

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, APRIL 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. "January 13, 2016"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Reynolds Ranch Multi-family project (Rubicon at Reynolds Ranch) containing 156 residential units – 2951 Reynolds Ranch Parkway. (Applicant: Skinner Ranch Holdings; File Number: 2016-09 SP; CEQA Determination: Exempt Per Section 15153)
 - b. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Lodi Auto Lounge – 1200 Pixley Parkway. (Applicant: Mike Singh; File Number: 2016-10 SP; CEQA Determination: Exempt Per Section 15332)
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, JANUARY 27, 2016 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, January, 27 2016 was called to order by Chair Kiser at 5:15 p.m.

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

Absent: Committee Members Litton

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

2. MINUTES

“November 11, 2015”

MOTION / VOTE:

The Site Plan and Architecture Review Committee on motion of SPARC Member Kirst, Stafford second, approved the Minutes of November 11, 2015 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 Giuffra’s Warehouse – 111 Hansen Drive. (Applicant: Herb Preszler; File Number: 2016-01 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. Mr. Hoffman stated that staff has received some concerns from local businesses regarding parking and the applicant has stated that they will be providing an additional five to six parking spaces with this expansion.

Vice Chair Stafford asked for clarification regarding the access point. Mr. Hoffman stated that access will be in the existing driveway. Mr. Stafford asked what happens to the area directly east of the project. Mr. Hoffman stated that the area will remain undeveloped until the next phase.

Member Della Monica asked if Giuffra’s owns both properties. Mr. Hoffman stated that yes they do, but they will still need to create an access easement agreement.

Hearing Opened to the Public

- Herb Preszler, applicant, came forward to answer questions.
- Chair Kiser stated his appreciation for the additional parking that will be added.

- Member Della Monica asked if the security fencing will be around the entire project. Mr. Preszler stated that the entire property will be fenced.
- Member Stafford asked Mr. Preszler if he has read all of the requirements and if he is happy with them. Mr. Preszler stated that they are happy with everything except the ADA requirements. Mr. Stafford stated that most of the conditions from the Building Division are “if” it is needed for the build. Mr. Hoffman stated that the plans have already been reviewed by Building and some of the conditions are put in as a precaution. Mr. Della Monica stated that the requirements may not make sense on paper, but they are necessary. Mr. Kiser stated that in his experience this is one of those items that you can’t get around. Mr. Della Monica stated that the reason for this is to design for the future not necessarily the current owner of the property. Mr. Stafford stated that in his experience the Building Division will work with applicants.
- Member Stafford stated that the parking issue expressed in the letter can’t be helped if the business owner offers parking and the customers still choose to park in the street.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Della Monica second, approve the request of Herb Preszler for Giuffra’s Warehouse at 111 Hansen drive, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined in the staff report. The motion carried by the following vote:

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

4. COMMENTS BY THE PUBLIC

None

5. COMMENTS BY SPARC MEMBERS AND STAFF

None

6. REORGANIZATION

a. Chair

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, Kirst second, approve the nomination of Member Kiser for the 2015/16 SPARC Chair position. There being no other nominations the motion carried by the following vote:

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

b. Vice Chair

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Stafford second, approve the nomination of Member Kirst for the 2015/16 SPARC Vice Chair position. There being no other nominations the motion carried by the following vote:

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

7. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:34 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary

DRAFT

Item 3a



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: April 27, 2016

APPLICATION NO: 2016-09 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Reynolds Ranch Multi-family project (Rubicon at Reynolds Ranch) containing 156 residential units – 2951 Reynolds Ranch Parkway. (Applicant: Skinner Ranch Holdings; File Number: 2016-09 SP; CEQA Determination: Exempt Per Section 15153)

LOCATION: 2951 Reynolds Ranch Parkway
Lodi, CA 95240
APN: 058-650-25
West of Blue Shield

APPLICANT: Skinner Ranch Holdings, LP
Mr. Dale Gillespie, member
1420 S. Mills Ave. Suite M
Lodi, CA 95242

PROPERTY OWNER: Skinner Ranch Holdings, LP
Mr. Dale Gillespie, member
1420 S. Mills Ave. Suite M
Lodi, CA 95242

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Skinner Ranch Holdings for the Reynolds Ranch Multi-family project (Rubicon at Reynolds Ranch) containing 156 residential units with associated site improvements at 2951 Reynolds Ranch Parkway, 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 multi-family complex within the Reynolds Ranch development. The project includes 16 buildings - with a clubhouse, 2 garage structures and 13 buildings. Project description is included as Attachment C.

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: High Density Residential
Zoning Designation: PD(39)
Property Size: 14.3 acres

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Commercial	PD(39)	commercial center
South	Open Space	Open Space	future trail
East	Business Park	PD(39)	Blue Shield
West	Medium Density Residential	PD(39)	Future residential

BACKGROUND / ANALYSIS

The project site is located at 2951 Reynolds Ranch Parkway and is within the Reynolds Ranch development. This project site was part of an annexation in 2006 and has been designated for multi-family housing. The project is currently vacant.

The land use entitlements and growth allocations for the property have previously been approved. The site needs architecture approval for the project.

It has been almost 25 years since a new multi-family project was built in Lodi.

The applicant is proposing to construct a multi-family project that includes the following:

- 4,175 sq ft clubhouse with amenities.
- 2 garage structures.
- 13 housing buildings containing 12 units per building. – 3 stories in height and spaced appropriately throughout the site.
- 136 carport covered parking spaces.
- 48 – 1 bedroom units
- 108 – 2 bedroom units.

Staff has reviewed the project for setbacks, lot coverage, parking requirements, height standards, compatibility with adjacent properties and design expectations from the multi-family design guidelines.

The project meets the requirements of the zoning code and includes design elements that tie into the commercial development as well.

The applicant has created a comprehensive design package for the project, included as Attachment D.

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 Rubicon at Reynolds Ranch project. 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 from the commercial development, creating a comprehensive design for Reynolds Ranch development.*

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 site has been proposed for multi-family development since 2006 and is a major design feature of the Reynolds Ranch mixed use project. The project 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 as part of the overall development.
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 consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The Reynolds Ranch Final EIR, (SCH#2006012113) including comments and responses to comments, was certified by the City Council on August 30, 2006. An addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008.

Subsequently, the City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Low Density Residential, Medium Density Residential, High Density Residential, Public / Quasi Public and Open Space.

The EIR addressed the impacts of the total scope of the new commercial, residential impacts on the community of the various phases of the project. The proposed project yields no potential new impacts related to the original Project, which would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Reynolds Ranch EIR.

No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15153 and no further environmental review is required.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for Rubicon at Reynolds Ranch, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. The 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.
6. 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.
7. Landscape plans will be submitted to Planning for review and shall meet State water / drought tolerant design.
8. The project shall meet the overall development requirements and conditions from the Reynolds Ranch Residential project – Planning Commission Resolution 14-19.

Public Works

The Public Works Department has the following comments regarding the approval of the SPARC review for 2951 Reynolds Ranch Parkway:

9. Developer shall construct the Phase II public wastewater station improvements as specified in the Hawkins and Associates Engineering Inc., September 26, 2008 report (or subsequent revisions) prior to building permit final inspection.
10. A capacity study shall be performed for the Stockton Street wastewater mains north of Harney Lane to determine if the mains shall be upsized.
11. Engineered Improvement plans and cost estimate shall be submitted for approval per the City Public Improvement Design Standards for all public improvements prior to final map filing. Plan submittal shall include:
 - a) Street tree planting plan for parkway strip along lot frontages. Requires approval of the Community Development Director.

- i) Landscape, irrigation, lighting and construction for 75-foot buffer trail components and the 25-foot trail along the East property line of the subject parcel.
 - b) Wastewater improvements to the temporary lift station and Stockton Street main line if required.
 - c) Joint trench.
12. Dedicate Public Utilities Easements (PUE) and 75-foot buffer trail easement as required by the City and various utilities.
 13. Submit a Project Stormwater Plan in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
 14. As a matter of information, the on-site water system will likely need to be looped and should be considered in the design.
 15. Provide proper signage specifying right turn only at the Reynolds Ranch Parkway entrance/exit. One way only signage will be required in the Reynolds Ranch Parkway median.
 16. 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.
 17. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures with connections to the wastewater system shall contain a sand/grease trap conforming to Standard Plan 205. Trash enclosure shall be covered or have covers on the separate facilities.
 18. Payment of the following 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) Habitat Conservation Fee.
 - c) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
 19. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - a) Development Impact Mitigation Fees
 - b) Wastewater Capacity Impact Mitigation Fee.
 - c) County Facilities Fees.
 - d) Regional Transportation Impact Fee (RTIF).
 - e) Water Treatment Facility Impact Mitigation Fee.

Lodi Electric Utility

20. Per municipal code, this property shall receive electric service from the City of Lodi Electric Utility. To receive electric service, Lodi Electric is in need of the following information:
An application for service (available at www.lodielectric.com). This should be accompanied by the following:
 - o Site-plan
 - o Square-footage information of each structure

- HVAC tonnage and count information for each structure
- Information about any unusual or large loads

Sufficient time (several months at a minimum) for our due-diligence, research, project pipeline and necessary work. Lodi Electric is usually substantially faster than other utilities in the area (which for comparison can take a year or more to produce a final-design), however, for the above reasons and more, to avoid delays in their projects, applicants need to engage with Lodi Electric and provide all of the required information many months in advance). At this point, the Utility has had not received any information directly from the applicant. Please be sure to engage with the Utility.

Space for setting and accessing various equipment. Exact quantities and dimensions, cannot yet be determined at this stage, however, it is known that that project will need to allocate various spaces.

Various PUE's. At this stage it's premature to identify precise locations, however, the utility will likely require 10' strip behind all sidewalks, as well as other areas as-needed for various pieces of pad-mounted equipment.

Building Department

21. 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.
22. 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
23. 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
24. 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 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 door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
 - a. "EXIT STAIR DOWN"
 - b. "EXIT RAMP DOWN"
 - c. "EXIT STAIR UP"
 - d. "EXIT RAMP UP"
 3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, shall be identified by a tactile exit sign with the words "EXIT ROUTE."
 4. 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."
 5. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words "TO EXIT." 2013 CBC, Section 1011.4
25. 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
 26. If the project is phased, each building is required to have the required accessible paths of travel to the public way, other buildings on the site, accessible parking spaces, loading zones and transportation stops completed before the building is finalized.
 27. 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.
 28. 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
29. 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
30. The 2013 CBC, Section 508.2.4 Exception #2 requires R-2 dwelling units to be separated from other dwelling units and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.
31. As per 2013 CBC, Table 1018.1, corridors with an occupant load of 10 or more, in R-2 occupancies, are to be minimum 1 hour fire rated. Further, all doors opening into the 1 hour fire rated corridors are required to be a minimum 20 minute fire rated as per 2013 CBC, Table 716.5.
- 32 Covered multi-family dwelling units shall be adaptable and accessible as specified by 2013 CBC, Sections 1128A.1, 1104A.
33. Elevators shall comply with 2013 CBC, Section 1124A.
34. Automatic fire sprinklers are required for R-2 occupancies as per 2013 CFC, Section 903.2.8. Also, Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system. This jurisdiction requires that fire sprinkler systems be submitted under a separate permit and cover by a C-16 licensed contractor.
35. Apartment buildings that contain more than 16 dwelling units require a manual fire alarm as per 2013 CFC, Section 907.2.9.1. Also, any building that is equipped with fire sprinklers is required to be monitored by a fire alarm system. This jurisdiction requires that 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.
36. The buildings are required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided in each building. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall show each sprinklered building shall include a fire control rooms with the following:
- a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.

- b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".
- c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
- d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS &Y chains and exterior doors and essential rooms as determined by the Chief.
- e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.
- f) The fire sprinkler riser shall be located at least 12" from any wall. Fire riser SHALL NOT block doorway.
- g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3' in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.

37. Fire hydrants shall be provided so that the spacing does not exceed 300'oc. LMC 15.20.370

38. 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.

