

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, JULY 22, 2015 @ 5:15 PM</p>
---	--	---

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. "June 24, 2015"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for The Farm Stand produce market– 130 N. School Street. (Applicant: Thomas Snider; File Number: 2015-23 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, JUNE 24, 2015 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, June 24, 2015 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Kirst, Litton and Chair Kiser

Absent: Committee Members Della Monica and Stafford

Also Present: Senior Planner Craig Hoffman, Deputy City Attorney John Fukasawa and Administrative Secretary Kari Chadwick

2. MINUTES

"April 8, 2015"

No Motion/Vote due to the lack of a quorum of Committee Members in attendance of the subject meeting.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of Site Plan and Architecture Review Committee (SPARC) for Site Plan and Architectural Review of El Pollo Loco restaurant – 224 W. Kettleman Lane. (Applicant: Rafael Armenta; File Number: 2015-15 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 if there will be any bike racks installed. Mr. Hoffman stated that he will defer the question to the applicant.

Hearing Opened to the Public

- Rafael Armenta Jr., applicant, came forward to answer questions. He stated that bike racks are not shown on the site plan, but they would be happy to install them where they are able. Mr. Armenta added that they plan on updating the landscaping.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Litton second, approve the request of El Pollo Loco restaurant – 224 W. Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined in the staff report. The motion carried by the following vote:

Ayes: Kirst, Litton and Chair Kiser

Noes: None

Absent: Della Monica and Stafford

4. **COMMENTS BY THE PUBLIC**

None

5. **COMMENTS BY SPARC MEMBERS AND STAFF**

Senior Planner Hoffman stated that the Tentative Looking Ahead Project List has been provided and staff is available to answer any questions.

6. **ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:25 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary

DRAFT



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: July 22, 2015

APPLICATION NO: 2015-23 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for The Farm Stand produce market– 130 N. School Street. (Applicant: Thomas Snider; File Number: 2015-23 SP; CEQA Determination: Exempt Per Section 15303)

LOCATION: 130 N. School Street
Lodi, CA 95240
APN: 043-026-01

APPLICANT: Mr. Thomas Snider
DellaMonica Snider Architects
212 W. Pine Street, Suite 1
Lodi, CA 95240

Mr. Sean O'Hara
O'Hara Farm Corporation
14343 N. Davis Rd.
Lodi, CA 95242

PROPERTY OWNER: Diversified Properties 1
Mr. Greg Soligren
12 Evergreen Drive
Lodi, CA 95242

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Thomas Snider for façade modifications to the existing building at 130 N. School Street, 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: Downtown Mixed Use
Zoning Designation: Downtown Mixed Use
Property Size: 13,000 sq. ft. / 0.3 acres

SUMMARY

The applicant proposes façade improvements and interior renovations to an existing building. 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 Locust Street at 130 N. School Street. (Attachment A) The site is comprised of an existing 13,000 sq. ft. commercial building.

O'Hara Farm Corporation is proposing a new fresh produce market in downtown with a farm to table café. This project will involve an extensive renovation of the existing building.

The project proposal helps modernize the building and ultimately helps extend commercial activities north on School Street.

The applicant is proposing:

- An exterior image upgrade and interior remodel of the existing building.
- The existing building will not be demolished.
- The existing tower feature will be transformed into a more dominate entrance feature.
- The exterior upgrades will consist of new stucco, paint and tile.
- The paint scheme will include a light tan and other natural colors
- New window storefront system.
- New entrances.
- New consistent awnings
- Applicant proposes a mural at the tower feature.
- New lighting system and signage.

The applicant has provided proposed elevations and site layout. (Attachment B).

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 Downtown Mixed Use. The project applicant is proposing exterior façade upgrade and interior remodel of the existing commercial building. The proposed building improvements are consistent with the design standards of the Downtown Mixed Use zoning district and will help update the architecture and color scheme.
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 a new building on the property and 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 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 and help add to the downtown business area.

