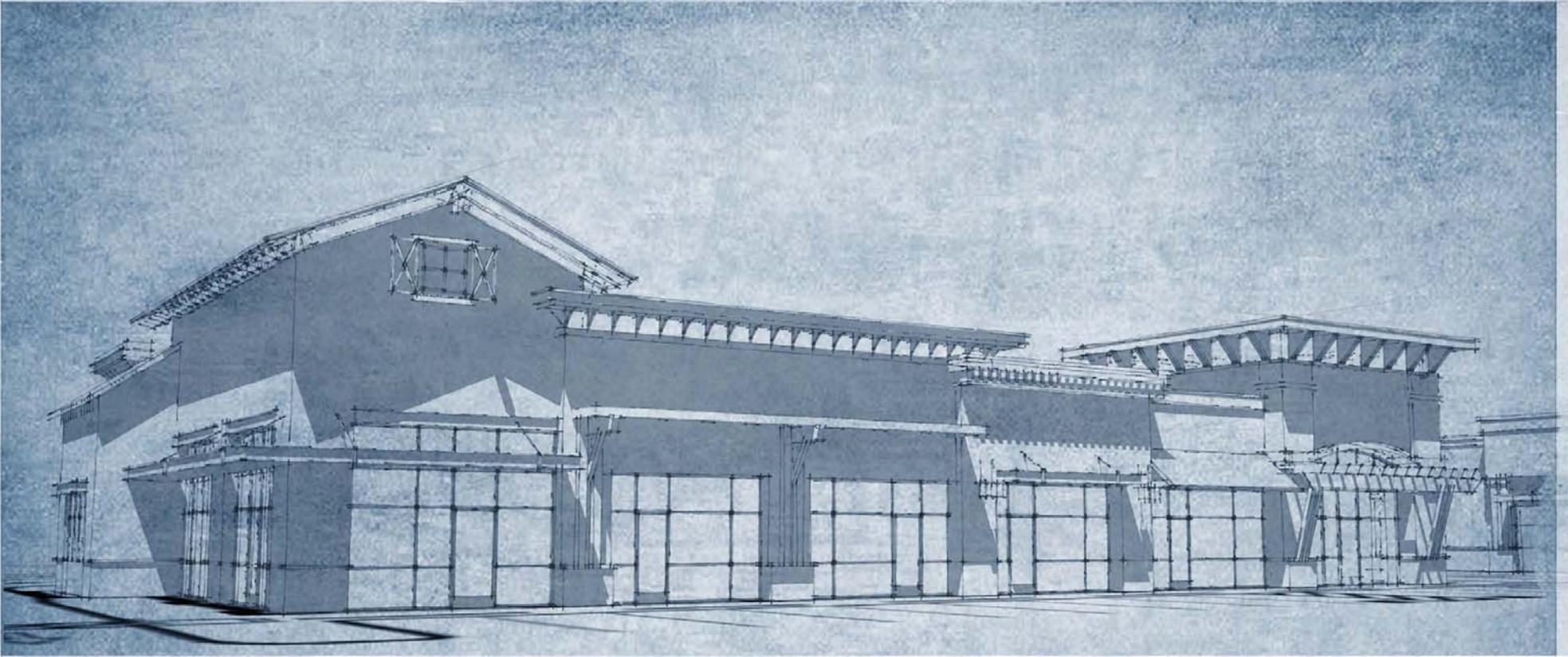
Lodi, California
Store No. 1789-03



william parrish
design development
consultants, inc.
1800 Lakes Drive, Suite 202
Wood County, CA 95796
P. 925.917.6800
F. 925.917.6800
www.wpdmc.com

ATTACHMENT C

**SITE PLAN AND ARCHITECTURAL
REVIEW**



LODI SHOPPING CENTER

LODI, California

October 13th, 2014

MATERIALS & FINISHES

	P-1: PAINT SHERWIN WILLIAMS LATTE (SW610B)		P-7: PAINT SHERWIN WILLIAMS TONY TAUPE (SW7038)		P-13: PAINT SHERWIN WILLIAMS ROCKWOOD SHUTTER GREEN (SW2809)		P-19: PAINT SHERWIN WILLIAMS RIVER ROUGE (SW6026)		R-1: ROOFING EAGLE ROOFING PONDEROSA CHARCOAL RANGE
	P-2: PAINT SHERWIN WILLIAMS WARM STONE (SW7032)		P-8: PAINT SHERWIN WILLIAMS ROSEMARY (SW6187)		P-14: PAINT SHERWIN WILLIAMS GUNMETAL GRAY (SW2118)		P-20: PAINT SHERWIN WILLIAMS GREEN MALLARD (SW2392)		R-2: STANDING SEAM METAL ROOFING BERRIDGE GALVALUME
	P-3: PAINT SHERWIN WILLIAMS MUSLIN (SW6133)		P-9: PAINT SHERWIN WILLIAMS CITYSCAPE (SW7067)		P-15: PAINT SHERWIN WILLIAMS DOMINO (SW6989)		P-21: PAINT SHERWIN WILLIAMS DEEP MAROON (SW0072)		R-3: STANDING SEAM METAL ROOFING BERRIDGE DARK BRONZE
	P-4: PAINT SHERWIN WILLIAMS GRIZZLE GRAY (SW7068)		P-10: PAINT CUSTOM COLOR- BWW		P-16: PAINT SHERWIN WILLIAMS BURLAP (SW6137)		P-22: PAINT SHERWIN WILLIAMS YEW HEDGE (SW2371)		ST-1: MANUFACTURED STONE OLD WORLD LEDGESTONE CARMEL MOUNTAIN STACKED STONE UNGROUTED
	P-5: PAINT SHERWIN WILLIAMS SOFTER TAN (SW 6141)		P-11: PAINT CUSTOM COLOR- BWW		P-17: PAINT SHERWIN WILLIAMS BRANDYWINE (SW7710)				CMU-1: CONCRETE MASONRY UNIT SPLIT-FACE
	P-6: PAINT SHERWIN WILLIAMS RUSKIN ROOM GREEN (SW0042)		P-12: PAINT SHERWIN WILLIAMS FIREWEED (SW 6328)		P-18: PAINT SHERWIN WILLIAMS HERB SACHET (SW0104)				MTL-1: ALUMINUM STOREFRONT SYSTEM DARK BRONZE