39. The buildings shall have illuminated address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be a minimum of 4" high for buildings 25' or less to the street (26'-40': 6", 41'-55': 9", >55': 12"). LMC 15.20.100

40. Plans to specify and show a fire access lane to extend within 150' of all portions of each 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

41. Plans to specify and show the location of at least one 2A:10-B:C Fire Extinguisher (minimum rated) for each 3,000sqft of space and travel distance not exceeding 75'. The top of the fire extinguisher is to be mounted 3.5' – 5' AFF. 2013 CFC, Section 906

42. It appears the project will include a perimeter fence. All man gates must meet all applicable specifications for doors as per 2013 CBC, Section 11B-206.4 & 11B-206.4.1. Plans to specify the bottom 10" of all gates shall have a smooth, uninterrupted surface to allow the gate to be opened by a wheelchair footrest without creating a trap or hazardous condition or provide a 10" high kick plate at the bottom of the gate. 2013 CBC, Section 11B-404.2.10

Also, plans to specify and show the gates to have a maximum door opening effort of 5 lbs. and are equipped with single-effort, non-grasping type hardware (i.e., lever) centered between 34" and 44" above the deck surface. 2013 CBC, Sections 11B.404.2.9, 11B-404.2.7

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

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

43. Vehicle gate shall provide a minimum 20' clear opening. If the gate is manually operated amend plans to specify and show a Knox padlock or other means of providing emergency access for the fire department. If it is an automatic gate, amend plans to specify and show the gate shall be equipped with a Knox padlock or Knox box key switch, which will activate the gate when operated by the Knox key. Key operated switches shall be keyed with a sub master Knox key. The automatic gate shall have a battery back-up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. FD Standard 1A
44. 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.
45. 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, April, 16 2016. Ten (10) 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
City Planner

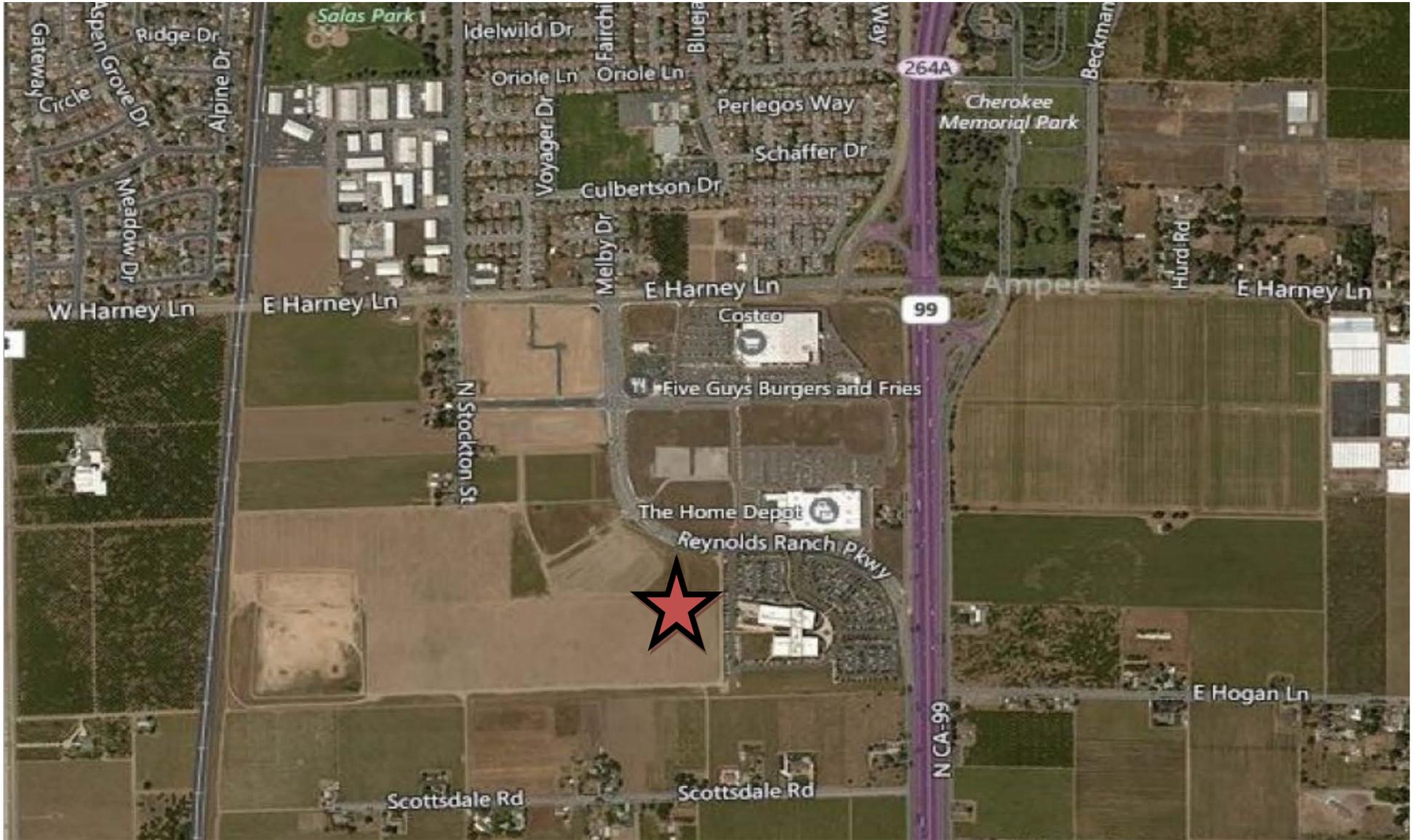
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Reynolds Ranch Residential Development
- C. Rubicon at Reynolds Ranch Project Description
- D. Site Plan and Color Elevations

VICINITY MAP

North



South

2951 Reynolds Ranch Parkway

VICINITY MAP

North



South

Reynolds Ranch Residential Development

Reynolds Ranch Multifamily Project (name to be determined)

The developers of Reynolds Ranch are proud to offer the first Lodi multi-family community to be constructed in over 23 years. It will be the most modern, luxurious, and energy efficient apartment project in Lodi and will incorporate state of the art technology focused on resident comfort, security, and conservation of energy and water.

The apartment community will be located on a 8.26 acre parcel adjacent to the Blue Shield of California campus, and will be accessed from Reynolds Ranch Parkway. The apartment community will feature 108 two bedroom apartments and 48 one bedroom units. All buildings will be 3 stories. Each building will house 12 corner apartments. Landscaping will surround each building on 4 sides. Each apartment will feature a laundry room with side-by-side washer and dryer, a kitchen with a large island incorporating the kitchen sink, and dishwasher. A microwave oven/range hood combination with electric range will be provided. Every unit will feature 9 foot ceilings. Both CAT6 and conventional cable TV wiring will be provided in the living room and all bedrooms. Square footages of the apartments range from approximately 835 square feet for the one bedroom and 1166 for the 2 bedroom units. The 2 bedroom apartments will be offered in two different styles, one with a double master bedroom/bath configuration and the other with a master bedroom/bath and a full guest bathroom. All ground floor apartments will be ADA accessible.

The location is ideally suited for employees of Blue Shield of California, Costco, Home Depot, the soon-to-open Dick's Sporting Goods, and the many other current and planned stores, shops, and restaurants all a short walk away. The location is surrounded on the east and south boundaries by a future trail/buffer that extends to a new neighborhood park north and west of the apartment community. The trail will feature multiple workout stations at strategic locations. Other amenities will include electricity-generating solar power, (plans still on the drawing board), a combination of open, carport and garage resident parking, fire sprinkler and fire alarms, a fitness center, pool and spa, bocce ball court, gas BBQ for residents' use, dog run, electric vehicle charging stations, and much more. A gathering room in the Clubhouse building is planned for residents' special events.



- 1 GATED ENTRY
- 2 TRASH ENCLOSURE
- 3 TEXTURED / COLORED ASPHALT
- 4 POOL RESTROOM / SHOWERS
- 5 OUTDOOR BBQ / DINING AREA
- 6 SPA
- 7 POOL
- 8 LANDSCAPE
- 9 TOT LOT
- 10 PET AREA
- 11 SITE AMENITY AREA (BBQ, BOCCIE, FITNESS STATION, ETC)
- 12 GARAGE
- 13 CARPORT

Reynolds Ranch Site Data												
City of Lodi Requirements												
Unit Type	Percentage	Unit Count	Number of 12 Unit Buildings	Required Parking Ratio	Required Resident Parking	Required Guest Parking	Total Required Parking	Provided Garage Parking	Provided Surface Parking	Total Provided Parking	Parking Ratio	Parking Surplus / - Shortfall
1 BR	31%	48	4	1	48	10	58					
2 BR G	23%	36	3	2	72	7	79					
2 BR S	46%	72	6	2	144	14	158					
	100%	156	13		264	31	295	20	286	306	1.96	11

Notes: Covered Parking is required at a ratio of 1 space per unit. 156 covered spaces required. 136 carport spaces provided, 20 garage spaces provided (156 total).

