

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>SITE PLAN &amp;</b> <b>ARCHITECTURAL</b> <b>REVIEW COMMITTEE</b></p>	<p>REGULAR SESSION WEDNESDAY, JANUARY 27, 2016 @ 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. “November 11, 2015”
3. REVIEW ITEMS
  - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Giuffra’s Warehouse – 111 Hansen Drive. (Applicant: Herb Preszler; File Number: 2016-01 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. REORGANIZATION
  - a. Chair
  - b. Vice Chair
7. 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 2<sup>nd</sup> 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, NOVEMBER 11, 2015 MINUTES**

**1. CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, November 11, 2015 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Kirst, Stafford and Chair Kiser

Absent: Committee Members Della Monica and Litton

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

**2. MINUTES**

"April 8, 2015" & "July 22, 2015"

MOTION / VOTE:

The Site Plan and Architecture Review Committee on motion of SPARC Member Kirst, Kiser second, approved the Minutes of April 8, 2015 and July 22, 2015 as written.

In honor of Veteran's Day Chair Kiser lead everyone in the Pledge of Allegiance.

**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 for Scotto Family Cellars at 14 South School Street. (Applicant: Natalie Scotto; File Number: 2015-39 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.

Committee Member Stafford asked for clarification on the color scheme and if the existing awning would be replaced with a canvas awning. Mr. Hoffman stated that the elevations are true to the colors that will be used and confirmed that the awnings will be canvas. He added that the front façade will be mostly glass.

Hearing Opened to the Public

- Paul Scotto, representative for the applicant, came forward to answer questions.
- Chair Kiser asked if there will be anything else in front of the bi-fold doors for additional security. Mr. Scotto stated that they have not considered that at this time. Mr. Kiser stated some concern for the security. Mr. Scotto stated that they will talk with neighbors and get a better feel for the security concerns in the area before making a decision regarding any extra barriers for security. Mr. Kiser asked what the occupancy will be for the business. Mr. Scotto stated that it is currently set for 77 occupants. Mr. Kiser stated his appreciation for the project.
- Ms. Kirst stated her appreciation for the project.

- Vice Chair Stafford asked if all the conditions are agreeable. Mr. Scotto stated that they are fine with the conditions. Mr. Stafford stated his appreciation for the project.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Kirst second, approve the request of Scotto Family Cellars at 14 South School Street, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined in the staff report. The motion carried by the following vote:

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

4. **COMMENTS BY THE PUBLIC**

None

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

Mr. Hoffman stated that the reorganization of the committee was overlooked for the agenda this time around and would like some feedback on where on the agenda the committee would like to have it placed. Mr. Kiser stated that he would like to have it last on the agenda, so the committee can take care of the public business first.

6. **ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:27 p.m.

ATTEST:

Kari Chadwick  
Administrative Secretary

Item 3a



**CITY OF LODI**  
**SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE**  
**Staff Report**

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**MEETING DATE:** January 27, 2016

**APPLICATION NO:** 2016-01 SP

**REQUEST:** Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of Giuffra's Warehouse – 111 Hansen Drive. (Applicant: Herb Preszler; File Number: 2016-01 SP; CEQA Determination: Exempt Per Section 15303)

**LOCATION:** 111 Hansen Drive  
Lodi, CA 95240  
APN: 043-250-11  
Existing Giuffra's is located next door at 101 Hansen Drive

**APPLICANT:** Herb Preszler  
P.O. Box 1506  
Lodi, CA 95240

**PROPERTY OWNER:** Ms. Irene Giuffra  
4031 E. Peltier Rd.  
Acampo, CA 95220

**RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Herb Preszler for the proposed 6,000 sq. ft. warehouse building and site improvements at 111 Hansen Drive, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

**SUMMARY**

The applicant proposes to construct a new building adjacent to the existing Giuffra's party supply store. The project site contains an existing driveway and parking lot. The building would be used for an expansion of the current activities on the adjacent parcel. The proposal would include a new 6,000 sq. ft. building and associated path of travel improvements that tie into existing site facilities. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

**PROJECT/AREA DESCRIPTION**

General Plan Designation: Industrial  
Zoning Designation: Industrial  
Property Size: 0.52 acres – 22,653 sq. ft.