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 130 N School Street, subject to the following conditions:

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

7. 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.
8. No flashing, moving, animated, temporary signs or banners shall be permitted.
9. 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:

10. 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.
11. Occupant load calculations for the space shall be provided, as per 2013 CBC, Section 1004.
Occupant load for areas without fixed seats is based on square footage divided by the appropriate occupant load factor from 2013 CBC, Table 1004.1.2
Office areas: 100 gross sqft/person
Mercantile: 30sqft/person, Stock, Storage, Shipping: 300sqft/person
Dining and Lounge (Assembly) Area: Table & Chairs 15sqft/person, Chairs 7sqft/person
Kitchen/Staff/Serving areas 200sqft/person
12. Storage racks greater than 6' in height are required to be submitted under separate permit and cover. Storage racks greater than 8' in height shall be provided with structural calculations. Storage 12' or greater in height must be reviewed as high piled storage." City of Lodi Policy and Procedure B-[08]-[09]
13. 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 of occupiable areas (office/mercantile/Cafe area). 2013 CBC, Section 1204.1
14. Fire rated separation may be required between different occupancies in the building as per 2013 CBC, Section 508.4 and Table 508.4
15. 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
- 16. Hood and Duct Fire Suppression system for Type I Hood shall be submitted to the Building Department under separate permit and covers.
- 17. 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 by 2013 CPC, Table 422.1.
- 18. 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 \$146,303.00 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.

Public Works Comments:

- 19. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards, and Design and Construction Standards.
- 20. 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.
- 21. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
- 22. 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.

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

24. 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.
25. 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.
26. 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, July 11, 2015. Thirty-eight (38) 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

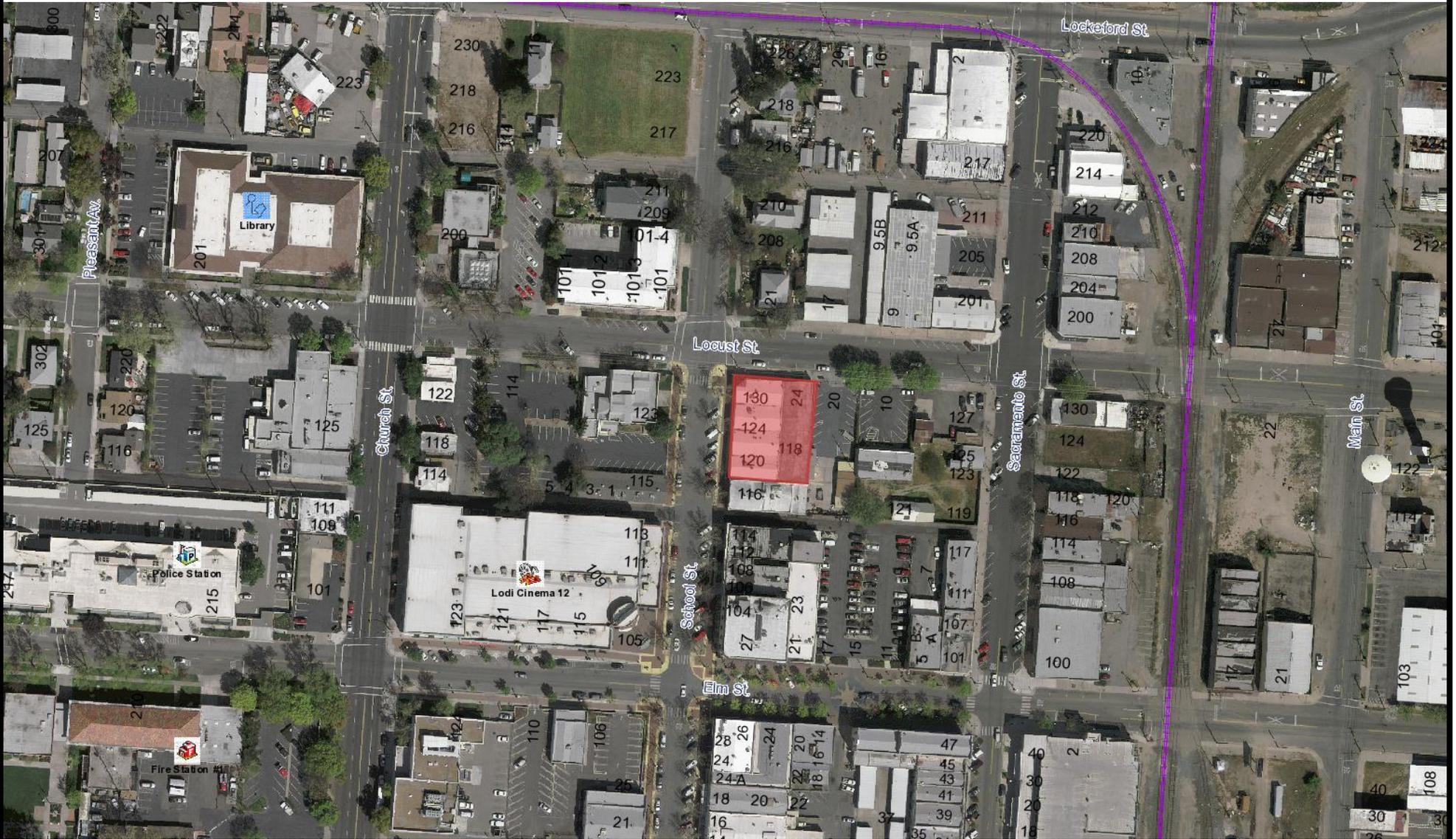
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Maps
- C. Proposed Plans and Elevations