VICINITY MAP



REYNOLDS RANCH PARKWAY

SITE PLAN + SITE DATA



SITE ILLUSTRATIVE



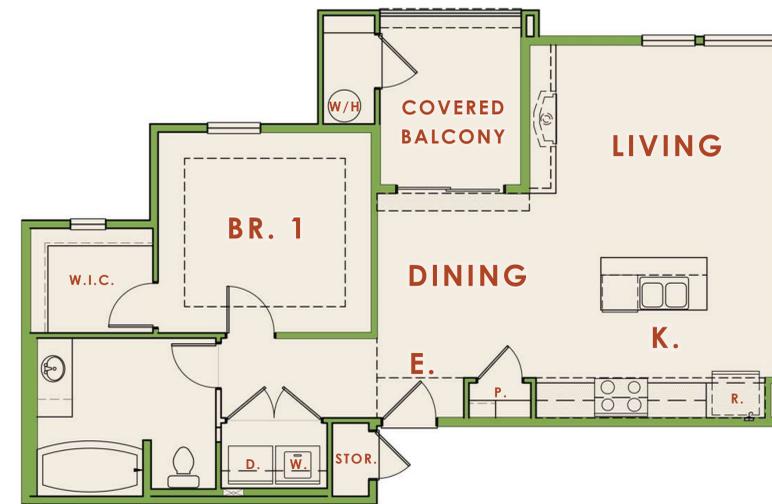


UNIT 1.0A (ADA) | 939 SF TOTAL

1 BEDROOM / 1 BATH

LIVING = 835 SF

PATIO = 104 SF



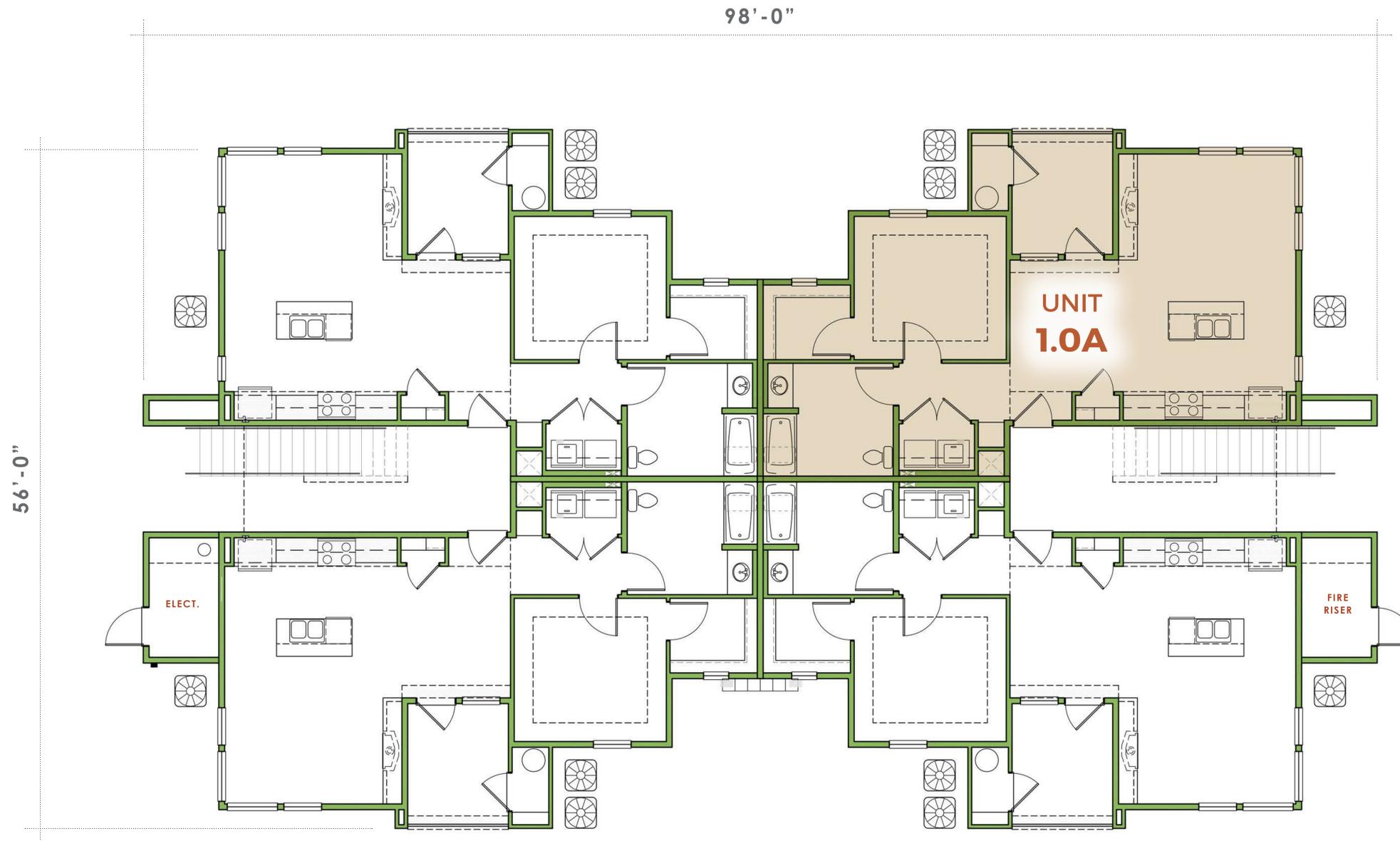
UNIT 1.0B | 939 SF TOTAL

1 BEDROOM / 1 BATH

LIVING = 835 SF

BALCONY = 104 SF

BUILDING 1.0 | UNIT PLANS | 939 SF TOTAL



FIRST FLOOR | 4,407 SF TOTAL

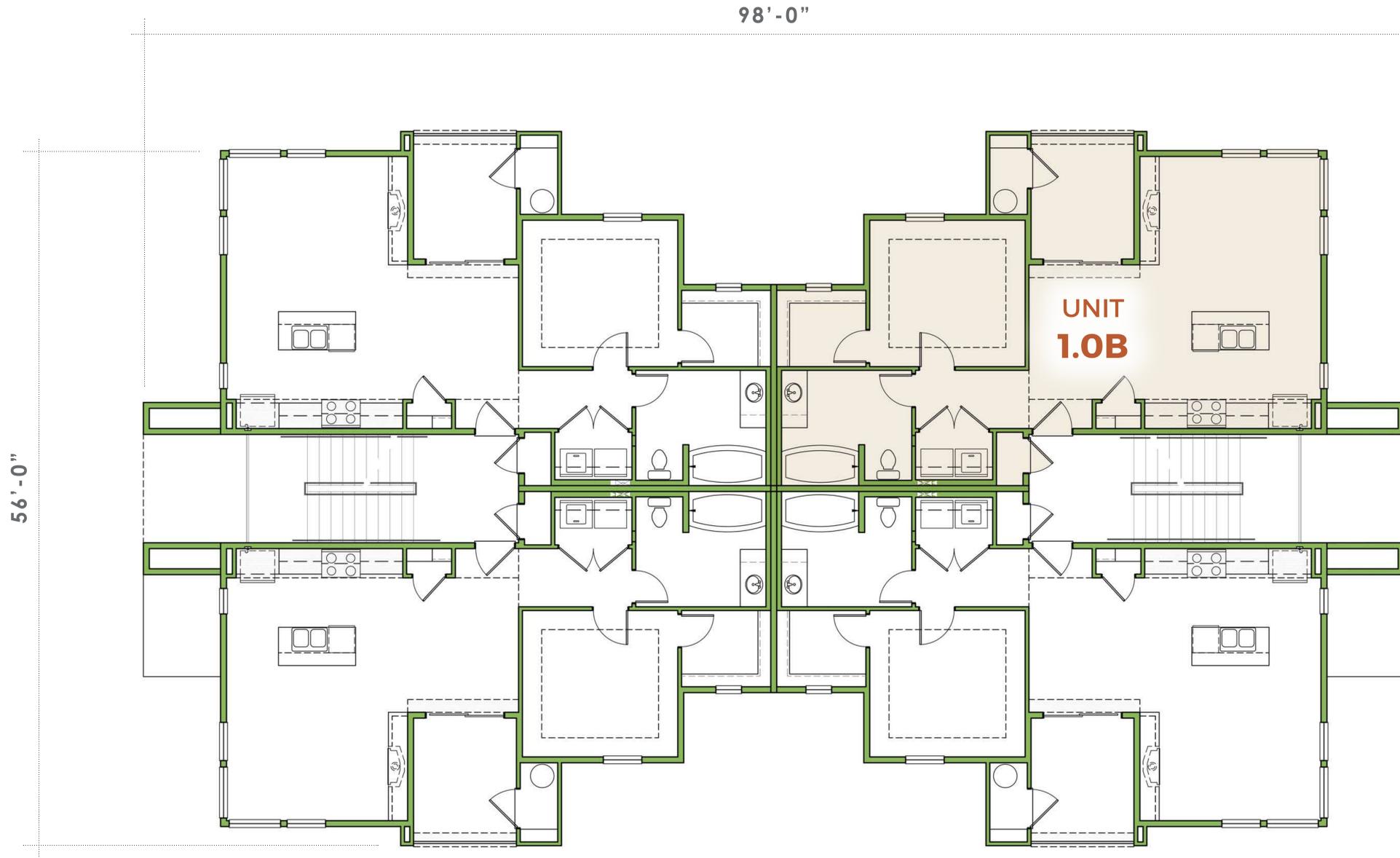
UNIT 1.0A, ACCESSIBLE (4 UNITS)

LIVING = 3,304 SF

PATIOS = 416 SF

CIRCULATION & MAINTENANCE = 687 SF

BUILDING 1.0 | FLOOR PLAN | 12,552 SF TOTAL



SECOND & THIRD FLOORS | 4,175 SF TOTAL

UNIT 1.0B (8 UNITS)
LIVING = 3,304 SF
 PATIOS = 416 SF
 CIRCULATION = 455 SF

BUILDING 1.0 | FLOOR PLAN | 12,552 SF TOTAL



BUILDING 1.0A | RENDERING, "MODERN AGRARIAN"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION | "MODERN AGRARIAN" | SCHEME 1

SCALE 1/4" = 1'-0"

SCHEME 1

- ① **Light Body**
Sherwin-Williams
SW 9165
Gossamer Veil
- ② **Dark Body**
Sherwin-Williams
SW 7073
Network Gray
- ③ **Accent 1**
Sherwin-Williams
SW 2740
Mineral Gray
- ④ **Accent 2**
Sherwin-Williams
SW 6675
Afternoon
- ⑤ **Trim**
Sherwin-Williams
SW 7070
Site White
- ⑥ **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Horizontal
Orientation
- D **Railings**
Black Wire Mesh
- E **Metal Roof**
Standing Seam
Charcoal (or similar)
- F **Composition Roof**
Certaineed
Landmark
Thunderstorm Gray

BUILDING 1.0A | SCHEMATIC ELEVATIONS



BUILDING 1.0B | RENDERING, "RUSTIC"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE 1/8" = 1'-0"



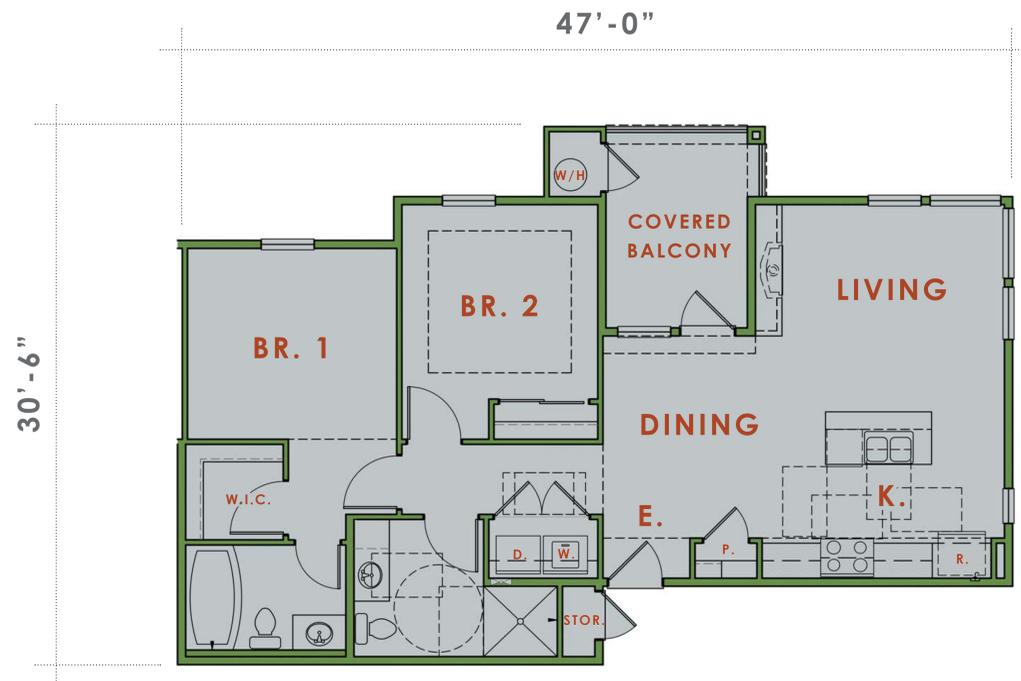
FRONT ELEVATION | "RUSTIC" | SCHEME 2

SCALE 1/4" = 1'-0"

SCHEME 2

- ① **Light Body**
Sherwin-Williams
SW 6162
Ancient Marble
- ② **Dark Body**
Sherwin-Williams
SW 2740
Mineral Gray
- ③ **Accent 1**
Sherwin-Williams
SW 6165
Connected Gray
- ④ **Accent 2**
Sherwin-Williams
SW 7695
Mesa Tan
- ⑤ **Trim**
Sherwin-Williams
SW 7005
Pure White
- ⑥ **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Vertical Orientation
- D **Railings**
Wire Mesh
- E **Metal Roof**
Standing Seam
Charcoal (or similar)
- F **Composition Roof**
Certainteed
Landmark
Thunderstorm Gray