Metal Grate
By Sunwest Performance Coatings



Concrete Boland
By Sunwest Performance Coatings



Light Fixture
By Sunwest Performance Coatings



Light Fixture
By Sunwest Performance Coatings

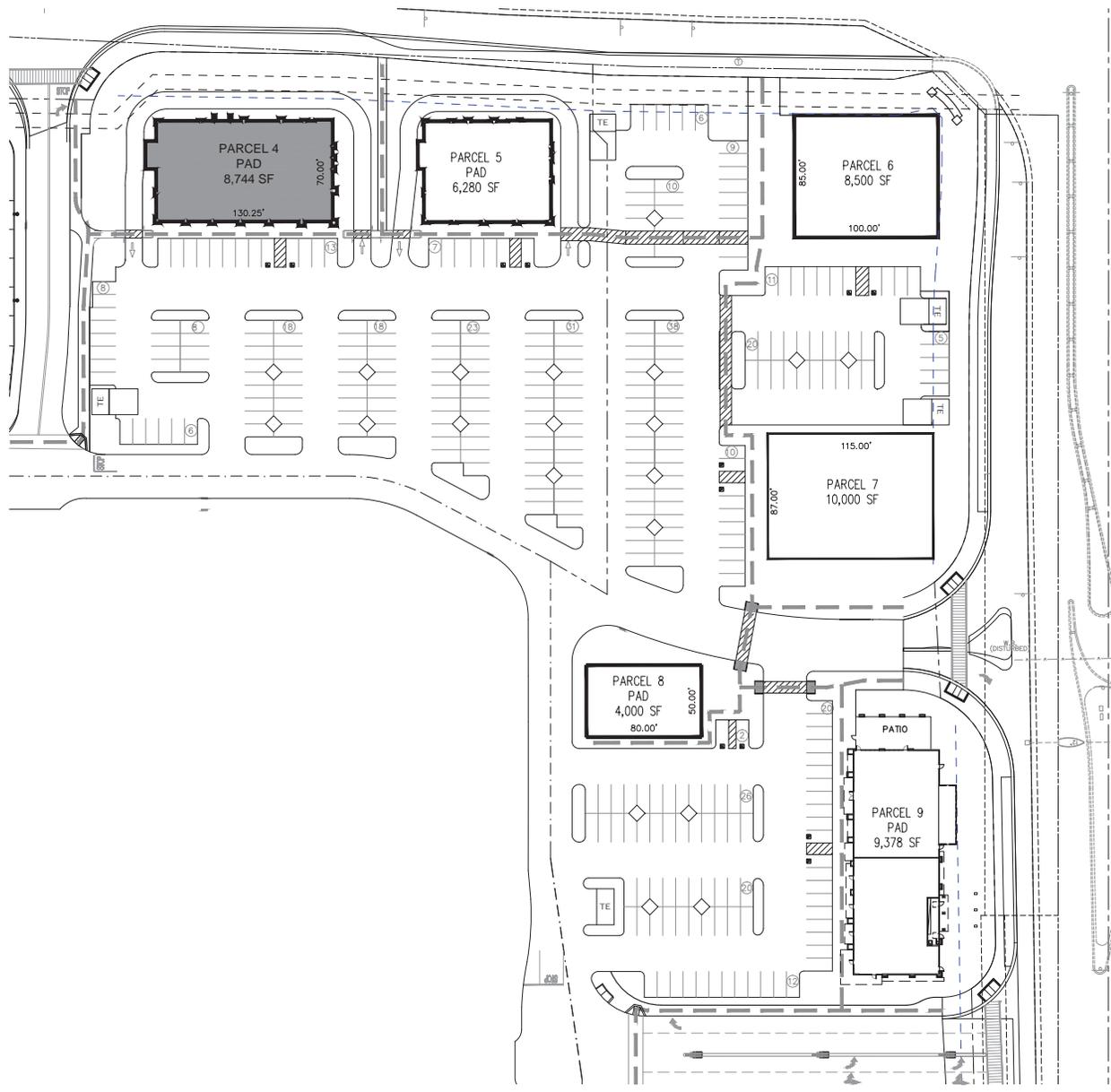


Metal Bench
By Sunwest Performance Coatings



Bike Rack
By Sunwest Performance Coatings

PARCEL 4

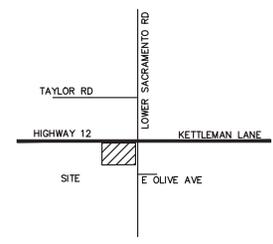


1 PRELIMINARY OVERALL SITE PLAN

SCALE: 1" = 80'-0"



2 VICINITY MAP



SCALE: NTS

320102956

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PARCEL - 4
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

PRELIMINARY OVERALL SITE PLAN

DATE	DESCRIPTION

CONSULTING ENGINEER

A.A.A. FITCH, Inc.

FITCH

16435 North Sacramento Avenue, Suite 200
Lodi, CA 95242
Tel: 438.998.6200 Fax: 438.998.6200

PROGRESS LOD - 10.08.2014

NOT FOR CONSTRUCTION

THIS DRAWING IS PRELIMINARY AND SUBJECT TO CHANGE. NOT INTENDED FOR PERMITTING, PRICING OR CONSTRUCTION.

DATE: 08.26.2014 SHEET: **LOD1**

SCALE: AS NOTED

DRAWN BY: JSE

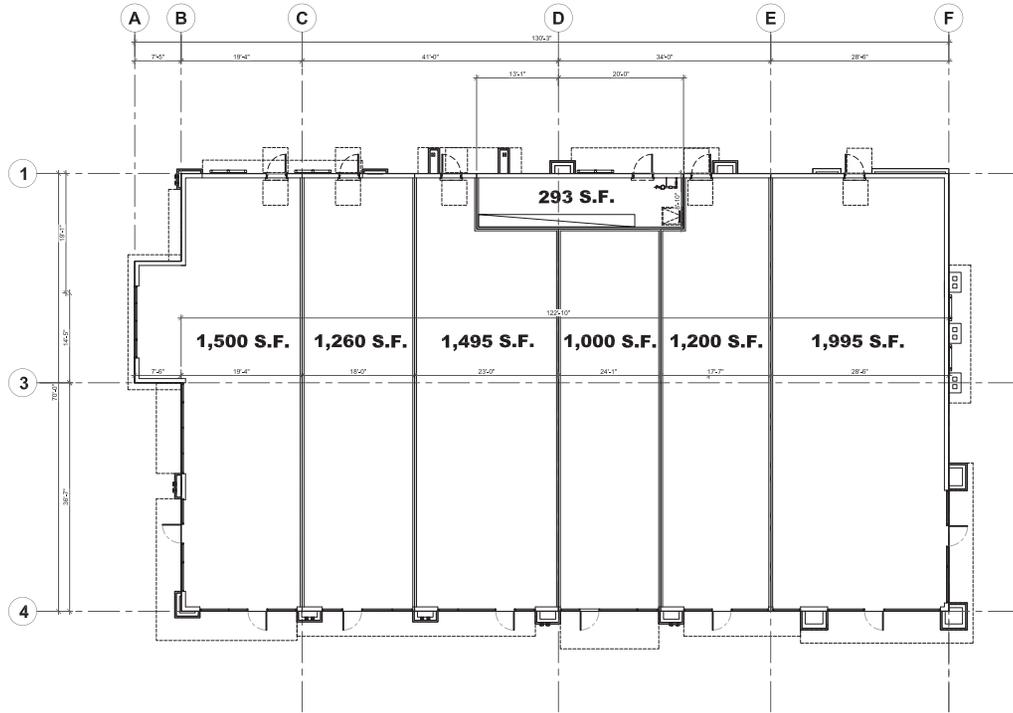
PROJECT NO: 320102956

320102956

CONTRACT NOTES:
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PARCEL - 4
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242

PRELIMINARY FLOOR PLAN



TOTAL BUILDING = 8,742 S.F.

