

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, APRIL 8, 2015 @ 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. "October 22, 2014"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for Farmer Boys restaurant – 2312 W. Kettleman Lane. (Applicant: Dan Hinson; File Number: 2015-08 SP; CEQA Determination: Exempt Per Section 15303)
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, OCTOBER 22, 2014 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, October 22, 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, City Attorney Janice Magdich and Administrative Secretary Kari Chadwick

2. MINUTES

“August 13, 2014”

MOTION / VOTE:

The Site Plan and Architecture Review Committee, on motion of SPARC Member Litton, Della Monica second, approved the Minutes of August 13, 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) for Site Plan and Architectural Review of Wine and Roses new lobby building – 2505 W. Turner Road. (Applicant: Russ Munson; File Number: 2014-34 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 as conditioned.

Chair Kiser asked staff to show on the plan where the ADA path of travel and requirements are located. Mr. Hoffman pointed out the path of travel on the PowerPoint slide.

Member Della Monica asked about condition number 17. Mr. Hoffman stated that it is a comment from the Building Division and is meant to give the applicant a heads-up that there may be a requirement depending on the full scope of work for the project.

Hearing Opened to the Public

- Mike Donaldson, architect for the project, came forward to answer questions. Mr. Donaldson stated that there is some restriction with the fire lane that will affect condition number 17.
- Russ Munson, applicant, came forward to answer questions.
- Member Della Monica stated that he would like to see a horizontal division in the two big windows on the front elevation. Mr. Munson stated that they would look at that option.

- Member Stafford asked if there is something in the Utility Easement would that be a project stopper. Mr. Munson stated that it would be a stopper because of the moving of the building to the point that it would block the house. Mr. Hoffman stated that staff does not believe there is anything in the easement.
- Member Stafford asked if the applicant has read all of the conditions and is comfortable with them. Mr. Munson stated that they do have questions on a couple, but believe they can work with staff to get them answered.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, Litton second, approve the request of Russ 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. 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) for Site Plan and Architectural Review of 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)

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

Member Della Monica asked for clarification regarding which approval is going to be made. Mr. Hoffman stated that the approval is for all three options. Which option that is used will depend on how many and what type of tenant the applicant can get.

Member Litton asked if this negates the 90 day occupancy requirement. Mr. Hoffman stated that condition is on a separate application and will remain in place.

Chair Kiser asked how much time the applicant will have to get this project done. Mr. Hoffman stated that this a stand-alone application that meets a condition from the Lodi Shopping Center project and does not over-ride any other conditions regarding the time frame for getting the work done.

Vice Chair Stafford asked if this is just an improvement for the façade. Mr. Hoffman stated that it is primarily for the façade. There may be some other site improvements that occur, but for the most part this site is complete.

Mr. Stafford asked how the flex space in the back would be utilized. Mr. Hoffman stated that he would like to have the applicant can answer that question.

Hearing Opened to the Public

- Darrell Browman, applicant, came forward to answer questions. The façade improvements will help the company to secure the appropriate tenants. The preferred tenant situation would be the two or three tenant design.
- Chair Kiser asked if Mr. Browman would be willing to come back and show the Committee the final design. Mr. Browman stated that he would be happy to come back with the final elevation once it has been determined.
- Evelyn Ehlers, resident that backs up to the rear area of this project, came forward to express her concern over the safety of the rear section of the building during the transition and possibly with the new tenants. Ms Ehlers stated that she has not had any trouble with Wal-Mart and appreciates the existing situation. Mr. Browman stated that the anticipation is to have the space re-tenanted as soon as possible and assured Ms Ehlers that if she ever has any trouble she can contact him. Ms Ehlers was comfortable with that offer. Mr. Browman gave Ms. Ehlers his card, so she could contact him if there were any issues.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kirst, Della Monica second, 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. 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) for Site Plan and Architectural Review of Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) at the southwest 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)

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 for confirmation that all the signage will meet our standards. Mr. Hoffman stated that it will.

Hearing Opened to the Public

- Darrell Browman, applicant, came forward to answer questions. Mr. Browman stated that he is really proud of this project and is looking forward to another long-term project in Lodi.