BUILDING 1.0B | SCHEMATIC ELEVATIONS

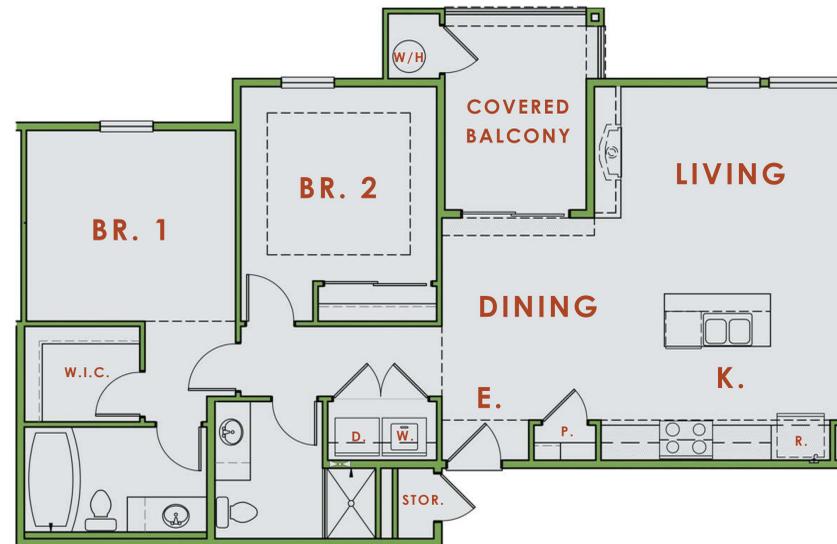


UNIT 2.0A (ADA) | 1,167 SF TOTAL

2 BEDROOMS (GROUPED) / 1 BATH

LIVING = 1,057 SF

PATIO = 110 SF



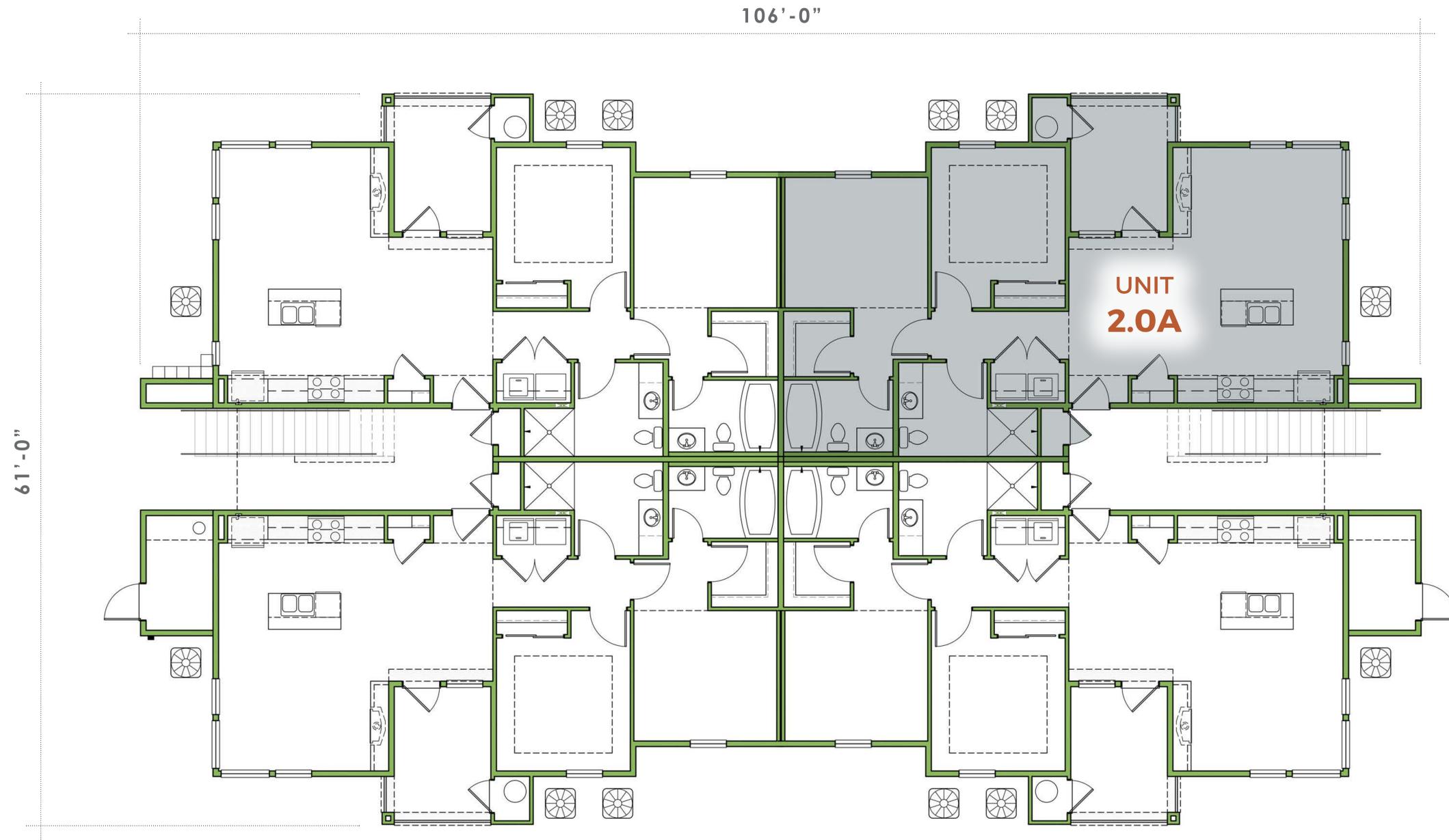
UNIT 2.0B | 1,167 SF TOTAL

2 BEDROOMS (GROUPED) / 1 BATH

LIVING = 1,057 SF

BALCONY = 110 SF

BUILDING 2.0 | UNIT PLANS | 1,167 SF TOTAL



FIRST FLOOR | 5,320 SF TOTAL

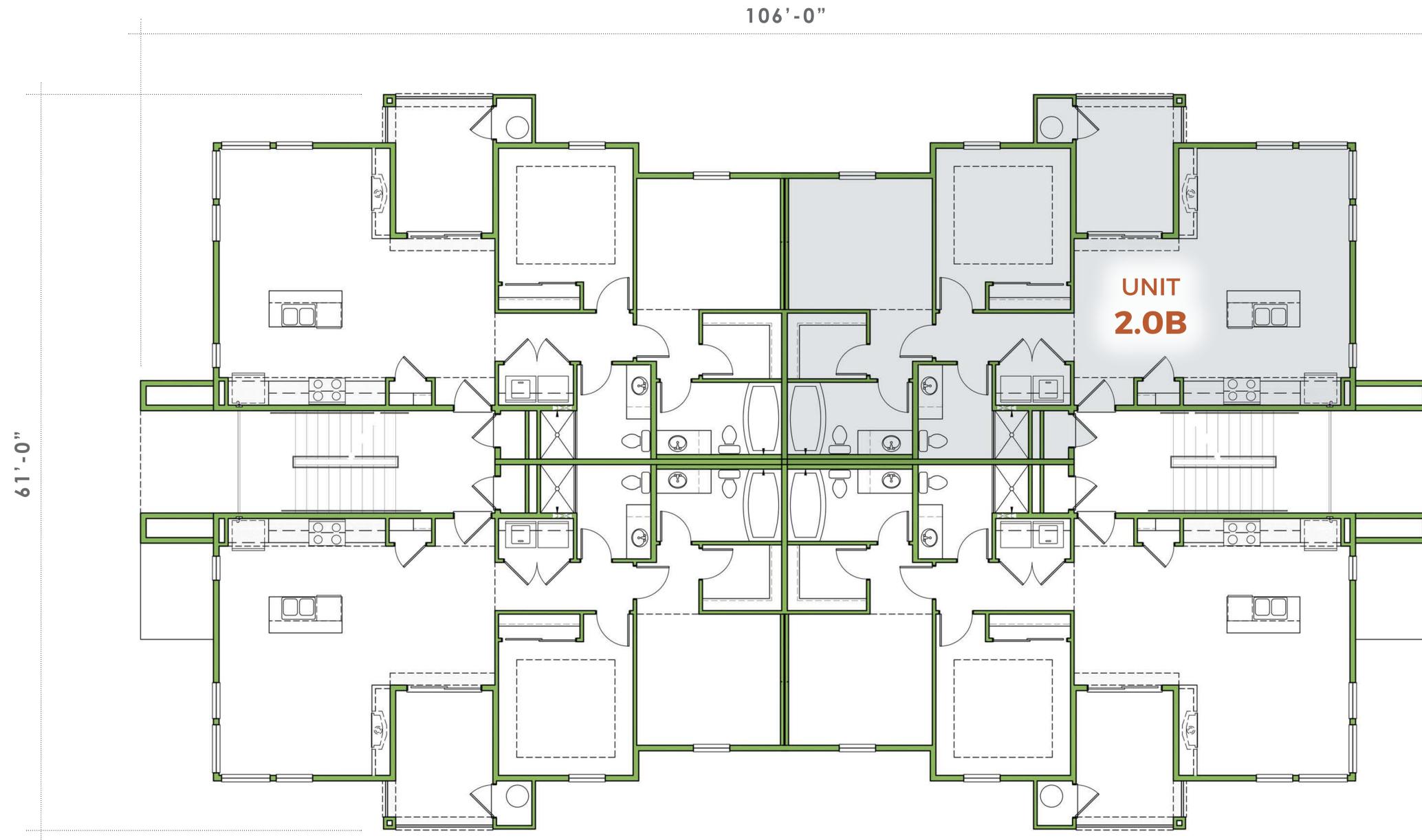
UNIT 2.0A, ACCESSIBLE (4 UNITS)

LIVING = 4,228 SF

PATIOS = 440 SF

CIRCULATION & MAINTENANCE = 652 SF

BUILDING 2.0 | FLOOR PLAN | 15,291 SF TOTAL



SECOND & THIRD FLOORS | 5,088 SF TOTAL

UNIT 2.0B (8 UNITS)
LIVING = 4,228 SF
 PATIOS = 440 SF
 CIRCULATION = 420 SF

BUILDING 2.0 | FLOOR PLAN | 15,291 SF TOTAL



BUILDING 2.0A | RENDERING, "MODERN AGRARIAN"

SKINNER RANCH
HOLDINGS, LP

REYNOLDS RANCH APARTMENTS

City of Lodi, California

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ARCHITECTS PLANNERS

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION | "MODERN AGRARIAN" | SCHEME 3

SCALE 1/4" = 1'-0"

SCHEME 3

- 1 **Light Body**
Sherwin-Williams
SW 9119
Dirty Martini
- 2 **Dark Body**
Sherwin-Williams
SW 9126
Honed Soapstone
- 3 **Accent 1**
Sherwin-Williams
SW 7694
Dromedary Camel
- 4 **Accent 2**
Sherwin-Williams
SW 7702
Spiced Cider
- 5 **Trim**
Sherwin-Williams
SW 7566
Westhighland White
- 6 **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Horizontal
Orientation
- D **Railings**
Black Wire Mesh
- E **Metal Roof**
Standing Seam
Charcoal (or similar)
- F **Composition Roof**
Certainteed
Landmark
Thunderstorm Gray

BUILDING 2.0A | SCHEMATIC ELEVATIONS



BUILDING 2.0B | RENDERING, "RUSTIC"

SKINNER RANCH
HOLDINGS, LP

REYNOLDS RANCH APARTMENTS

City of Lodi, California

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION | "RUSTIC" | SCHEME 4

SCALE 1/4" = 1'-0"

SCHEME 4

- ① **Light Body**
Sherwin-Williams
SW 7646
First Star
- ② **Dark Body**
Sherwin-Williams
SW 7650
Ellie Gray
- ③ **Accent 1**
Sherwin-Williams
SW 7068
Grizzle Gray
- ④ **Accent 2**
Sherwin-Williams
SW 9059
Silken Peacock
- ⑤ **Trim**
Sherwin-Williams
SW 7006
Extra White
- ⑥ **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Vertical Orientation
- D **Railings**
Black Wire Mesh
- E **Metal Roof**
Standing Seam
Charcoal (or similar)
- F **Composition Roof**
CertainTeed
Landmark
Thunderstorm Gray

BUILDING 2.0B | SCHEMATIC ELEVATIONS



UNIT 2.1B | 1,263 SF TOTAL

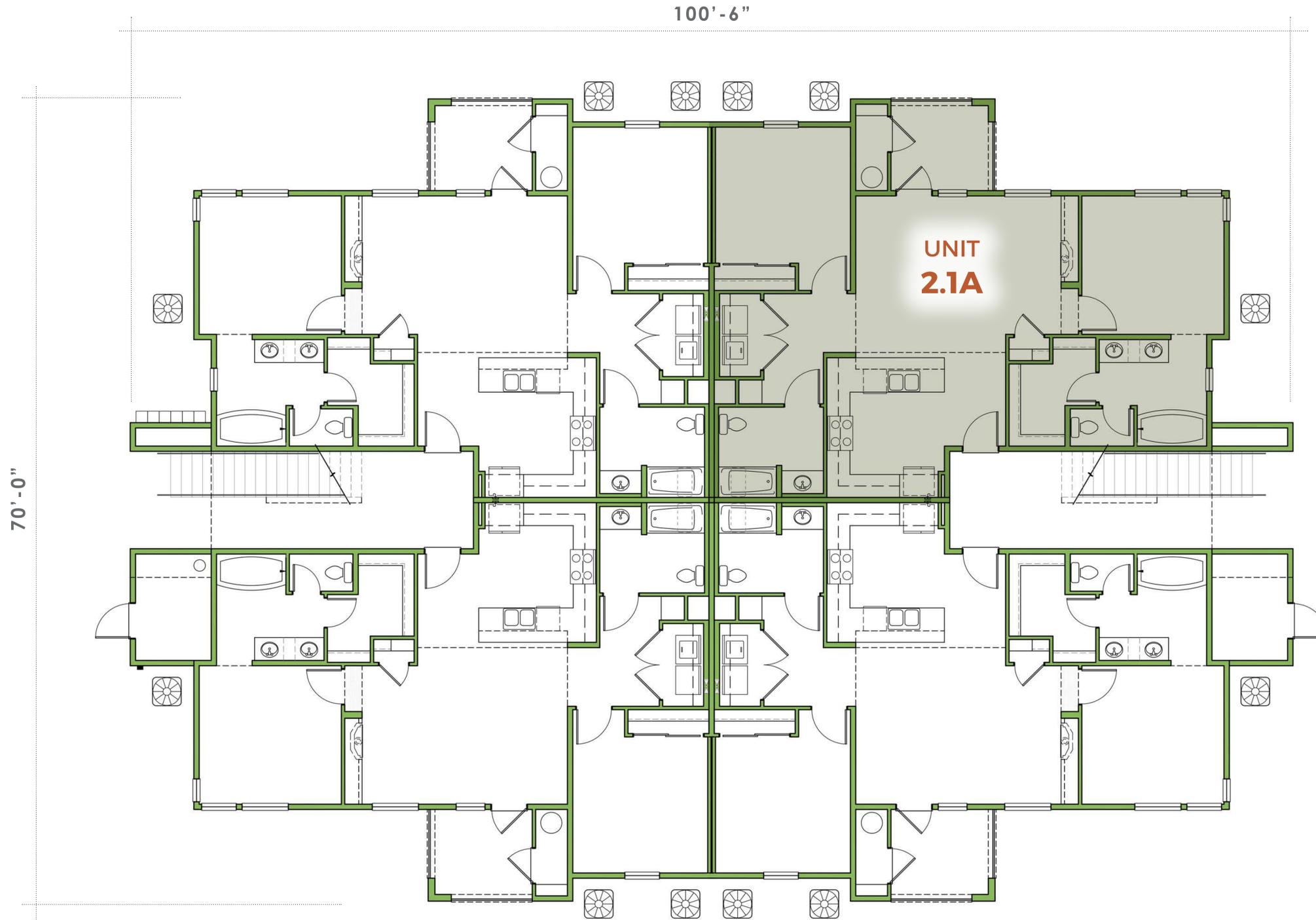
2 BEDROOMS (SPLIT) / 1 BATH
LIVING = 1,166 SF
 BALCONY = 97 SF