1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

PROGRESS LOD - 09.02.2014

AAD:FITCH, Inc.

FITCH

10425 Northpointe Blvd.
Suite 200
Sacramento, CA 95834
Tel: 916.996.6200
www.aadfitch.com

DATE PLOTTED: 08.20.2014
DESIGNER: AS NOTED
DRAWN BY: JSE
PROJECT NO: 320102956

SHEET: LOD2



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

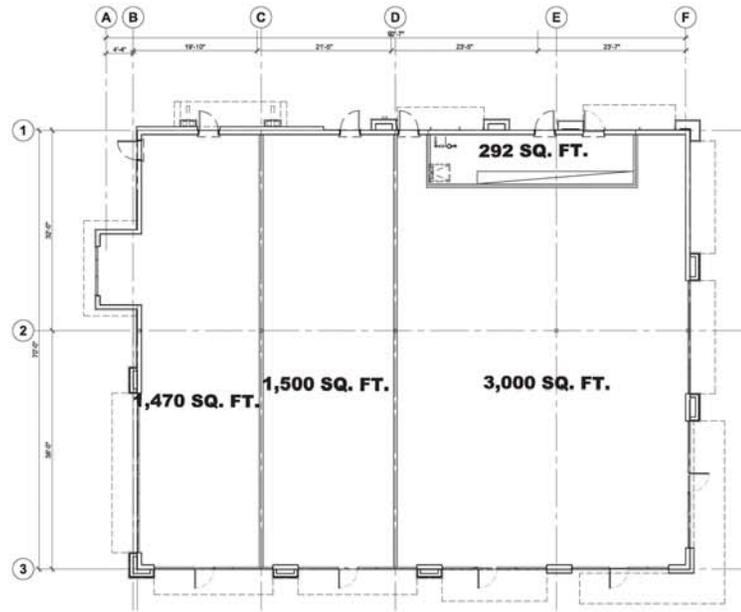


SOUTH ELEVATION

PARCEL 5

320102957

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**TOTAL BUILDING
6,262 SQ. FT.**

1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

PARCEL - 5
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

PRELIMINARY FLOOR PLAN

LOCAL TITLE NUMBER
REVISION

AAD:FITCH, Inc.
FITCH
 1643 NORTH SUNDOWN AVE. SUITE 200
 Lodi, CA 95242
 TEL: 408.598.4200 FAX: 408.598.4201
 WWW.AAD-FITCH.COM

PROGRESS LOD - 08.26.2014

DATE PLOTTED	08.26.2014	SHEET
SCALE	AS NOTED	LOD2
DRAWN BY		REV
CHECKED BY		REV
PROJECT No.	320102957	REV



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



SHOPS 5

LODI SHOPPING CENTER



SOUTH ELEVATION

PARCEL 7

320102958

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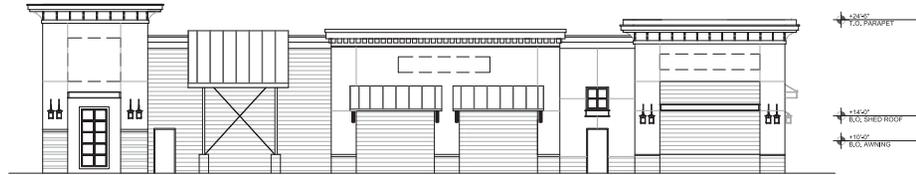
1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



2 WEST ELEVATION

SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



4 EAST ELEVATION

SCALE: 1/8"=1'-0"

PARCEL - 7
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242

PRELIMINARY EXTERIOR ELEVATIONS

COORDINATOR/PROJECT LEADER

DATE PLOTTED

PROGRESS LOD - 09.24.2014



DATE ENDED: 09.24.2014
DATE ISSUED: 09.24.2014
DRAWN BY: JBY &
PROJECT NO: 320102958

REVISIONS
REV: 1
LOD3



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH ELEVATION

PARCEL 9

320102958

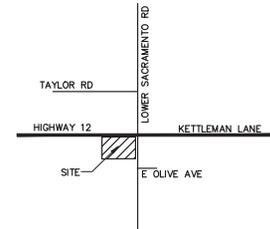
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HIGHWAY 12 (KETTLEMAN LANE)



FUTURE WALMART

LOWER SACRAMENTO RD



1 PRELIMINARY OVERALL SITE PLAN

SCALE: 1" = 80'-0"

2 VICINITY MAP

SCALE: NTS

PARCEL - 9
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

PRELIMINARY OVERALL SITE PLAN

COURTESY PROVIDED

16435 North Sacramento Avenue, Suite 200
Lodi, CA 95242
Tel: 408.998.6200
www.aadfitch.com

AAD:FITCH, Inc.
FITCH

PROGRESS LOD - 09.30.2014

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DATE: 09.30.2014
SCALE: AS NOTED
DRAWN BY: JBY
PROJECT NO: 320102958