VICINITY MAP

NORTH



SOUTH

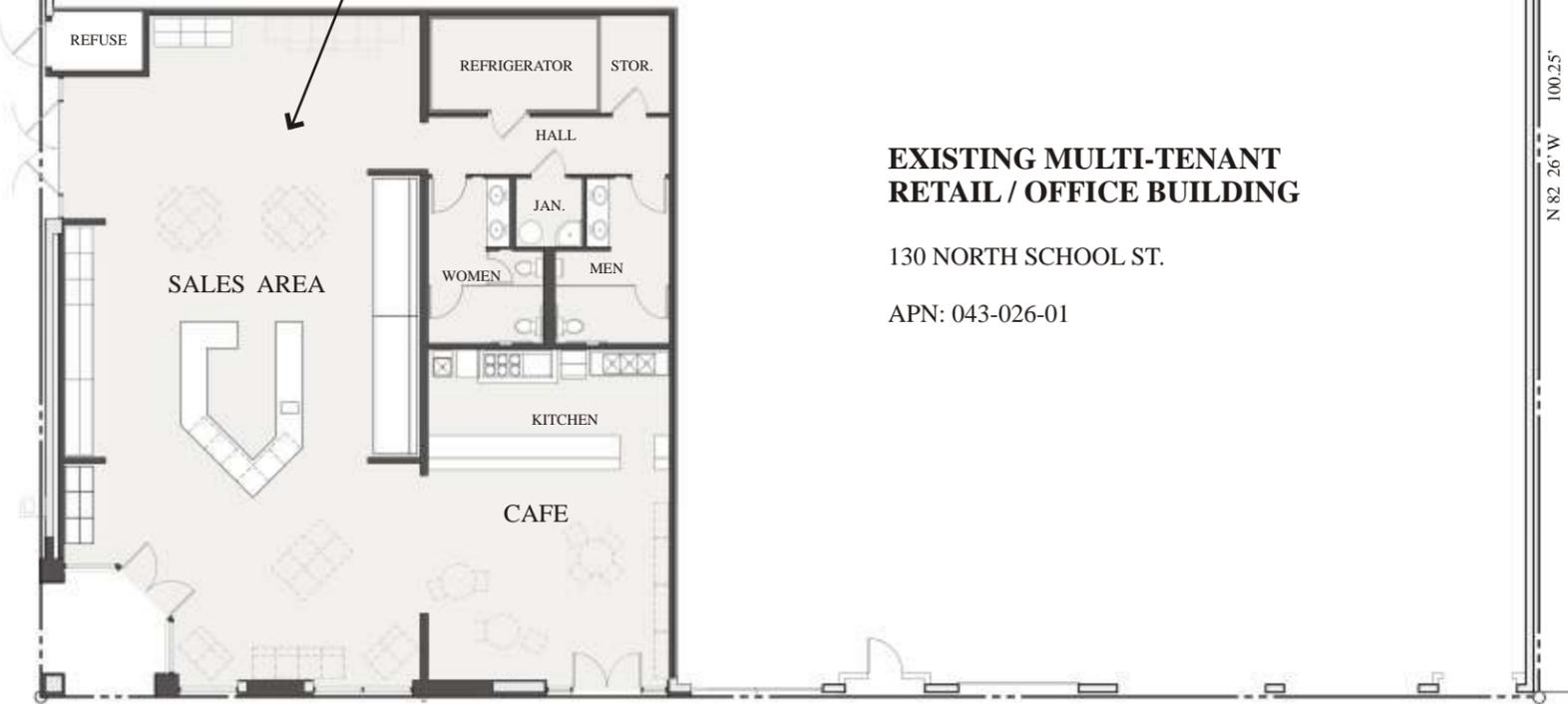
130 N. School Street

WEST LOCUST STREET

S 3° 44' W 130.25'