UNIT 2.1A (ADA) | 1,263 SF TOTAL

2 BEDROOMS (GROUPED) / 1 BATH
LIVING = 1,166 SF
 PATIO = 97 SF

BUILDING 2.1 | UNIT PLANS | 1,263 SF TOTAL



FIRST FLOOR | 5,733 SF TOTAL

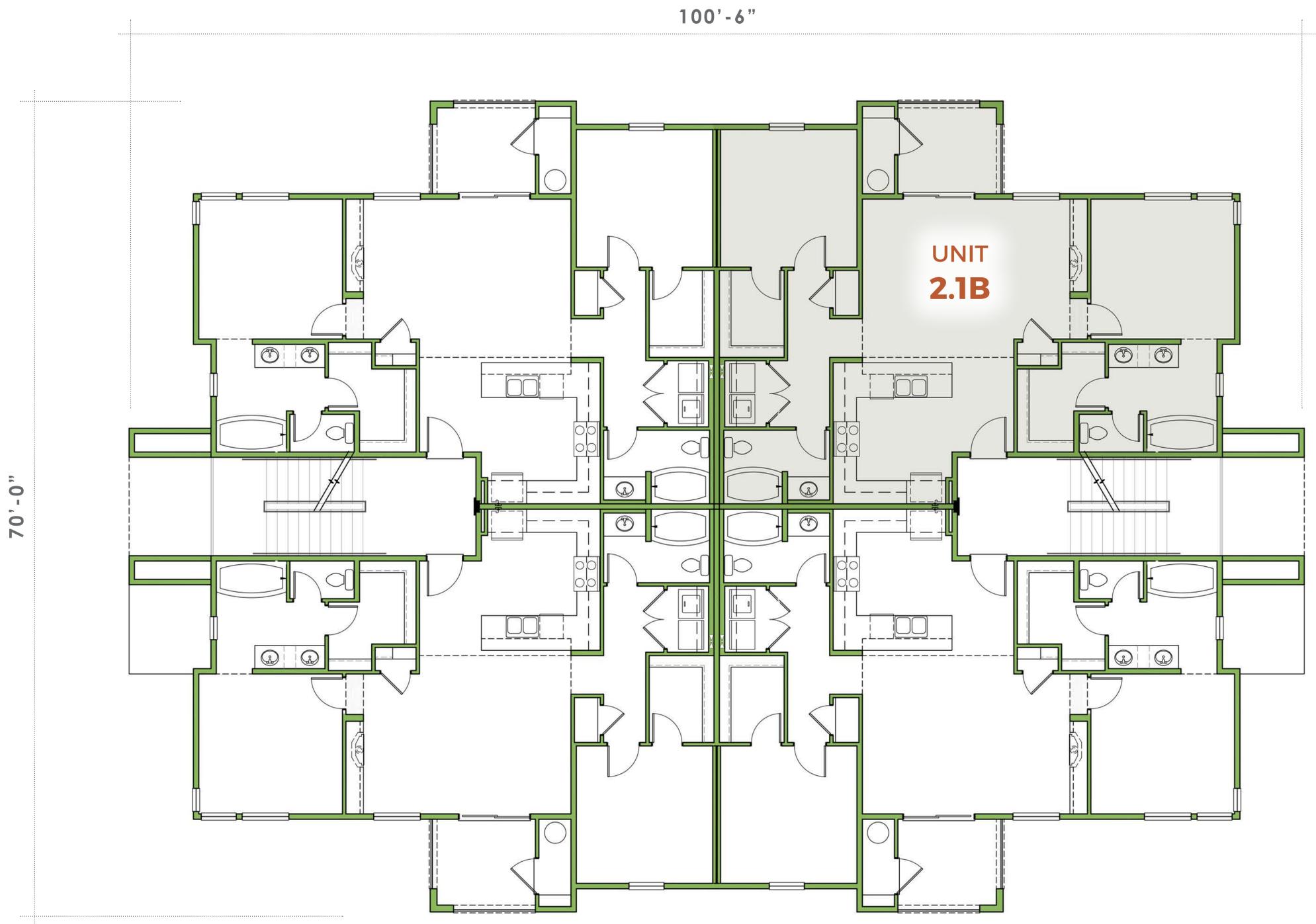
UNIT 2.0A, ACCESSIBLE (4 UNITS)

LIVING = 4,664 SF

PATIOS = 388 SF

CIRCULATION & MAINTENANCE = 681 SF

BUILDING 2.1 | FLOOR PLAN | 16,541 SF TOTAL



SECOND & THIRD FLOORS | 5,507 SF TOTAL

UNIT 2.0B (8 UNITS)
LIVING = 4,664 SF
 PATIOS = 388 SF
 CIRCULATION = 455 SF

BUILDING 2.1 | FLOOR PLAN | 16,541 SF TOTAL



BUILDING 2.1A | RENDERING, "MODERN AGRARIAN"

SKINNER RANCH
HOLDINGS, LP

REYNOLDS RANCH APARTMENTS

City of Lodi, California

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION | "MODERN AGRARIAN" | SCHEME 5

SCALE 1/4" = 1'-0"

SCHEME 5

- 1 **Light Body**
Sherwin-Williams
SW 7667
Zircon
- 2 **Dark Body**
Sherwin-Williams
SW 7669
Summit Gray
- 3 **Accent 1**
Sherwin-Williams
SW 6700
Daybreak
- 4 **Accent 2**
Sherwin-Williams
SW 6265
Quixotic Plum
- 5 **Trim**
Sherwin-Williams
SW 7006
Extra White
- 6 **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Horizontal
Orientation
- D **Railings**
Black Wire Mesh
- E **Metal Roof**
Standing Seam
Charcoal (or similar)
- F **Composition Roof**
Certaineed
Landmark
Thunderstorm Gray

BUILDING 2.1A | SCHEMATIC ELEVATIONS



BUILDING 2.1B | RENDERING, "RUSTIC"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE 1/8" = 1'-0"



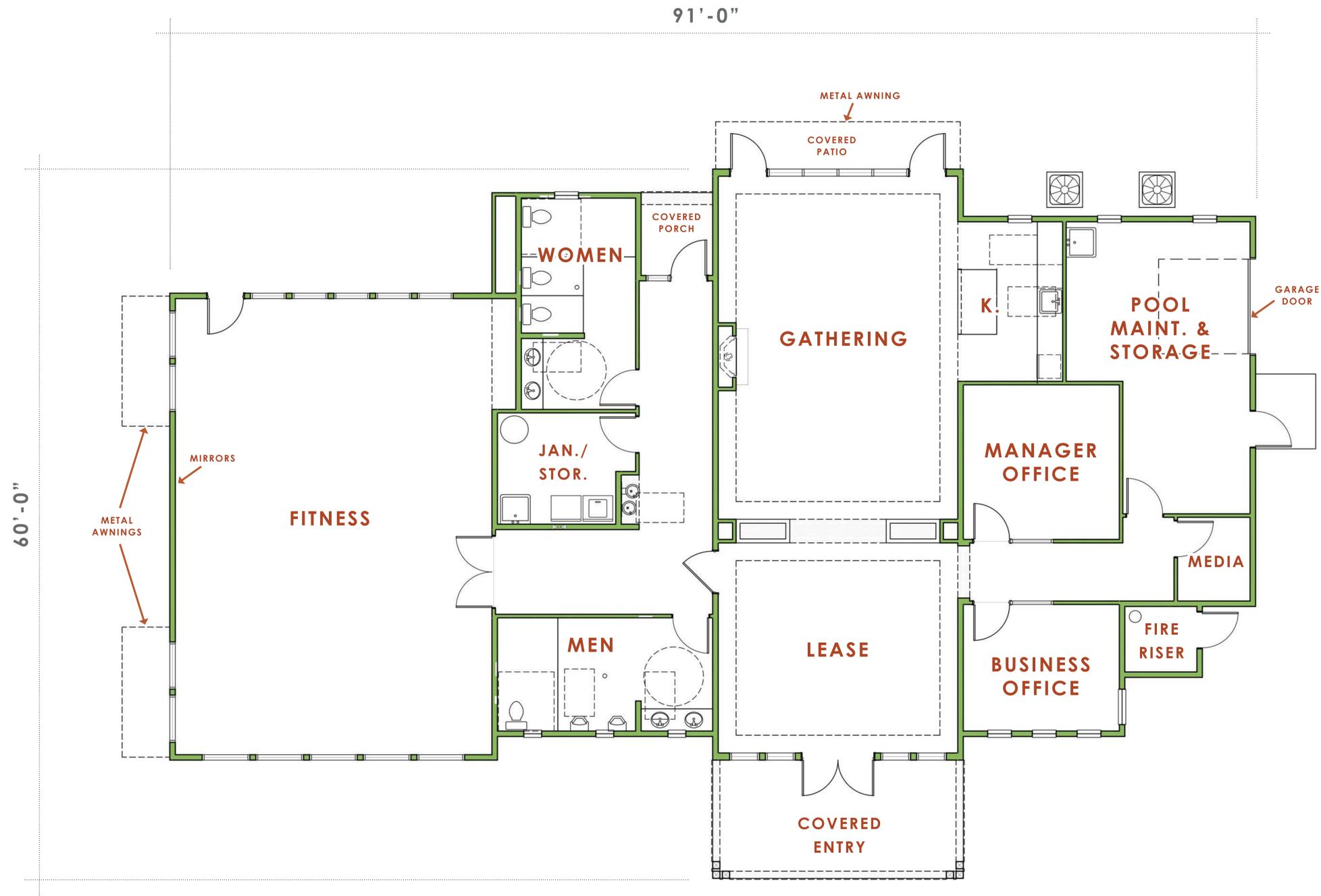
FRONT ELEVATION | "RUSTIC" | SCHEME 6

SCALE 1/4" = 1'-0"

SCHEME 6

- ① **Light Body**
Sherwin-Williams
SW 7012
Creamy
- ② **Dark Body**
Sherwin-Williams
SW 7715
Accessible Beige
- ③ **Accent 1**
Sherwin-Williams
SW 7715
Pottery Urn
- ④ **Accent 2**
Sherwin-Williams
SW 2848
Roycroft Pewter
- ⑤ **Trim**
Sherwin-Williams
SW 7005
Pure White
- ⑥ **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Vertical Orientation
- D **Railings**
Black Wire Mesh
- E **Metal Roof**
Standing Seam
Charcoal (or similar)
- F **Composition Roof**
Certaineed
Landmark
Thunderstorm Gray