- Vice Chair Stafford stated his appreciation of the quality of the project. Mr. Browman stated his appreciation of City Staff and his team for all of their hard work. Mr. Stafford asked Mr. Browman if he would consider incorporating some art in the project. Mr. Browman stated that he would.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Litton, Kirst second, consider Site Plan and Architecture Review of Pad Buildings at the Sunwest Village Shopping Center (Lodi Shopping Center) at the southwest corner of West Kettleman Lane and South Lower Sacramento Road and Recommend approval to the Planning Commission. 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**

None

6. **ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:54 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary

Item 3a



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: April 8, 2015

APPLICATION NO: 2015-08 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for Farmer Boys restaurant – 2312 W. Kettleman Lane. (Applicant: Dan Hinson; File Number: 2015-08 SP; CEQA Determination: Exempt Per Section 15303)

LOCATION: 2312 W. Kettleman Lane
Lodi, CA 95242
APN: 058-140-48

APPLICANT: HC&D Architects
Mr. Dan Hinson
1081 Lampton Lane
Norco, CA 92860

Farmer Boys franchisee
Mr. Joseph Sadek

PROPERTY OWNER: First Lodi Plaza Associates
4502 Georgetown Place, Suite 100
Stockton, CA 95207

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Hinson for the construction of a new Farmer Boys restaurant located at 2312 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: 24,435 sq. ft. / 0.56 acres

SUMMARY

The applicant proposes a new Farmer Boys restaurant to replace the McDonalds that will relocate the Super Wal-Mart shopping center. 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 south of West Kettleman Lane and east of Lower Sacramento Road. (Attachment A) The site is comprised of the existing Wal-Mart shopping center included major tenant buildings and associated pads.

The applicant is proposing to:

- Build a new 3186 sq. ft. restaurant to replace the existing McDonalds building.
- The existing drive-thru, parking lot and landscaping will be retained.
- The applicant is proposing a building that helps to modernize the center along with future proposed façade improvements to the Wal-Mart building.
- The proposed building is comprised of stucco, stone and concrete tile.
- Applicant proposes natural colors – light tans, brown and gray for the building colors. These are consistent with the center.
- Roof is concrete tile consistent with the center.
- Stone veneer is added for accents.
- The project proposal builds upon existing colors and design features from the Sun West Plaza shopping center.
- Project meets setback and lot coverage standards for the Community Commercial zoning district.

The applicant has provided proposed elevations and site layout. (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 Community 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 this 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 2312 West Kettleman Lane, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. A final color palette shall be submitted with the 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. 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

Building - General Comments:

11. The demolition of the old building, 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.
12. 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
13. If the 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 back-up 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
14. If the occupant load exceeds 49, the restaurant is classified as an A-2 assembly area. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance. 2013 CFC, Section 105.6
15. Site Plan to show all building entrances and 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. 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.
18. Restrooms will be required to be accessible as per 2013 CBC, Section 11B-213
19. A Type I hood is required over cooking appliances that create grease laden vapors (fryers, griddles, ranges, broilers, etc.). Type I hoods are required to be equipped with a UL-300 compliant wet chemical hood and duct fire suppression system. Hood and duct fire suppression system shall be submitted to the Building Department by a C-16 licensed contractor. 2013 CMC, Sections 507, 508, 509, 510 & 513
20. An automatic fire sprinkler system shall be required for this A-2 occupancy, if (1) the fire area exceeds 5,000 square feet, or (2) the occupant load is 100 or more. 2013 CBC, Section 903.2.1.2

If an automatic fire sprinkler system is required, a) A fire control room is required, as specified by LMC 15.20.180, b) The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor. c) Fire sprinkler monitoring alarm system is required by 2013 CFC, Section 903.4. The Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.

21. 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

Public Works Comments:

22. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards, and Design and Construction Standards.
23. 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.
24. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
25. 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.
26. 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.)

27. Prior to any work within City Right-of-Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
28. 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.
29. 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.

30. 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, March 28, 2015. Fifteen (15) 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