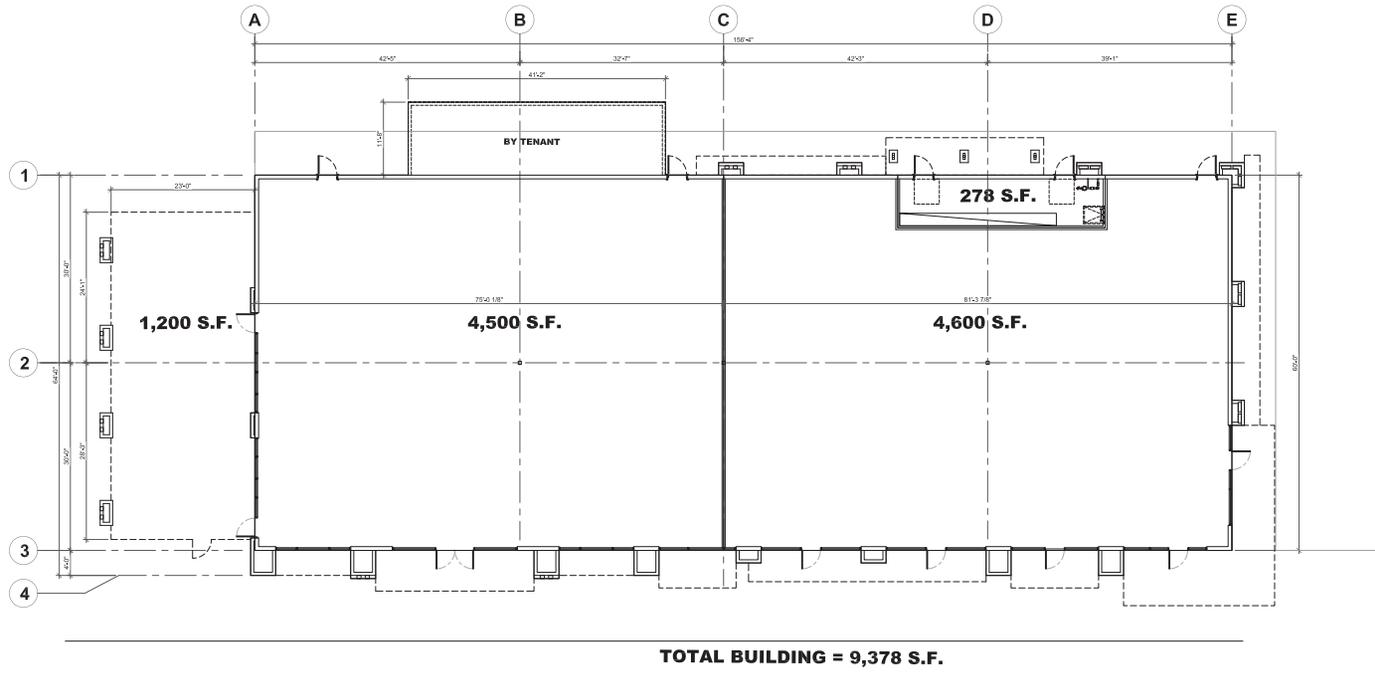
LOD1

320102958

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PARCEL - 9
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242

PRELIMINARY FLOOR PLAN



TOTAL BUILDING = 9,378 S.F.

1 PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"
NORTH

PROGRESS LOD - 09.30.2014

AAAD-FITCH, Inc.

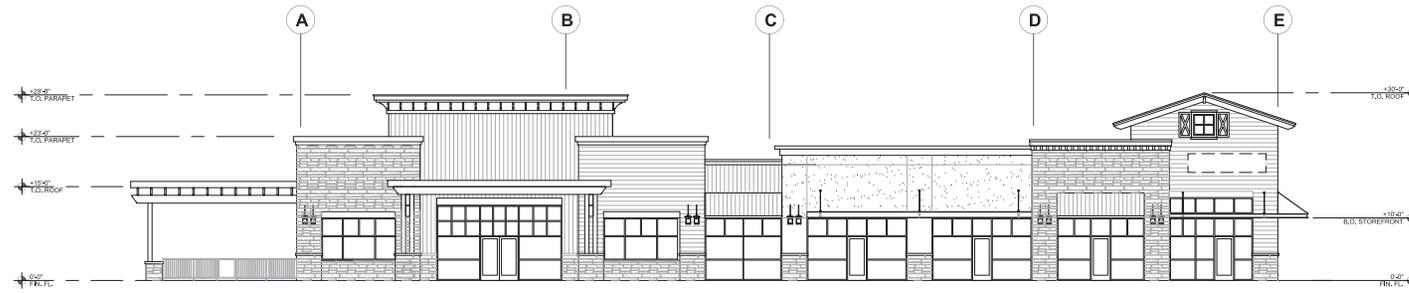


10435 North Sacramento, Modesto, CA 95226
Tel: 408.896.6200 Fax: 408.896.6201

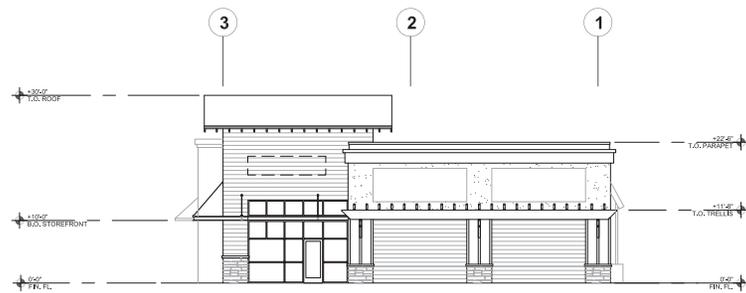
DATE: 09.30.2014
SCALE: AS NOTED
DRAWN BY: JBY
PROJECT NO: 320102958

LOD2

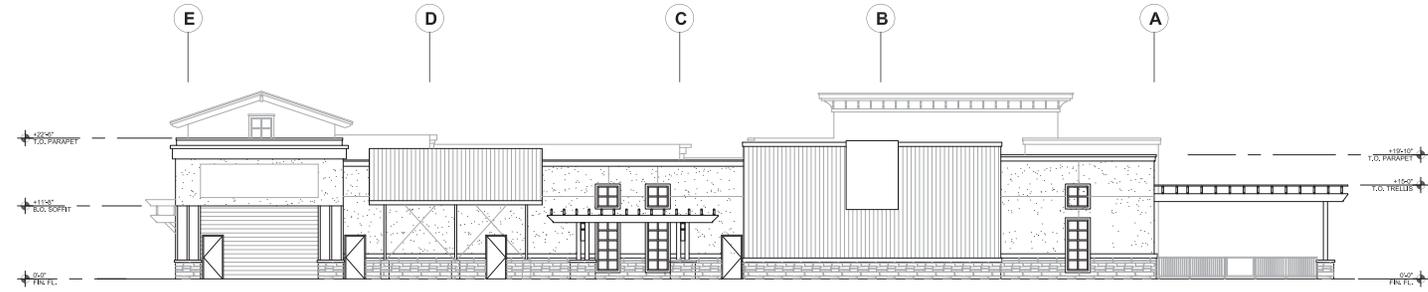
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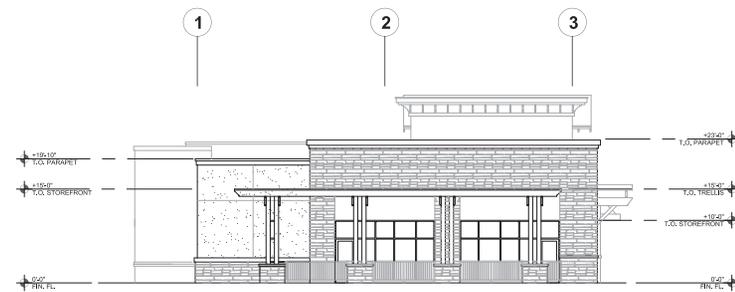
1 PRELIMINARY WEST ELEVATION SCALE: 1/8"=1'-0"



2 PRELIMINARY SOUTH ELEVATION SCALE: 1/8"=1'-0"



3 PRELIMINARY EAST ELEVATION SCALE: 1/8"=1'-0"



4 PRELIMINARY NORTH ELEVATION SCALE: 1/8"=1'-0"

1 2 3 4 5 6

320102958

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PARCEL - 9
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