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Industrial	Industrial	Giuffra's Party Supply
South	Industrial	Industrial	Industrial uses
East	Industrial	Industrial	Industrial uses
West	Mixed Use Corridor	Mixed Use Corridor	Richmaid

**BACKGROUND / ANALYSIS**

The project site is located at 111 Hansen Drive, east of Cherokee Lane. (Attachment A) The property is currently vacant. There are 3 temporary storage containers on-site.

The applicant is proposing to:

- Construct a new 6,000 sq. ft. industrial building that will be used to expand Giuffra's party supplies. The metal building will be tan in color and includes a large roll-up door. (Attachment B and C)
- The new building will be accessed by an existing driveway and parking lot from the adjacent parcel.
- The proposal does not include additional parking or direct access onto a public roadway.
- The applicant is building a new structure to eliminate existing storage containers and add needed warehouse space.
- The applicant anticipates frontage improvements, parking and an additional building in the near future with another building project.
- The proposed building meets the setback and lot coverage requirements of the Industrial zoning district.

The proposed project does not provide additional parking or access, however the business is not necessarily expanding. The warehouse space relieves existing storage constraints.

The next phase of property development would include parking, street access and another building.

The site is currently parked correctly.

The proposed structure and use is consistent with the Giuffra family facility.

**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 Giuffra's warehouse building. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment. The project incorporates elements of the design

guidelines for the Industrial Zoning District and creates a building that will be consistent with the existing Giuffra's building and a logical expansion of building space.

2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards. Comment:* The project is consistent with the overall physical development of the site. The proposed addition properly relates to essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and access points by providing adequate distances among buildings, and pedestrian circulation areas in accordance with code requirements;
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code. Comment:* The proposed addition is visually, physically and functionally compatible with the existing site and neighborhood characteristics because the architecture complements adjacent buildings and the site plan is planned to function.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color. Comment:* 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 is conditioned to include design features that enhance path of travel, improve walkways and improve ADA access within the site.
6. 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. In urbanized areas, the exemption applies to up to four buildings not exceeding 10,000 square feet in floor area on sites zoned for such use where all necessary public services and facilities are available.

#### **CONDITIONS OF APPROVAL**

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 111 Hansen 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 first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. 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.
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. The project applicant proposes using the existing parking and access for the storage building. Prior to any additional buildings, the property will need additional access, landscaping and public improvements.
10. If the adjacent parcel were to sell, it would need modified access and frontage improvements.

#### Public Works

11. The existing driveway on Hanson Drive shall be brought to ADA compliance or abandoned if it will not be used.
12. Site access is not shown. If it is to be shared with the parcel to the north a private shared access easement is required.
13. A Project Storm Water Plan shall be submitted for review because the proposed development creates more than 5,000 SF of impervious surface. Design of storm drainage facilities shall conform to City Design Standards and the City of Lodi Post Construction Stormwater Standards Manual (PCSSM).
14. Stormwater shall be self-contained and collected onsite unless the subject property intends to utilize the adjacent property's storm drain system. If this option is chosen it must be documented in a private stormwater agreement between the two parcels.
15. If stormwater will be collected on site it shall be discharged to the existing 15-inch storm drain stub in the southeast corner of the subject parcel.
16. There are existing water and wastewater service laterals extending to the subject parcel. These services shall be identified and upgraded to the current City Standards.
17. If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.
18. Stormwater pollution control shall be installed for the remainder of the undeveloped property.

19. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
20. 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) Storm water 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.
21. Payment of the Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule prior to temporary occupancy or occupancy of the building unless noted otherwise.
22. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.