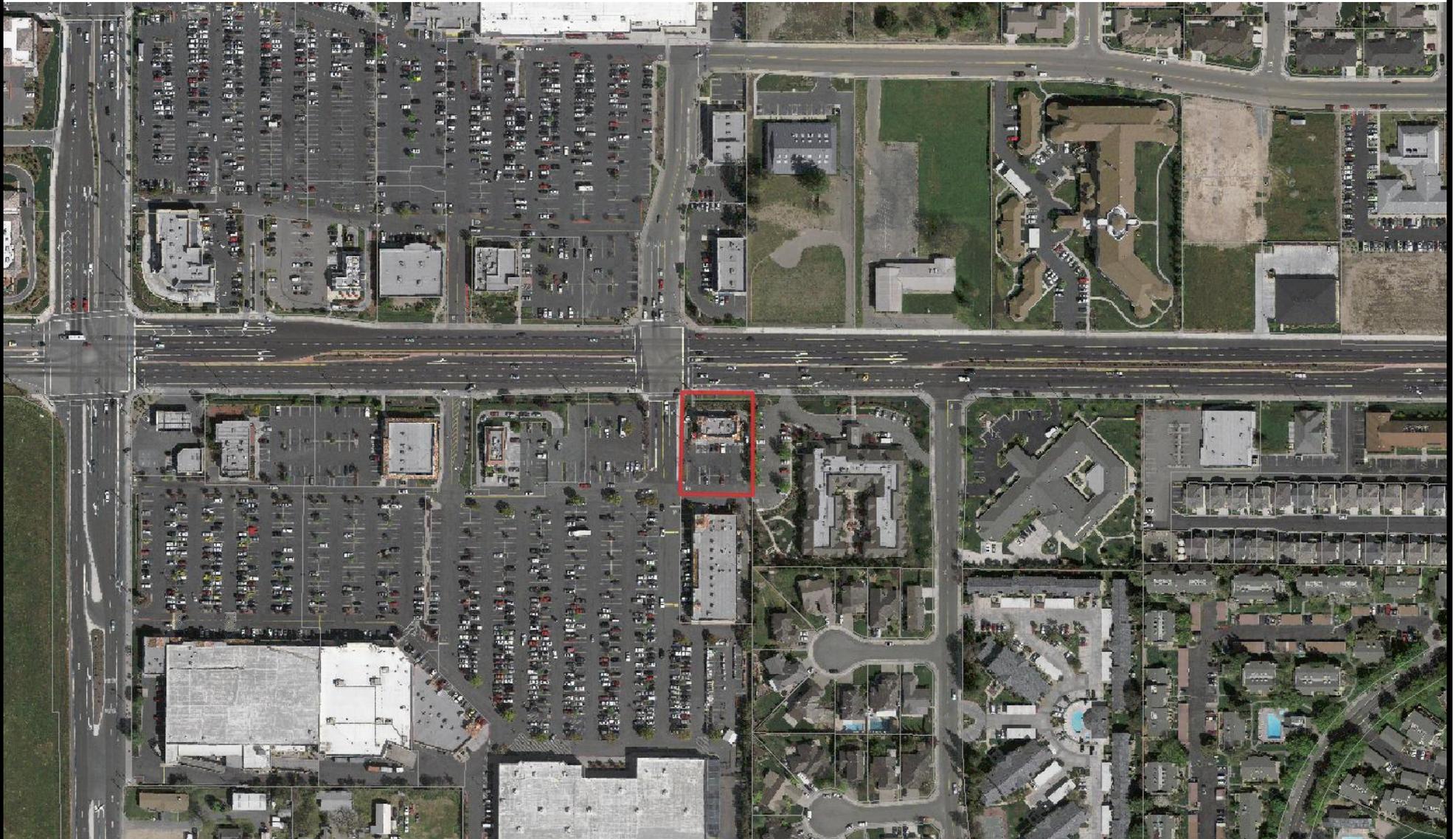
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Maps
- B. Elevations

VICINITY MAP

NORTH



SOUTH

2312 W. Kettleman Lane



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ISSUED:

No.	Date	Issued For

REVISION

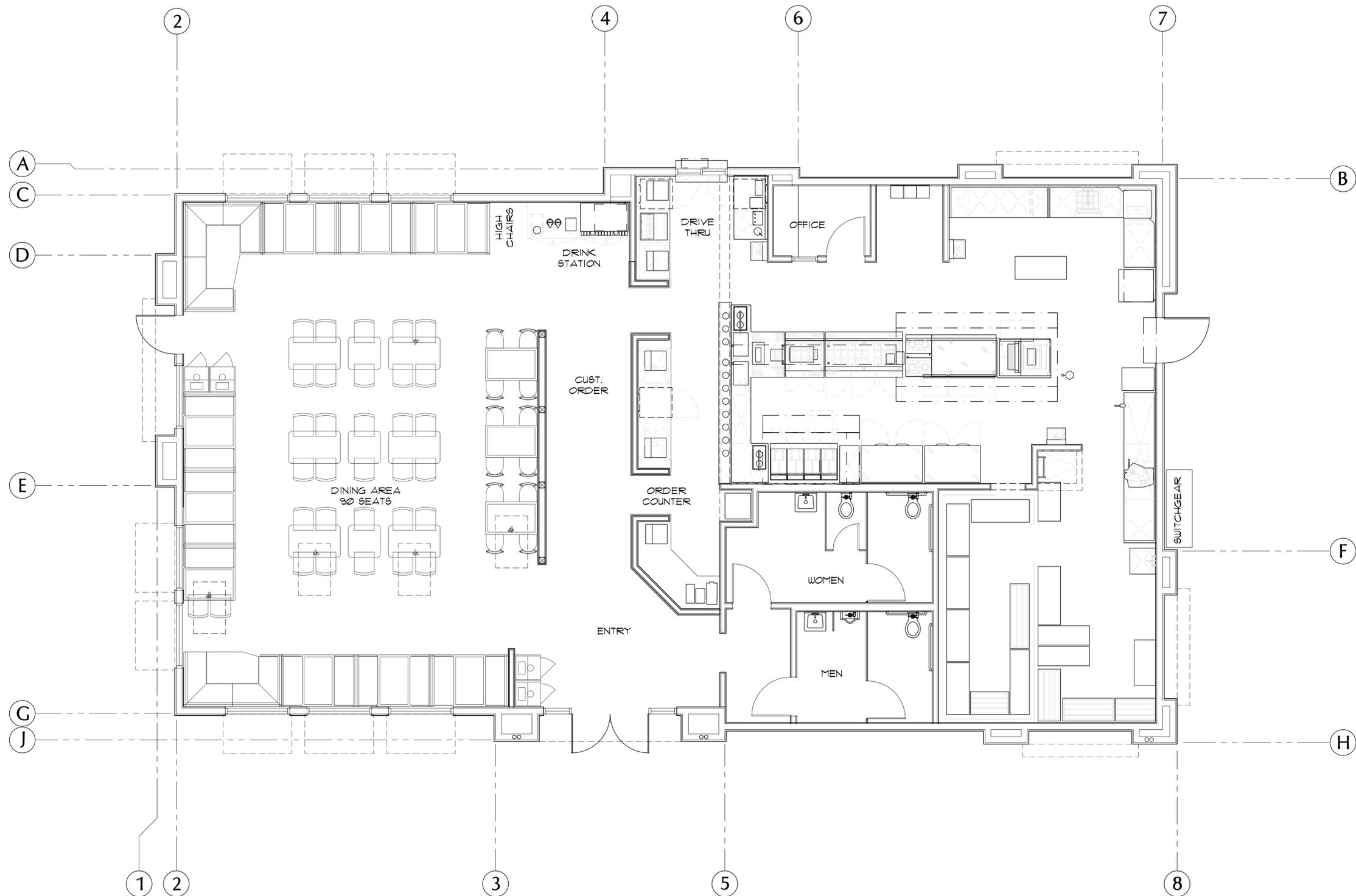
No.	Date	Issued For

SHEET TITLE

FLOOR PLAN

Project 14032 Drawing Number
Date 11/10/2014
Drawn by TR
Checked by JM

A2.0





FARMER BOYS FOOD INC.
3452 UNIVERSITY AVE.
RIVERSIDE, CA 92501

PROJECT LOCATION

FARMER BOYS
2312 W. KETTLEMAN LN.
LODI, CA 95242

CONSULTANT

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ISSUES:

No.	Date	Issued For

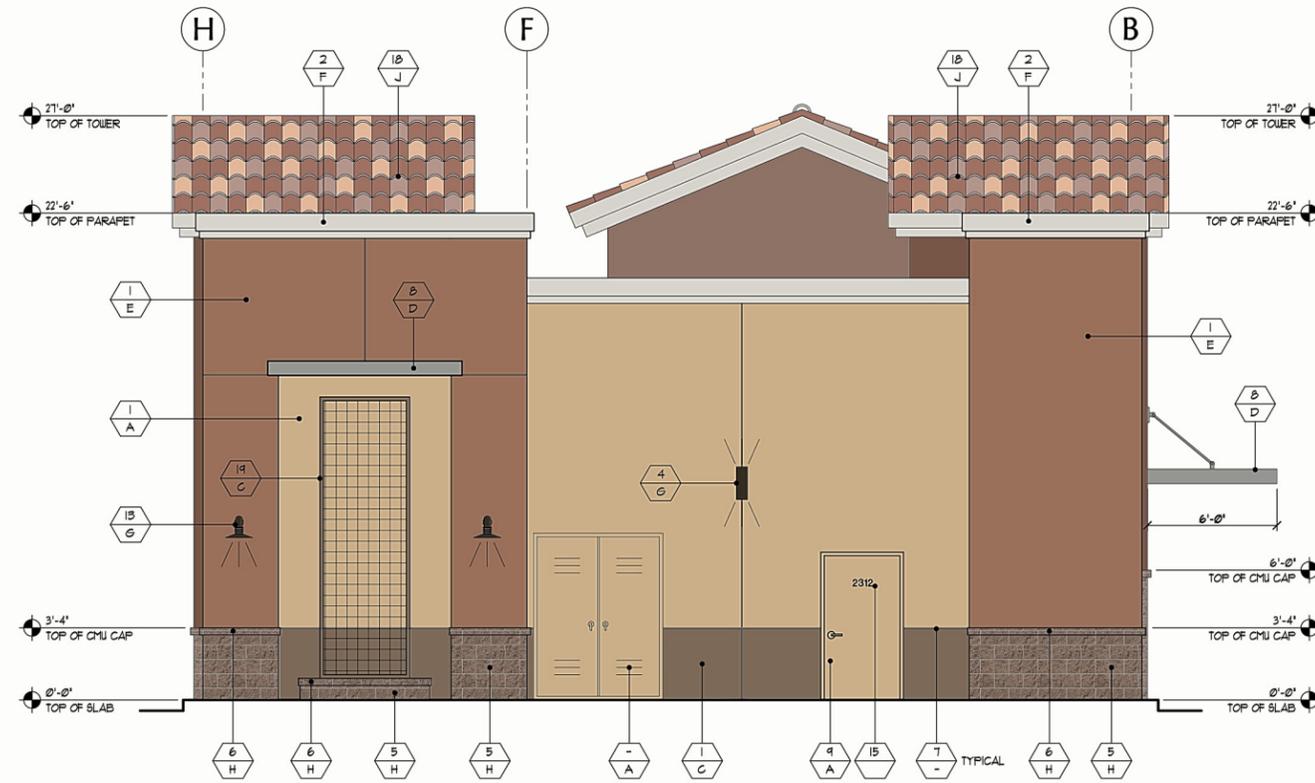
REVISION

No.	Date	Issued For

SHEET TITLE

ELEVATIONS

Project	14032	Drawing Number
Date	11/10/2014	A3.0
Drawn by	TR	
Checked by	JM	



EAST BUILDING ELEVATION

SCALE
1/4"=1'-0" 2



WEST BUILDING ELEVATION

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

LEGEND



MATERIALS

- 1 - PAINT OVER 1/8" STUCCO MEDIUM SAND FINISH
- 2 - PAINT OVER CORNICE TRIM
- 3 - FARMER BOYS SIGNAGE, SEPARATE DESIGN REVIEW APPLICATION REQUIRED
- 4 - DECORATIVE UP/DOWN WALL SCOSCE, MFG.: HI-LITE MODEL: 1605B-B
- 5 - VENEER WAINSCOT
- 6 - CONCRETE MASONRY CAP
- 7 - GALVANIZED METAL EXPANSION JOINT WITH 1/2" REVEAL
- 8 - CANTILEVER METAL CANOPY
- 9 - METAL DOOR
- 10 - STOREFRONT ALUMINUM FRAMES
- 11 - CLEAR WINDOW GLAZING
- 12 - PASS-THRU WINDOW WITH STAINLESS STEEL SHELF
- 13 - DECORATIVE DOWN-LIGHT SCOSCE, MFG.: HI-LITE MODEL: H-1512-B
- 14 - ARCHITECTURAL FOAM TRIM
- 15 - 4" HIGH VINYL NUMERALS
- 16 - 12" HIGH X 1 1/2" STROKE INTERNALLY ILLUMINATED ADDRESS SIGN SHALL COMPLY W/ SECTION 5-329 OF ORDINANCE NO. 162B PAGE 16 OF 22.
- 17 - METAL AWNING
- 18 - CONCRETE ROOF TILE
- 19 - DECORATIVE METAL LATTICE