PRELIMINARY EXTERIOR ELEVATIONS

DATE	09/30/2014
BY	AS NOTED
CHECKED	BY
DATE	09/30/2014
BY	BY
DATE	09/30/2014
BY	BY
DATE	09/30/2014
BY	BY

AAD:FITCH, Inc.
FITCH
 16435 Northpointe Avenue, Suite 100
 Livermore, CA 94551
 Tel: 480.896.6200
 Fax: 925.462.2001
 www.aadfitch.com

PROGRESS LOD - 09.30.2014

DATE	09/30/2014
BY	AS NOTED
CHECKED	BY
DATE	09/30/2014
BY	BY
DATE	09/30/2014
BY	BY

LOD3



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATIONS



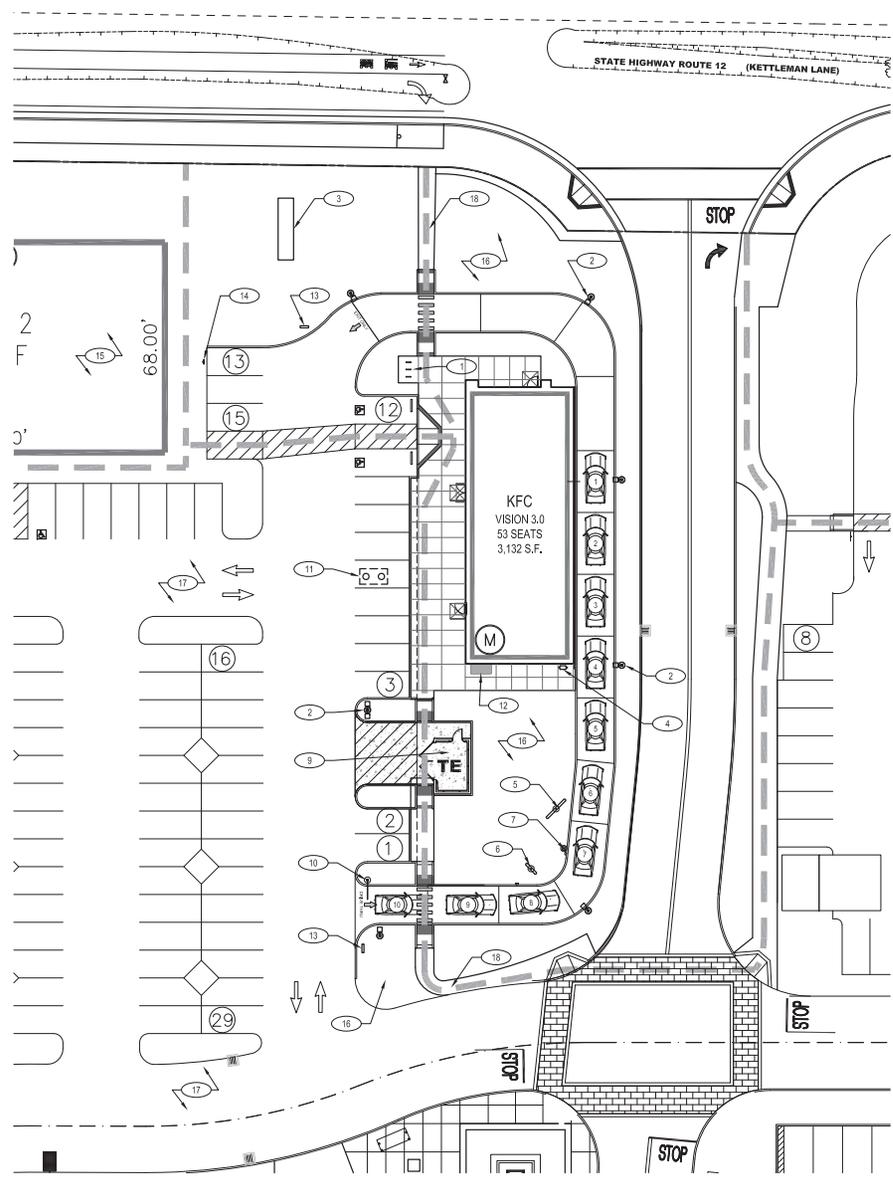
WEST ELEVATION

PARCEL 3 - KFC

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- 1 (N) BIKE RACKS
- 2 (N) SITE LIGHTING
- 3 (N) FREESTANDING CENTER MONUMENT SIGN, BY OWNER
- 4 (N) GAS METER
- 5 (N) MENU BOARD
- 6 (N) PREVIEW BOARD
- 7 (N) SENSOR LOOP AND SPEAKER PEDESTAL
- 8 (N) BOLLARD
- 9 (N) TRASH ENCLOSURE
- 10 (N) DRIVE-THRU SOFFIT CLEARANCE SIGN
- 11 (N) GREASE INTERCEPTOR
- 12 (N) ELECTRICAL MAIN SWITCH
- 13 (N) DIRECTIONAL SIGNAGE W/ LOGO
- 14 ORDER DELAY PARKING STALL FOR DRIVE-THRU
- 15 ADJACENT BUILDING, BY OWNER
- 16 LANDSCAPING
- 17 SHARED PARKING AREA
- 18 ACCESSIBLE WALKING PATH

KEYNOTES **A**



A **SITE PLAN**
DD2.0

SCALE: 1" = 20'



VMI architecture
 Design - Planning - Interiors
 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2555 fax
 www.vmiarch.com