### Building Department

23. The construction of the new buildings and related site improvements shall require building permits. 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.
24. All buildings and structures shall have the required fire separation distance separation to the property lines and from other buildings 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
25. 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
26. If the occupant load for any area of the building exceeds 49 (29 for S-1 storage), 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
27. 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
28. 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.
29. 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
30. 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
31. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2013 CGBC, Section 5.106.5.2 shall be provided.
  32. 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 each occupancy by 2013 CPC, Table 422.1.
  33. Restrooms will be required to be accessible as per 2013 CBC, Section 11B-213
  34. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
  35. If the building is required to be protected by an automatic fire extinguishing system, an approved fire control room shall be provided. Each fire control room shall a) be a minimum of 35 sqft, b) have minimum interior dimensions of 5' x 7', c) have an exterior door with minimum dimensions of 36" x 80" and d) contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief. LMC 15.20.180 & Lodi Fire Standard D-01
  36. Fire sprinkler monitoring alarm system is required by 2013 CFC, Section 903.4 for buildings equipped with fire sprinklers. 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.
  37. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
  38. If the building will contain high piled storage, plans to specify the commodity class of the items to be stored and to provide complete and adequate details of the required fire protection and life safety requirements as specified by 2013 CFC, Section 3206 and Table 3206.2. Depending on commodity class and area, automatic fire protection system (sprinklers), building access (including fire access doors spaced at not more 100 linear feet of exterior walls facing the fire access road), fire detection system, smoke and heat removal and draft curtains, may be required.
  39. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane 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, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, ¾" 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

40. Heating is required for each space where persons will be engaged at labor. 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
41. 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.
42. 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. 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, January, 16 2016. Sixteen (16) 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

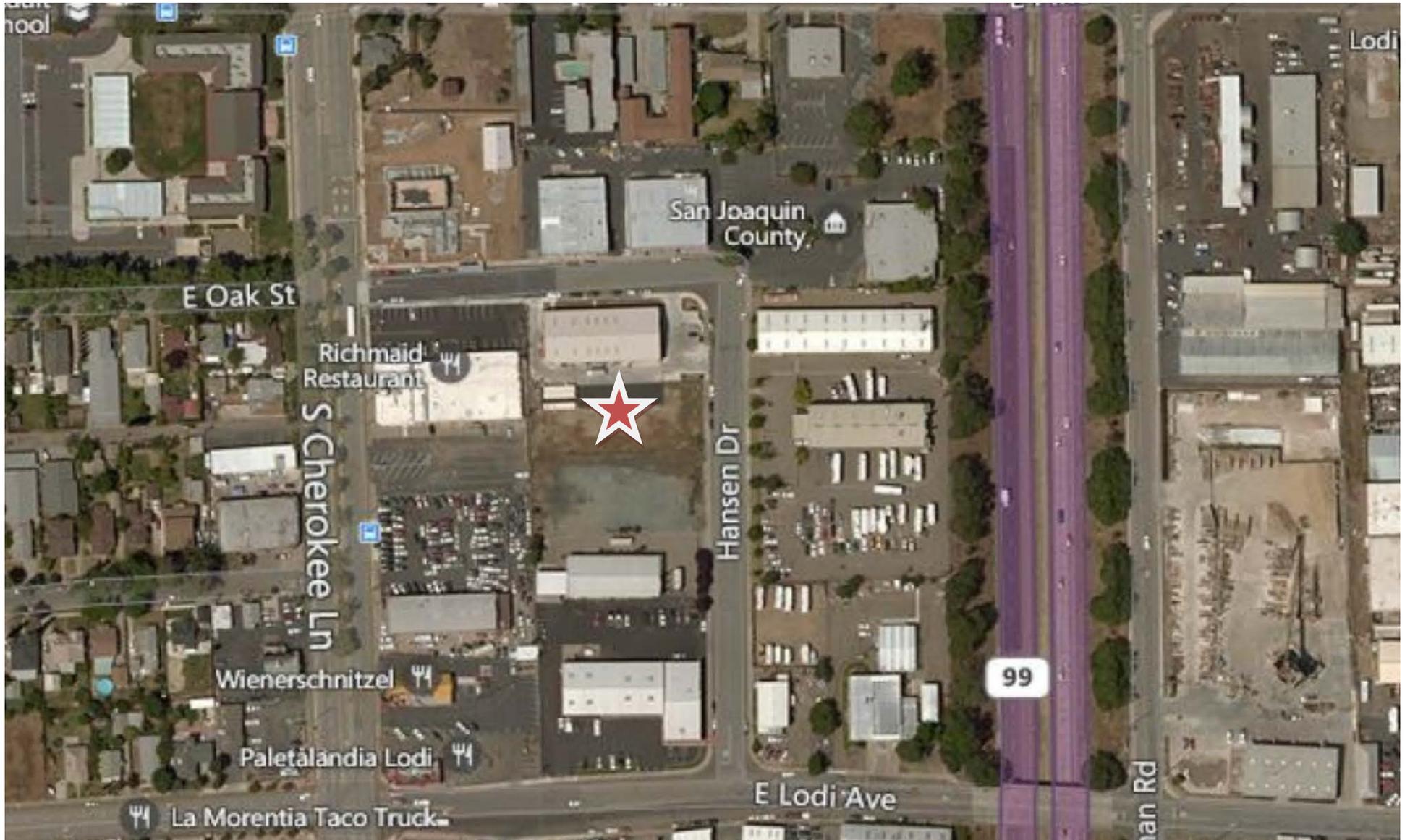
Stephen Schwabauer  
Community Development Director

**ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Site Plan and Elevations
- C. Color Elevation
- D. Letter from Richard Sorensen

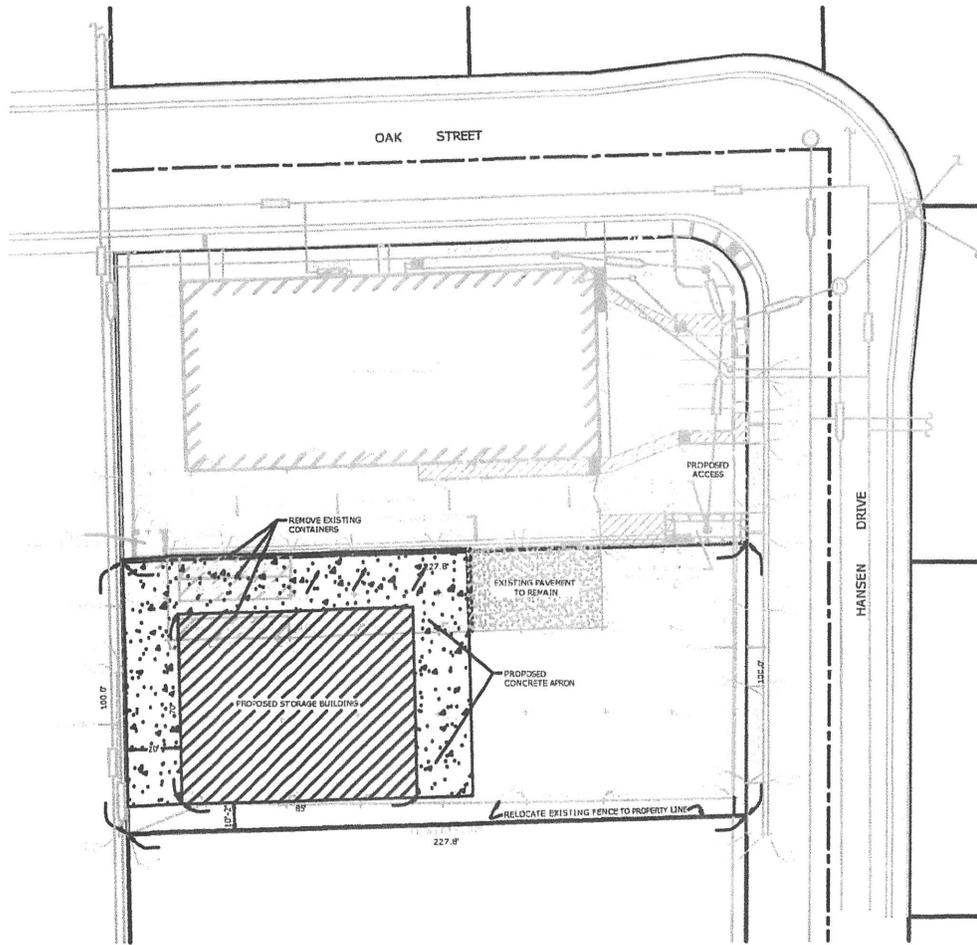
# VICINITY MAP

North



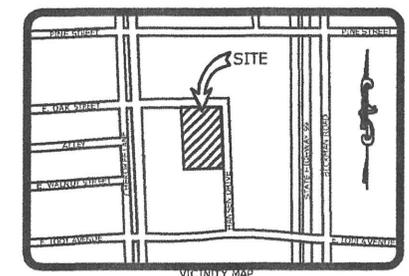
South

## 111 Hansen Drive



**APPLICANT:**  
 HERB PRESZLER  
 ON BEHALF OF:  
 GIUFFRA'S RENTALS  
 101 HANSEN DRIVE  