N 82° 26' W 100.25'

AREA OF TENANT IMPROVEMENT



EXISTING MULTI-TENANT
RETAIL / OFFICE BUILDING

130 NORTH SCHOOL ST.

APN: 043-026-01

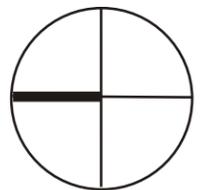
N 82° 26' W 100.25'

S 3° 44' W 130.25'

SIDEWALK

NORTH SCHOOL STREET

SITE PLAN



**DellaMonica
SNYDER**

THE FARM STAND

130 NORTH SCHOOL STREET

LODI, CA

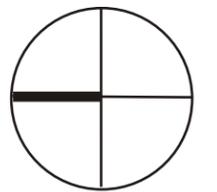


Architects
212 West Pine Street, Suite 1
Lodi, California 95240
209 367 0296 209 367 0288 fax

6-11-2015



FLOOR PLAN



**DellaMonica
SNYDER**

Architects
212 West Pine Street, Suite 1
Lodi, California 95240
209 367 0296 209 367 0288 fax
6-11-2015

THE FARM STAND

130 NORTH SCHOOL STREET

LODI, CA





LOCUST STREET (NORTH) ELEVATION

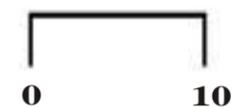


SCHOOL STREET (WEST) ELEVATION

THE FARM STAND

130 NORTH SCHOOL STREET

LODI, CA

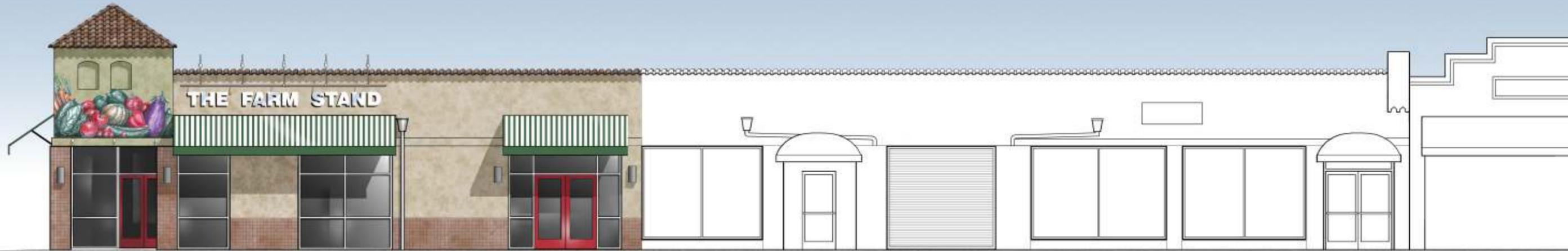


**DellaMonica
SNYDER**

Architects
212 West Pine Street, Suite 1
Lodi, California 95240
209 367 0296 209 367 0288 fax
6-11-2015



LOCUST STREET (NORTH) ELEVATION



SCHOOL STREET (WEST) ELEVATION

THE FARM STAND

130 NORTH SCHOOL STREET

LODI, CA



**DellaMonica
SNYDER**

Architects
212 West Pine Street, Suite 1
Lodi, California 95240
209 367 0296 209 367 0288 fax
6-11-2015



SCHOOL STREET (WEST) ELEVATION: FUTURE PHASES

THE FARM STAND

130 NORTH SCHOOL STREET

LODI, CA



**DellaMonica
SNYDER**

Architects
212 West Pine Street, Suite 1
Lodi, California 95240
209 367 0296 209 367 0288 fax
6-11-2015



PARTIAL SCHOOL STREET (WEST) ELEVATION

THE FARM STAND

130 NORTH SCHOOL STREET

LODI, CA



**DellaMonica
SNYDER**

Architects
212 West Pine Street, Suite 1
Lodi, California 95240
209 367 0296 209 367 0288 fax
6-11-2015