VMI JOB NUMBER
1350

RECORD DATES

LL SUBMITTAL	09-16-14
DO SUBMITTAL	10-13-14

REVISIONS

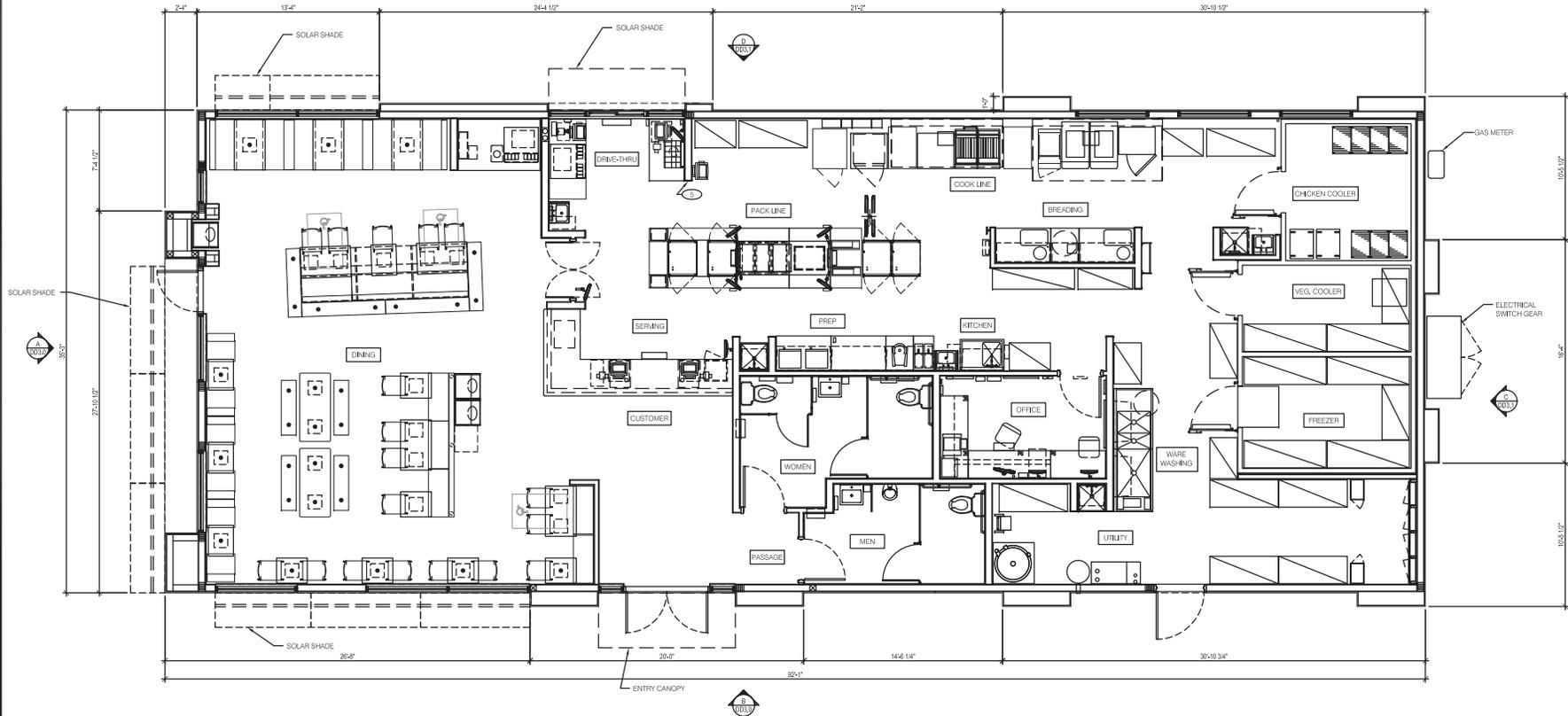
CLIENT
 HARMAN MANAGEMENT CO.
 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5681

PROJECT
 KFC RESTAURANT
 2640 W. Kettleman Lane
 Lodi, CA 95025
 APN -



SITE PLAN
DD1.0

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A EQUIPMENT/SEATING PLAN (3,132 SQ. FT.)
DD2.0

SCALE: 1/4" = 1'-0"

SEATING SCHEDULE		
SIZE	NO.	TOTAL
6' X 2'	= 12	
4' X 7'	= 28	
3' X 0'	= 0	
2' X 10'	= 20	
1' X 0'	= 0	
70' X 5'	= 3	
GRAND TOTAL	= 63	
ACCESSIBLE SEATS REQ'D	= 3	
ACCESSIBLE SEATS PROVIDED	= 3	



VMI architecture
 Design - Planning - Interiors
 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2555 fax
 www.vmiarch.com