 LODI, CA 95240

**UTILITIES:**  
 STORM DRAINAGE: CITY OF LODI  
 SANITARY SEWER: CITY OF LODI  
 WATER: CITY OF LODI  
 ELECTRIC: CITY OF LODI  
 GAS: PG&E  
 TELEPHONE: A181



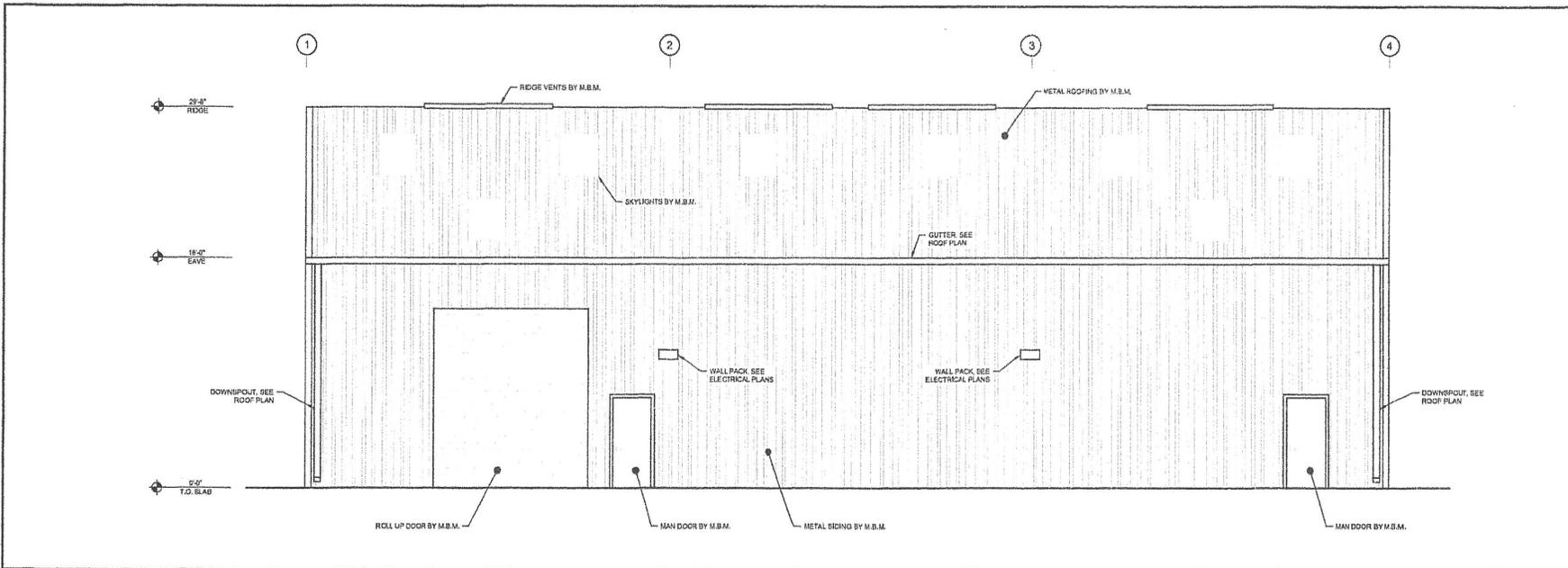
<b>CAUTION</b> 0 1/8" Do not work during a fire See Code and revision 1, 2, 3, 4	NO.	REVISIONS	DATE	BY	DRYING	DESIGN
					APPROVED BY	