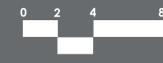
BUILDING 2.1B | SCHEMATIC ELEVATIONS



MAIN FLOOR | 4,175 SF TOTAL

- CONDITIONED AREA = 3,577 SF
- POOL MAINTENANCE = 346 SF
- COVERED ENTRY = 210 SF
- COVERED PORCH = 42 SF

CLUBHOUSE | FLOOR PLAN | 4,175 SF TOTAL





FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

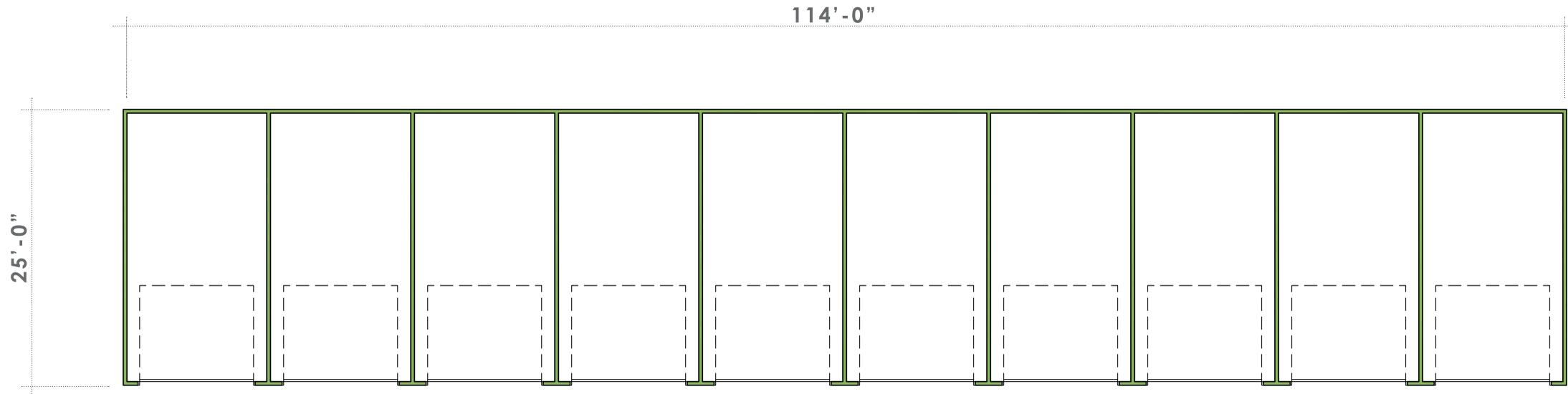


REAR ELEVATION

SCALE 1/4" = 1'-0"

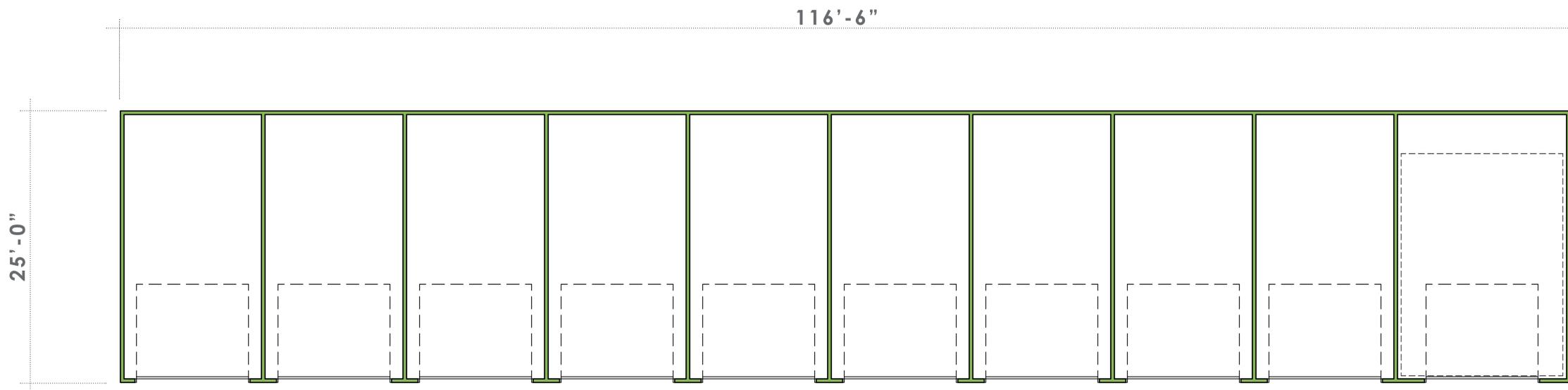
- ① **Light Body**
Sherwin-Williams
SW 7646
First Star
- ② **Accent**
Sherwin-Williams
SW 7650
Ellie Gray
- ③ **Trim**
Sherwin-Williams
SW 7006
Extra White
- ④ **Metal**
Black
- A **Body**
Stucco
- B **Siding**
Board and Batten
Siding
- C **Panels**
Corrugated Metal
Vertical Orientation
- D **Metal Roof**
Standing Seam
Charcoal (or similar)
- E **Composition Roof**
Certainteed
Landmark
Thunderstorm Gray

SCHEMATIC ELEVATIONS | CLUBHOUSE



STANDARD GARAGE BUILDING | 2,002 SF TOTAL

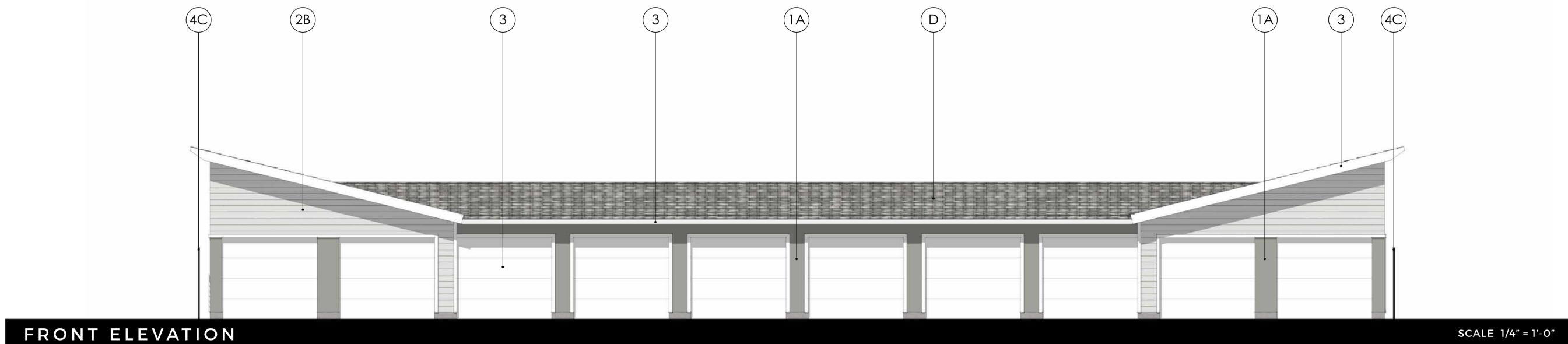
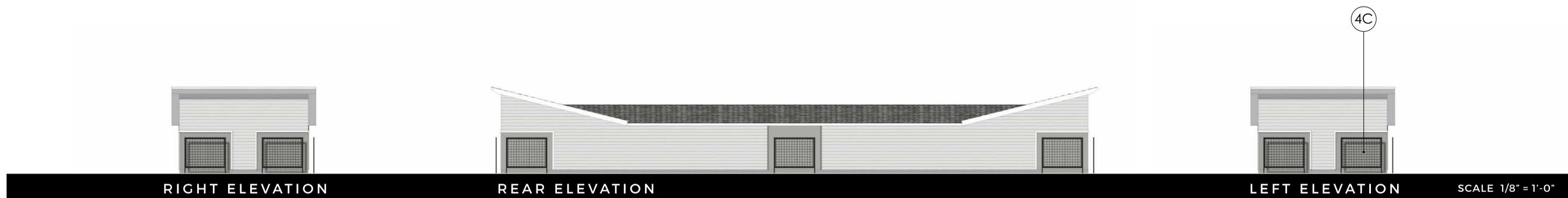
10 STANDARD GARAGE STALLS



ADA GARAGE BUILDING | 2,057 SF TOTAL

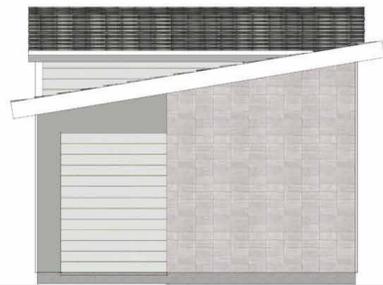
9 STANDARD GARAGE STALLS
1 ADA GARAGE STALL

GARAGE BUILDINGS | FLOOR PLAN

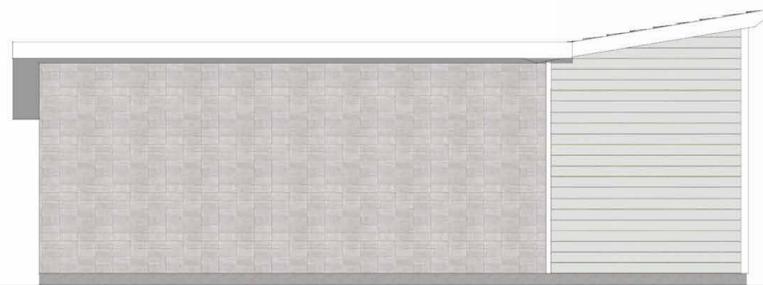


- ① **Body**
Sherwin-Williams
SW 7650
Ellie Gray
- ② **Accent**
Sherwin-Williams
SW 7646
First Star
- ③ **Trim**
Sherwin-Williams
SW 7006
Extra White
- ④ **Metal Screen**
Black
- A **Body**
Stucco
- B **Siding**
Horizontal
Lap Siding
- C **Screen**
Black Wire Mesh
- D **Roof**
Composition Roof
Landmark
Thunderstorm Gray

GARAGE BUILDINGS | SCHEMATIC ELEVATIONS



RIGHT ELEVATION

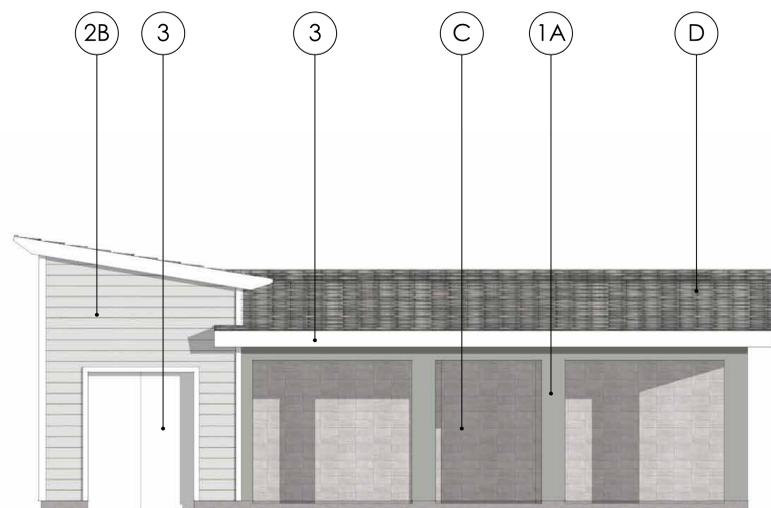


REAR ELEVATION



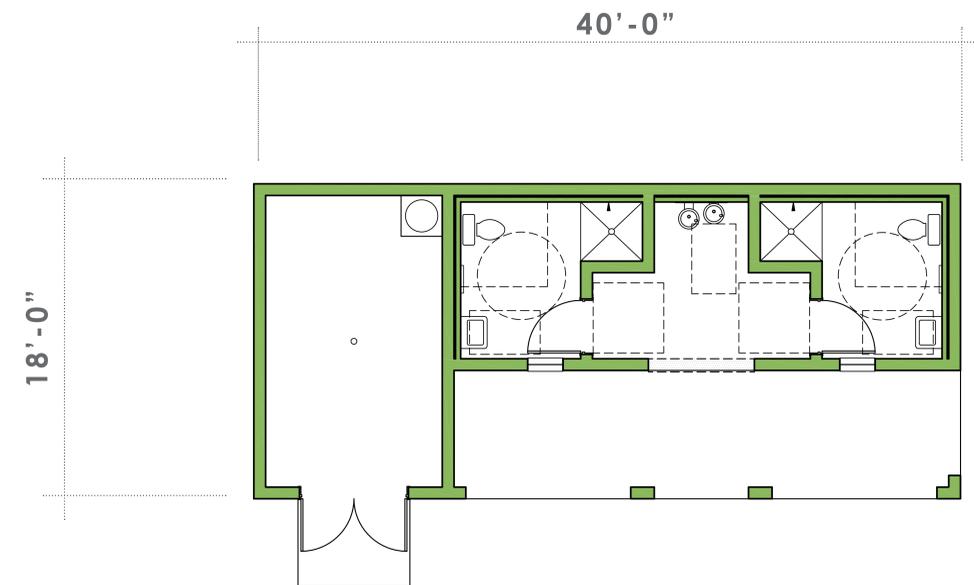
LEFT ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

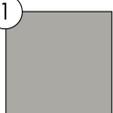
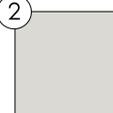
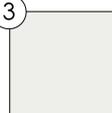
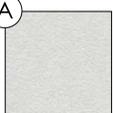
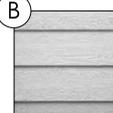
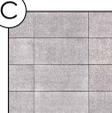
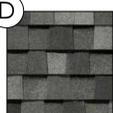
SCALE 1/4" = 1'-0"