VMI JOB NUMBER
1350

RECORD DATES
 LL SUBMITTAL 09-16-14
 DD SUBMITTAL 10-13-14

REVISIONS

NO.	DESCRIPTION

CLIENT
 HARMAN MANAGEMENT CO.
 199 FIRST STREET, SUITE 212
 LOS ALTOS, CA 94022
 Phone: 650.941.5681

PROJECT
 KFC RESTAURANT
 2640 W. Kettleman Lane
 Lodi, CA 95225
 APN -



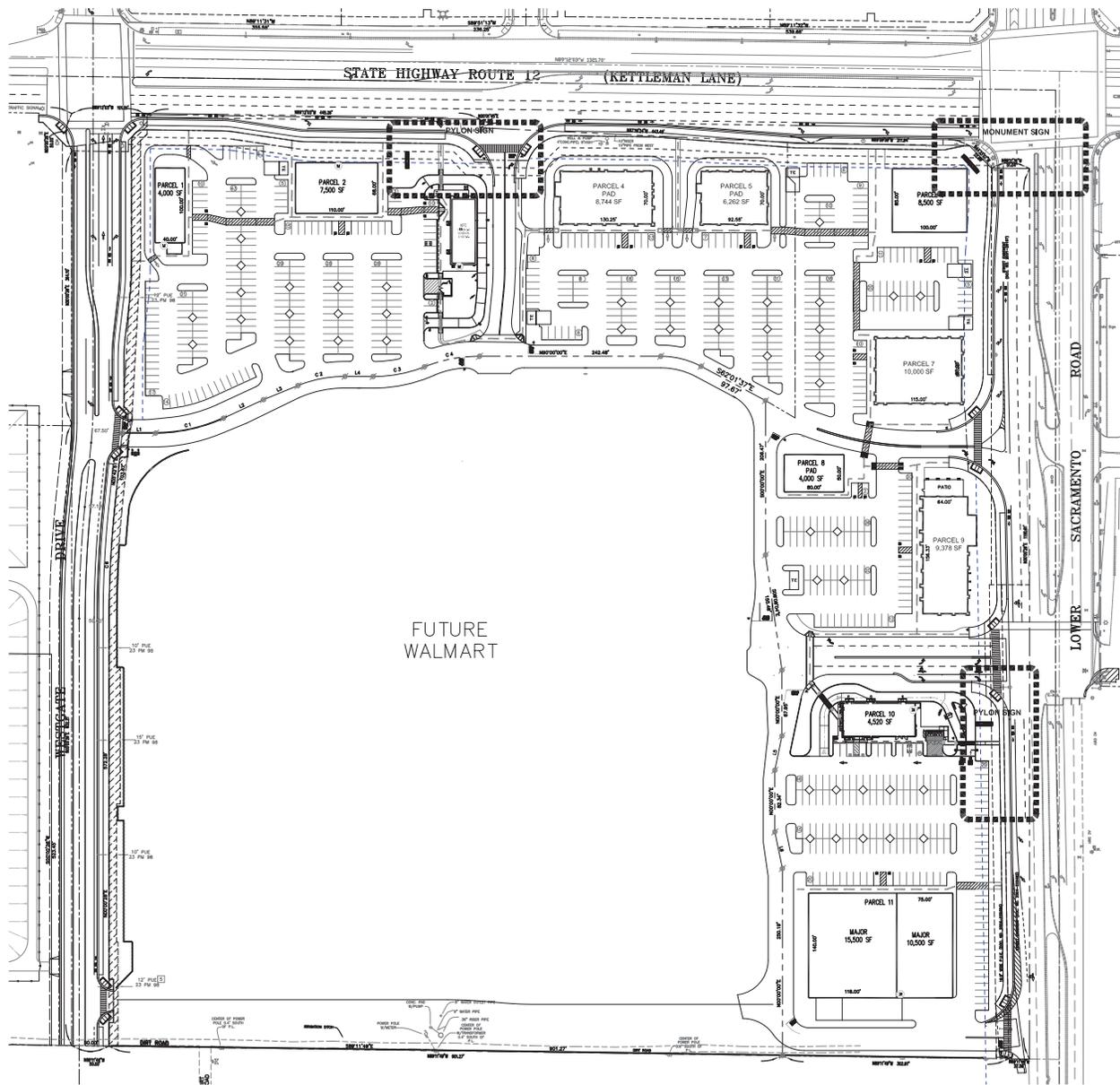
EQUIPMENT AND SEATING PLAN

DD2.0

PYLON AND ENTRY MONUMENT SIGNS

320102958

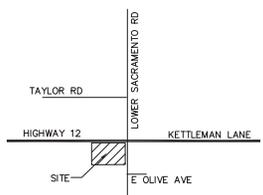
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2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
4. The contractor shall be responsible for obtaining all necessary utility information and for protecting all existing utilities.
5. The contractor shall be responsible for obtaining all necessary survey information and for establishing all necessary control points.
6. The contractor shall be responsible for obtaining all necessary engineering and architectural services.
7. The contractor shall be responsible for obtaining all necessary construction materials and labor.
8. The contractor shall be responsible for obtaining all necessary construction equipment and machinery.
9. The contractor shall be responsible for obtaining all necessary construction permits and approvals.
10. The contractor shall be responsible for obtaining all necessary construction insurance and bonding.



FUTURE WALMART

1 PRELIMINARY SITE PLAN

SCALE: 1" = 200'



VICINITY MAP

SCALE: NTS

SITE SIGNAGE
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 95242

PRELIMINARY SITE PLAN

CONTRACTOR'S RECORD SHEET

DATE	
DESCRIPTION	
REVISIONS	

AAD-FITCH, Inc.
FITCH
1425 Northpointe Blvd., Suite 100
Sacramento, CA 95834
Tel: 916.996.6200 Fax: 916.996.6201

NOT FOR CONSTRUCTION
THIS DRAWING IS PRELIMINARY AND SUBJECT TO CHANGE. NOT INTENDED FOR PERMITTING, PRICING OR CONSTRUCTION.

DATE PLOTTED: 10.13.2014
DRAWN BY: AS NOTED
PROJECT NO: 320102958
REV: 1

LOD1

320102958

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SITE SIGNAGE
SUNWEST VILLAGE
KETTLEMAN LANE & LOWER SACRAMENTO ROAD
LODI, CA 93242

PROJECT NO.	
DATE	
DESIGNER	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	

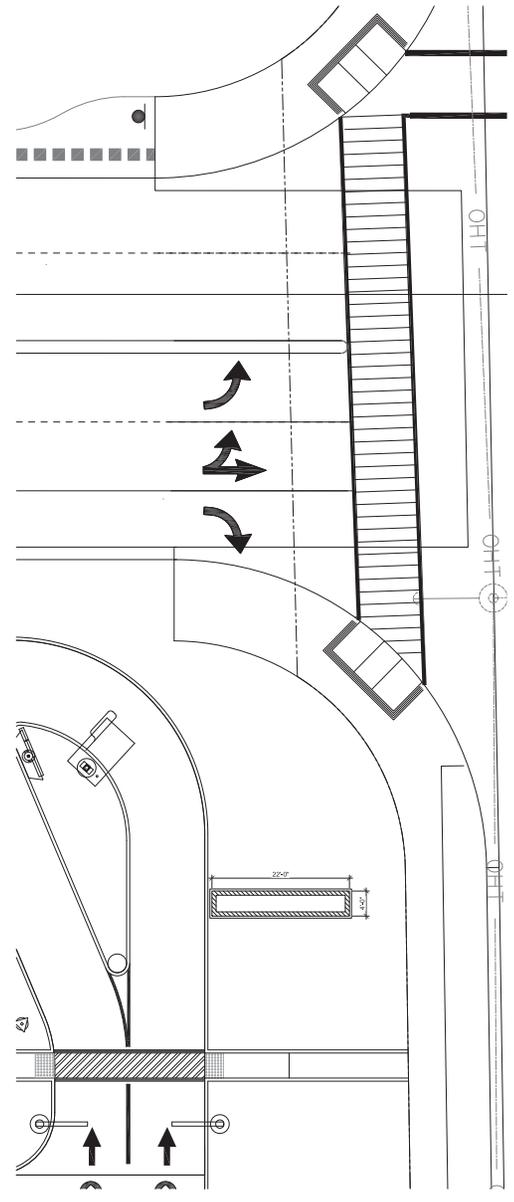
AAAFITCH, Inc.
FITCH
10435 Northpointe Blvd., Suite 100
Lodi, CA 93242
Tel: 408.998.6200 Fax: 408.998.6201
www.fitch.com

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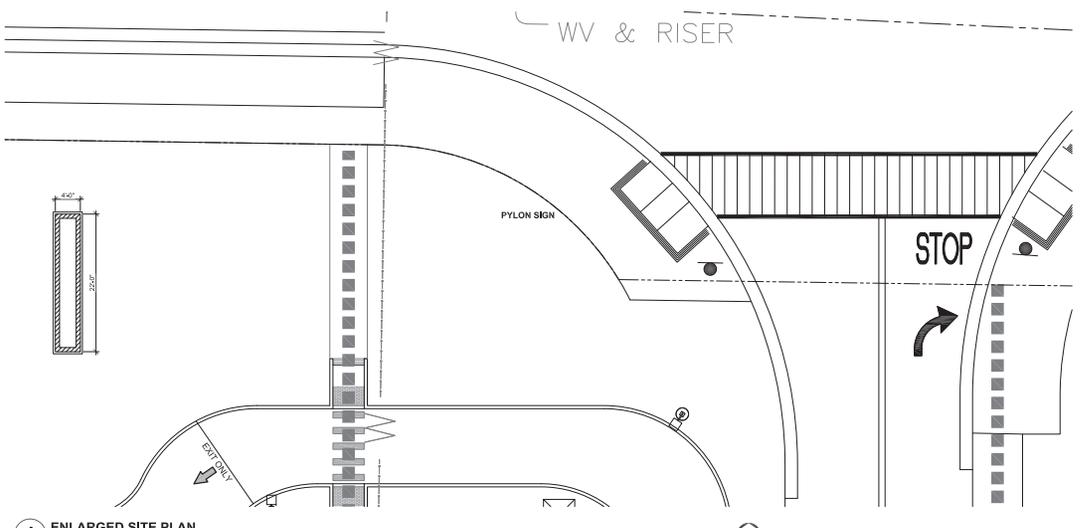
DATE PLOTTED	10.13.2014	SHEET	
SCALE	AS NOTED	PROJECT NO.	320102958
DRAWN BY	Jay S	REV	
PROJECT NO.	320102958		