PREPARED IN THE OFFICE OF:  
**BAUMBACH & PIAZZA, INC.**  
 CIVIL ENGINEERS & SURVEYORS  
 www.baumbachpiazza.com  
 430 N. 9th St.  
 Lodi, CA 95242  
 DESIGNED UNDER THE SUPERVISION OF:  
 STEVEN E. RECHIN      REG. 12761

**PROPOSED STORAGE BUILDING**  
**GIUFFRA'S RENTALS**  
 101 HANSEN DRIVE  
 LODI, CALIFORNIA

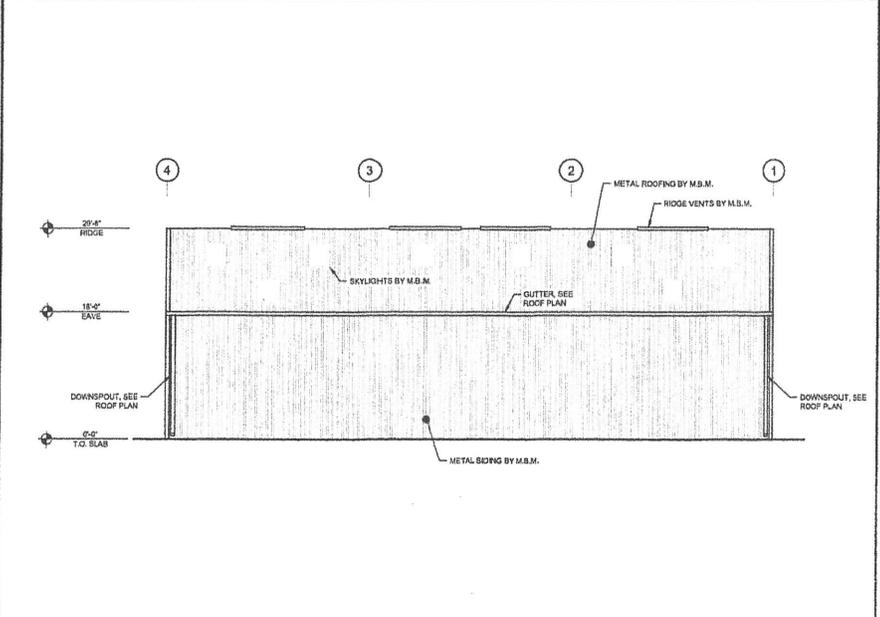
**SPARC SITE PLAN**

SHEET	1	1
DATE	15	05
FILE		
NO.		