FINISHES

- A - SHERWIN WILLIAMS SW 1644 "DROMEDARY CAMEL"
- B - SHERWIN WILLIAMS SW 6062 "RUGGED BROWN"
- C - SHERWIN WILLIAMS SW 6082 "COBBLE BROWN"
- D - SHERWIN WILLIAMS SW 1669 "SUMMIT GRAY"
- E - SHERWIN WILLIAMS SW 1105 "WHEAT PENNY"
- F - SHERWIN WILLIAMS SW 1641 "CRUSHED ICE"
- G - DARK BRONZE ANODIZED
- H - ANGELUS BLOCK 8x16 SPLIT FACE VENEER, COLOR: MERLOT, PATTERN: COMMON BOND, MORTAR JOINT: 3/8-INCH CONCAVE JOINT.
- J - CONCRETE ROOF TILE TO MATCH EXISTING CENTER.

NOTES

1. CALLOUTS AND KEYNOTES ARE NOT REPEATED FOR ALL ELEVATIONS. TYPICAL ELEMENTS ARE CALLED OUT.
2. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ALUMINUM ADDRESS NUMBERS SHALL BE 12" HIGH MOUNTED ON THE EXTERIOR WALL, ILLUMINATED AND CONTRASTING.



FARMER BOYS FOOD INC.
3452 UNIVERSITY AVE.
RIVERSIDE, CA 92501

PROJECT LOCATION:

FARMER BOYS
2312 W. KETTLEMAN LN.
LODI, CA 95242

CONSULTANT:

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ISSUED:

No.	Date	Issued For

REVISION:

No.	Date	Issued For

SHEET TITLE

ELEVATIONS

Project	14032	Drawing Number	
Date	11/10/2014		
Drawn by	TR		
Checked by	JM		

A3.1

LEGEND

1C MATERIAL
AC FINISH

MATERIALS

- 1 - PAINT OVER 1/8" STUCCO MEDIUM SAND FINISH
- 2 - PAINT OVER CORNICE TRIM
- 3 - FARMER BOYS SIGNAGE. SEPARATE DESIGN REVIEW APPLICATION REQUIRED
- 4 - DECORATIVE UP/DOWN WALL SCOSCE. MFG.: HI-LITE MODEL: 1605B-B
- 5 - VENEER WAINSCOT
- 6 - CONCRETE MASONRY CAP
- 7 - GALVANIZED METAL EXPANSION JOINT WITH 1/2" REVEAL
- 8 - CANTILEVER METAL CANOPY
- 9 - METAL DOOR
- 10 - STOREFRONT ALUMINUM FRAMES
- 11 - CLEAR WINDOW GLAZING
- 12 - PASS-THRU WINDOW WITH STAINLESS STEEL SHELF
- 13 - DECORATIVE DOWN-LIGHT SCOSCE MFG.: HI-LITE MODEL: H-41512-B
- 14 - ARCHITECTURAL FOAM TRIM
- 15 - 4" HIGH VINYL NUMERALS
- 16 - 12" HIGH X 1 1/2" STROKE INTERNALLY ILLUMINATED ADDRESS SIGN SHALL COMPLY W/ SECTION 5-329 OF ORDINANCE NO. 162B PAGE 16 OF 22.
- 17 - METAL AWNING
- 18 - CONCRETE ROOF TILE
- 19 - DECORATIVE METAL LATTICE

FINISHES

- A - SHERWIN WILLIAMS SW 7644 "DROMEDARY CAMEL"
- B - SHERWIN WILLIAMS SW 6062 "RUGGED BROWN"
- C - SHERWIN WILLIAMS SW 6082 "COBBLE BROWN"
- D - SHERWIN WILLIAMS SW 7669 "SUMMIT GRAY"
- E - SHERWIN WILLIAMS SW 7105 "WHEAT PENNY"
- F - SHERWIN WILLIAMS SW 7647 "CRUSHED ICE"
- G - DARK BRONZE ANODIZED
- H - ANGELUS BLOCK 8x16 SPLIT FACE VENEER. COLOR: MERLOT PATTERN: COMMON BOND MORTAR JOINT: 3/8-INCH CONCAVE JOINT.
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SOUTH BUILDING ELEVATION

SCALE
1/4"=1'-0" 2



NORTH BUILDING ELEVATION

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