PROGRESS LOD - 10.13.14

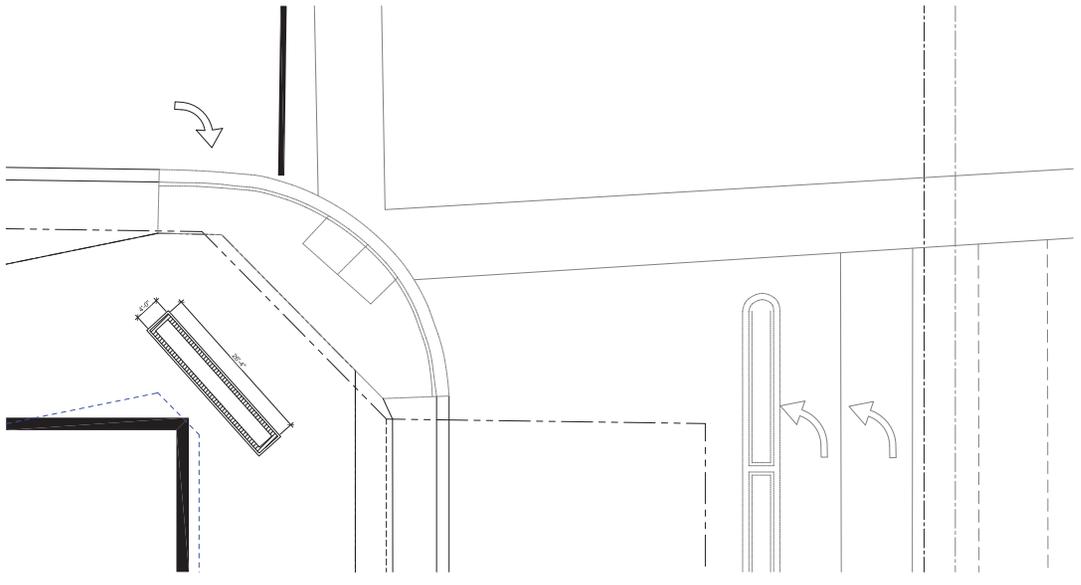
LOD2



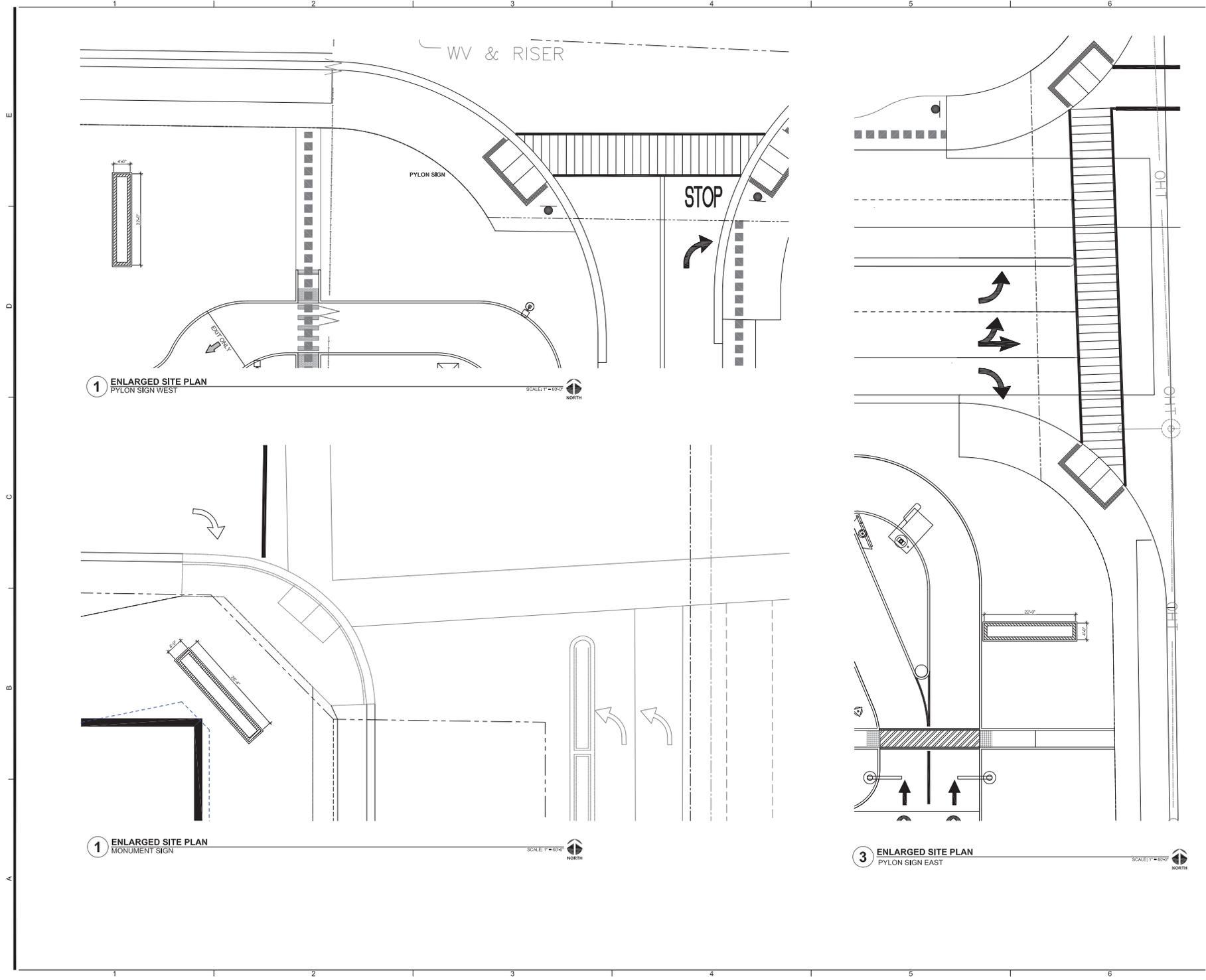
3 ENLARGED SITE PLAN
PYLON SIGN EAST
SCALE: 1" = 60'-0"
NORTH



1 ENLARGED SITE PLAN
PYLON SIGN WEST
SCALE: 1" = 60'-0"
NORTH



1 ENLARGED SITE PLAN
MONUMENT SIGN
SCALE: 1" = 60'-0"
NORTH





ENTRY MONUMENT SIGN



PYLON SIGN



ENTRY MONUMENT SIGN



PYLON SIGN