MAIN FLOOR | 651 SF TOTAL

CONDITIONED AREA = 417 SF

COVERED PATIO = 234 SF

<p>1</p>  <p>Body Sherwin-Williams SW 7650 Ellie Gray</p>	<p>2</p>  <p>Accent Sherwin-Williams SW 7646 First Star</p>	<p>3</p>  <p>Trim Sherwin-Williams SW 7006 Extra White</p>	<p>A</p>  <p>Body Stucco</p>	<p>B</p>  <p>Siding Horizontal Lap Siding</p>	<p>C</p>  <p>Masonry CMU Stacked Bond</p>	<p>D</p>  <p>Roof Composition Roof Landmark Thunderstorm Gray</p>
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POOLHOUSE | SCHEMATIC ELEVATIONS

SCHEME 1

1 Light Body Sherwin-Williams SW 9165 Gossamer Veil	2 Dark Body Sherwin-Williams SW 7073 Network Gray	3 Accent 1 Sherwin-Williams SW 2740 Mineral Gray	4 Accent 2 Sherwin-Williams SW 6675 Afternoon	5 Trim Sherwin-Williams SW 7070 Site White	6 Metal Black	A Body Stucco	B Siding Board and Batten Siding	C Panels Corrugated Metal Horizontal Orientation	D Railings Black Wire Mesh	E Metal Roof Standing Seam Charcoal (or similar)	F Composition Roof Certainteed Landmark Thunderstorm Gray
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SCHEME 2

1 Light Body Sherwin-Williams SW 6162 Ancient Marble	2 Dark Body Sherwin-Williams SW 2740 Mineral Gray	3 Accent 1 Sherwin-Williams SW 6165 Connected Gray	4 Accent 2 Sherwin-Williams SW 7695 Mesa Tan	5 Trim Sherwin-Williams SW 7005 Pure White	6 Metal Black	A Body Stucco	B Siding Board and Batten Siding	C Panels Corrugated Metal Vertical Orientation	D Railings Wire Mesh	E Metal Roof Standing Seam Charcoal (or similar)	F Composition Roof Certainteed Landmark Thunderstorm Gray
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SCHEME 3

1 Light Body Sherwin-Williams SW 9119 Dirty Martini	2 Dark Body Sherwin-Williams SW 9126 Honed Soapstone	3 Accent 1 Sherwin-Williams SW 7694 Dromedary Camel	4 Accent 2 Sherwin-Williams SW 7702 Spiced Cider	5 Trim Sherwin-Williams SW 7566 Westhighland White	6 Metal Black	A Body Stucco	B Siding Board and Batten Siding	C Panels Corrugated Metal Horizontal Orientation	D Railings Black Wire Mesh	E Metal Roof Standing Seam Charcoal (or similar)	F Composition Roof Certainteed Landmark Thunderstorm Gray
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SCHEME 4

1 Light Body Sherwin-Williams SW 7646 First Star	2 Dark Body Sherwin-Williams SW 7650 Ellie Gray	3 Accent 1 Sherwin-Williams SW 7068 Grizzle Gray	4 Accent 2 Sherwin-Williams SW 9059 Silken Peacock	5 Trim Sherwin-Williams SW 7006 Extra White	6 Metal Black	A Body Stucco	B Siding Board and Batten Siding	C Panels Corrugated Metal Vertical Orientation	D Railings Black Wire Mesh	E Metal Roof Standing Seam Charcoal (or similar)	F Composition Roof Certainteed Landmark Thunderstorm Gray
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SCHEME 5

1 Light Body Sherwin-Williams SW 7667 Zircon	2 Dark Body Sherwin-Williams SW 7669 Summit Gray	3 Accent 1 Sherwin-Williams SW 6700 Daybreak	4 Accent 2 Sherwin-Williams SW 6265 Quixotic Plum	5 Trim Sherwin-Williams SW 7006 Extra White	6 Metal Black	A Body Stucco	B Siding Board and Batten Siding	C Panels Corrugated Metal Horizontal Orientation	D Railings Black Wire Mesh	E Metal Roof Standing Seam Charcoal (or similar)	F Composition Roof Certainteed Landmark Thunderstorm Gray
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SCHEME 6

1 Light Body Sherwin-Williams SW 7012 Creamy	2 Dark Body Sherwin-Williams SW 7715 Accessible Beige	3 Accent 1 Sherwin-Williams SW 7715 Pottery Urn	4 Accent 2 Sherwin-Williams SW 2848 Roycroft Pewter	5 Trim Sherwin-Williams SW 7005 Pure White	6 Metal Black	A Body Stucco	B Siding Board and Batten Siding	C Panels Corrugated Metal Vertical Orientation	D Railings Black Wire Mesh	E Metal Roof Standing Seam Charcoal (or similar)	F Composition Roof Certainteed Landmark Thunderstorm Gray
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COLOR & MATERIAL SCHEMES

Item 3b



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: April 27, 2016

APPLICATION NO: 2016-10 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Lodi Auto Lounge – 1200 Pixley Parkway. (Applicant: Mike Singh; File Number: 2016-10 SP; CEQA Determination: Exempt Per Section 15332)

LOCATION: 1200 Pixley Parkway
Lodi, CA 95240
APN: 049-270-03
North of DMV

APPLICANT: Lodi Auto Lounge
Mr. Mike Singh
1200 Pixley Parkway
Lodi, CA 95240

PROPERTY OWNER: Mr. Mike Singh
1200 Pixley Parkway
Lodi, CA 95240

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Mike Singh for the proposed Lodi Auto Lounge with 756 sq ft office building and site improvements at 1200 Pixley Parkway, 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 and site features for an auto dealership and sales. 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	Kabota Tractor
South	Industrial	Industrial	DMV
East	Industrial	Industrial	Industrial businesses
West	General Commercial	General Commercial	Vacant land

BACKGROUND / ANALYSIS

The project site is located at 1200 Pixley Parkway, north of Kelleman Lane and the DMV office. (Attachment A) The property is currently vacant.

The applicant is proposing to:

- Construct a new 756 sq ft office building that will be used for office space. The modular building will be a light grey stucco building with red accents, stone pilaster and composite roof tiles. (Attachment B)
- The new building will be accessed by a new entry ramp and stairs with a path of travel to customer parking stalls.
- The site will be a paved parking lot with area for car sales.
- Landscaping will be provided along the project frontage and meet the City drought tolerant landscaping requirements.
- On-site water retention will be provided.
- The proposed project meets the setback and lot coverage requirements of the Industrial zoning district.
- The site improvements are mainly an improved parking lot for car sales with associated improvements.

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 Lodi Auto Lounge project. 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. The auto retail use is an allowed use and a car lot is an allowed building configuration.*
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 area. The proposed project includes site and frontage improvements that do not impact adjacent properties. The project includes*

off-street parking, loading and unloading areas, traffic circulation and access points 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 modular building includes stucco siding, a covered awning and rock pilasters. The applicant has attempted to create architecture and site improvements consistent with the industrial area.
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 includes materials and construction consistent with the 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 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 §15332. Class 32 consists of In-Fill Development Projects. The project is consistent with the General Plan, is located in the City limits, is less than 5-acres in size and is surrounded by existing urban uses. The project site is not a habitat for any rare or endangered species of plant or wildlife, and the project will not create a significant environmental impact. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site of the proposed project can be adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 1200 Pixley Parkway, 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 wrought iron fence will be set back 10 feet from the sidewalk, out of the PUE.
A final landscape plan will be submitted consistent with landscaping on the southern property (DMV).

Public Works

The Public Works Department has the following comments:

10. Install ADA compliant driveway on Pixely Parkway as per City of Lodi Standard Plan 114.
11. There is an existing 10-foot Public Utility Easement along Pixely Parkway. The proposed bioswale may not encroach within the Public Utility Easement.
12. Submit a Project Stormwater Plan in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
13. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA).
14. Payment of the following fees prior to building permit issuance unless noted otherwise:
 - a) Filing, processing fees and charges for services performed by City staff 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.
15. 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.
16. Prior to any work within City Right-of- Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.

Building Department

17. Separate building permits will be required for a) the modular building including footings/hold downs and utility connections, b) the site work including the ramp/stairs, accessible path of travel and fence gates c) awning if it is not attached to the modular building. 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.
18. Alterations to the modular building such as stucco, reroofing with composition shingles and awning (if attached to the building) are regulated by HCD. Permits for this work must be obtained from them.
19. All buildings and structures shall have the required fire separation distance to the property lines and from other buildings as specified by the 2013 CBC, Table 602.
20. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to accessible parking/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
21. Plans will provide complete and adequate details of the pedestrian ramp, from modular building doors to pavement, including but not limited to all required landings, handrails with extensions, etc. 2013 CBC, Sections 11B-404, 11B-505
22. 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.
23. 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

24. 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
25. The plans shall specify and show a fire access lane to extend within 150' of all portions of the new building. The fire access lane is to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, the plans shall specify and show fire lane striping (red curb or stripe with "Fire Lane" in white letters, 3/4" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2013 CFC, Section 503.1 and LMC 15.20.080
26. 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.
27. 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, April, 16 2016. Sixteen (8) 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
City Planner

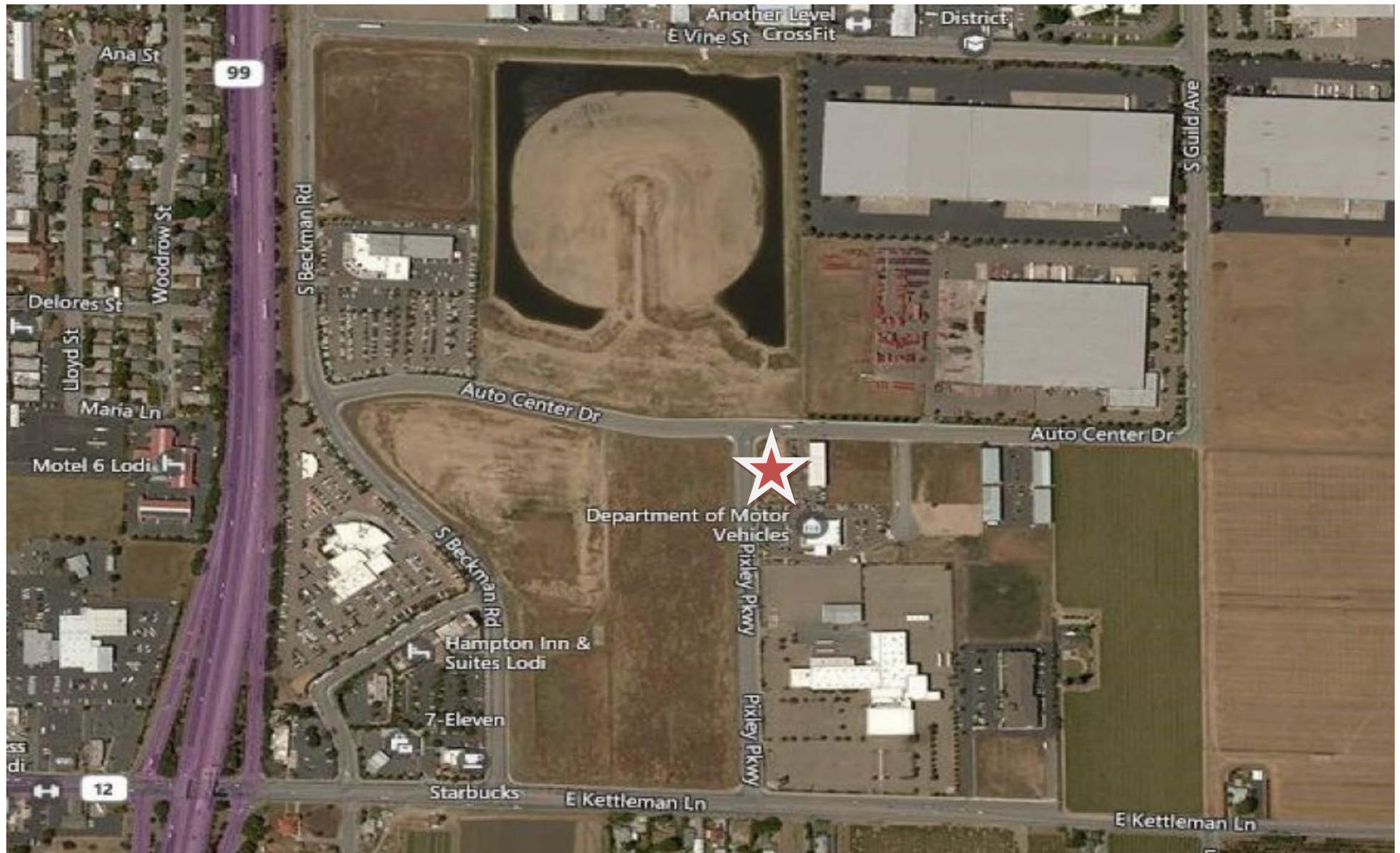
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Site Plan and Elevations