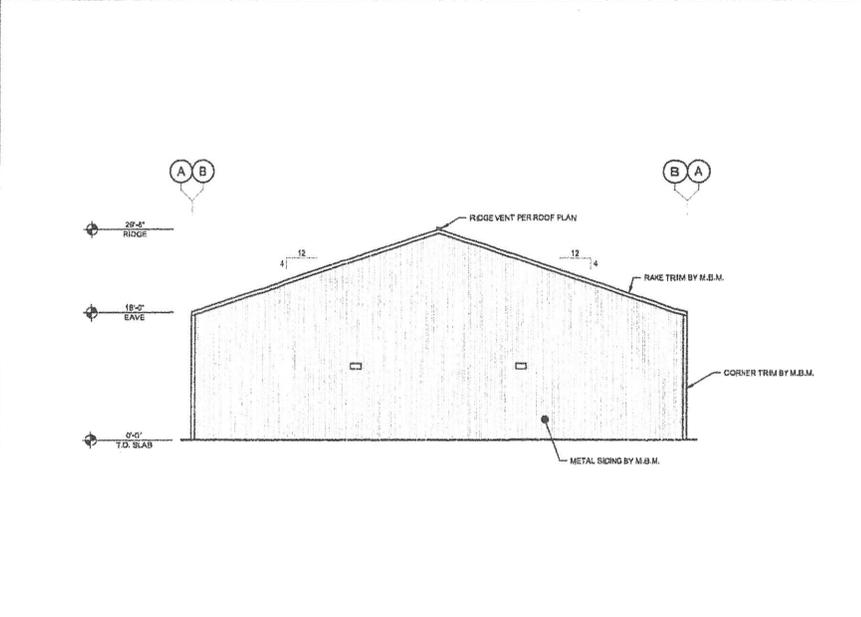
**NORTH ELEVATION (LOOKING SOUTH)**

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



**SOUTH ELEVATION (LOOKING NORTH)**

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



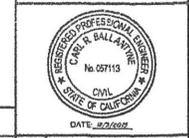
**SIDE ELEVATIONS (EAST & WEST)**

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

REVISIONS	DATE	NO.	BY
PRELIM. CLIENT SUBMITTAL			CB

**CB ENGINEERING INCORPORATED**  
 STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ENERGY PLAN, SPECIFICATIONS, AND SCHEDULES  
 402 Energy Park, Woodridge, CA 94554  
 Tel: (925) 266-9033 Fax: (925) 622-0967  
 Email: CBEng@CBEngineering.com

**Herb Preszler Construction**  
 License # 003033717  
 PO BOX 1506  
 Woodridge, CA 94538  
 Tel: (925) 399-8317



**EXTERIOR ELEVATIONS**  
 NEW STORAGE BUILDING FOR:  
**GUIFFRA'S PARTY RENTALS**  
 101 HANSEN DRIVE  
 LODI, CA 95240

JOB #:	4214-1-15
DATE:	11/19/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ
SHEET:	

**A2**



*Giuffra's* PARTY RENTALS & SUPPLIES

KITCHEN SUPPLIES

CHINA CRYSTAL

TABLE LINENS

PICK UP  
DROP OFF  
ENTRANCE



*Giuffra's* PARTY SUPPLIES & SUPPLIES

KITCHEN SUPPLIES

BAR SUPPLIES

TABLE SUPPLIES

101

PICK-UP  
DROP-OFF  
ENTRANCE

Jan. 20, 2016

To: Lodi Planning Division

Attn: Craig Hoffman

Re: Site plan review 111 Hansen Dr. File Number 2016-01

This letter in in regards to the Site plan review for 111 Hansen Dr. I am not able to be present for this meeting, but I have some concerns in regards to the amount of off street parking for this new project. As it is right now the owners are not using any off street parking for their staff and only 5 parking stalls including ADA for customers, what has been happening is all of their staff are parking on the street and thus there is no parking for customers and at times they end up parking in front of our business 623 & 627 E Oak St. and taking up our customer parking. In conversation by telephone with Craig Hoffman, Craig had stated that the code is (1) parking stall per 1,000 s.f. of warehouse space. And I strongly suggest that a site review be done to see what is happening on a day to day basis.

Sincerely

Richard G Sorensen

Trustee

Jorgen G. Sorensen Trust