VICINITY MAP

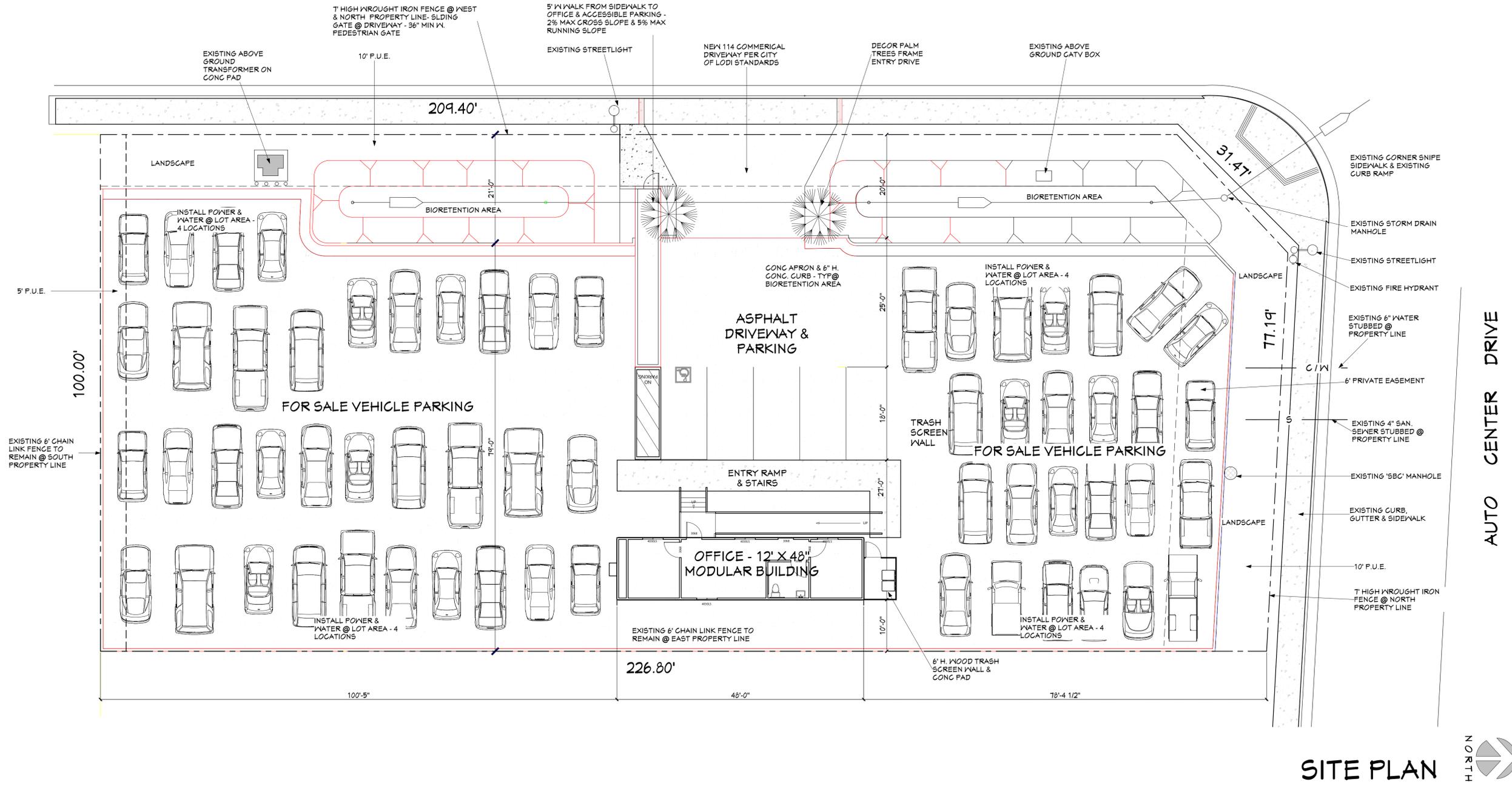
North



South

1200 Pixley Parkway

PIXLEY PARKWAY



SITE PLAN



SCALE: 1" = 10' - 0"

LANDSCAPING

THE FRONTAGE ON PIXLEY PARKWAY & AUTO CENTER DRIVE SHALL BE LANDSCAPED AS A STORM WATER RETENTION, FILTER AREA UTILIZING NATIVE PLANS & FILTER PLANTS.

LANDSCAPE IRRIGATION

THE LANDSCAPE SHALL BE IRRIGATED WITH DRIP IRRIGATION TO MINIMIZE WATER USE.

BUILDING CODE DATA

PROPOSED USE: AUTO SALES

A.P.N. - 049-21-003

SITE AREA - 22,688 SQ FT

BUILDING AREA - 576 SQ FT

TYPE OF CONSTRUCTION - TYPE VB

ALLOWABLE AREA - B = 9,000 SQ FT

OCCUPANCY - MOTOR VEHICLE SHOWROOM - B OCCUPANCY

AUTOMATIC FIRE SPRINKLERS - NO

PARKING

TOTAL PARKING REQUIRED = 4 SPACES

TOTAL PARKING PROVIDED = 4 SPACES

San Joaquin Design Group
Architecture & Planning

7877 N. Peirshing Ave. - Stockton, Ca. 95207
Tel: (209) 478-4013 Fax: (209) 478-0266

The information, plans, designs and arrangements shown on this drawing are confidential and may not be used, copied, or in part without express written permission.
James H. Tribbens - Architect
Bill Johnson - Architect

LODI AUTO LOUNGE
1200 PIXLEY PARKWAY
LODI, CALIFORNIA

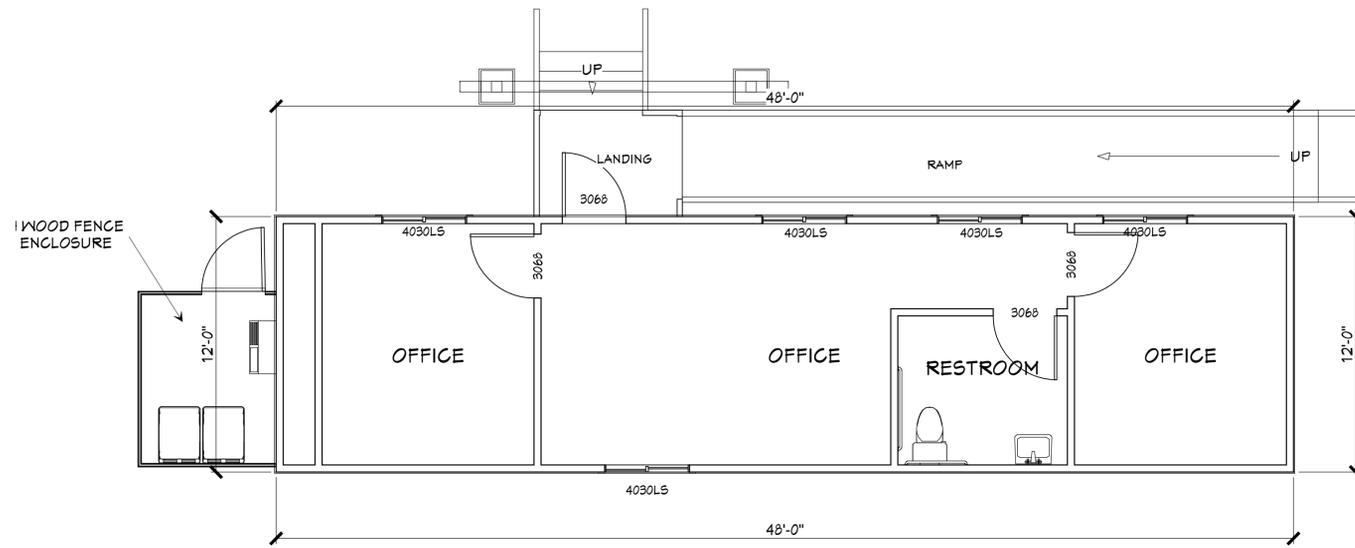
SITE PLAN

SCALE: 1" = 10' - 0"



Drawn: B.J.
Date: MARCH 22, 2016
Revised:

A-1

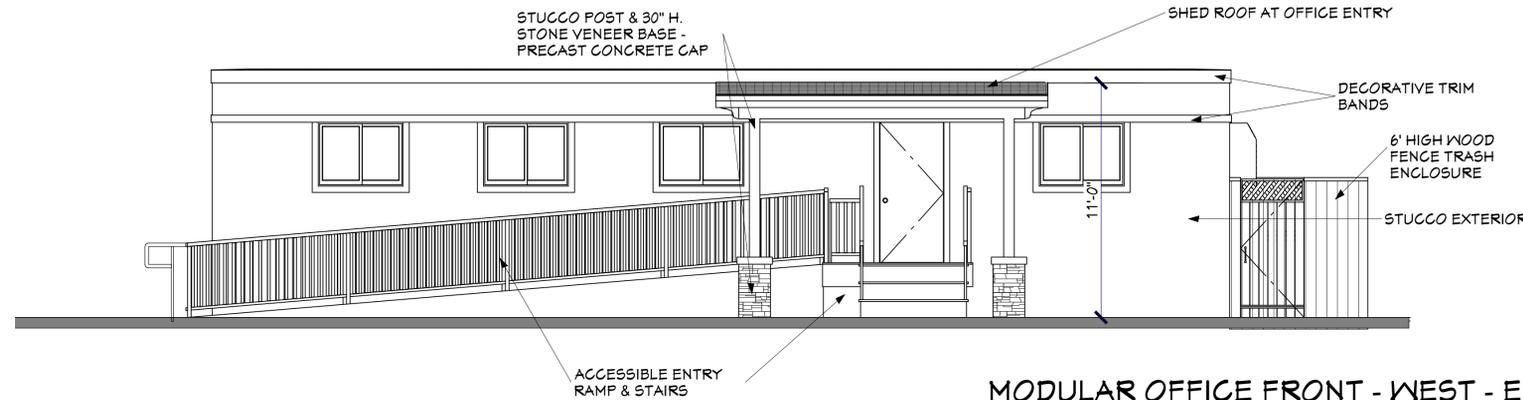


THE OFFICE IS A MANUFACTURED MODULAR OFFICE - WITH ACCESSIBLE RAMP AND STAIRS TO THE DOOR

MODULAR OFFICE FLOOR PLAN

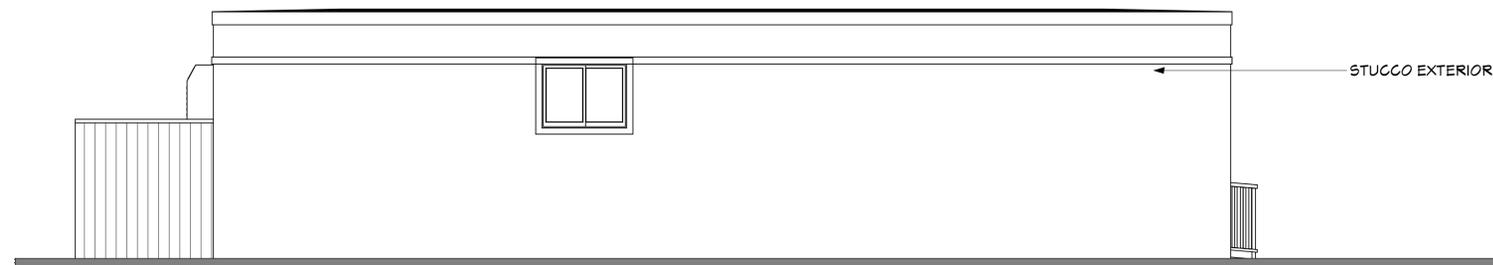


1/4" = 1' - 0"



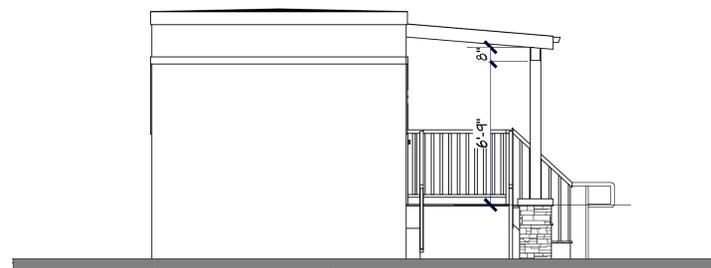
MODULAR OFFICE FRONT - WEST - ELEVATION

1/4" = 1' - 0"



MODULAR OFFICE REAR - EAST - ELEVATION

1/4" = 1' - 0"

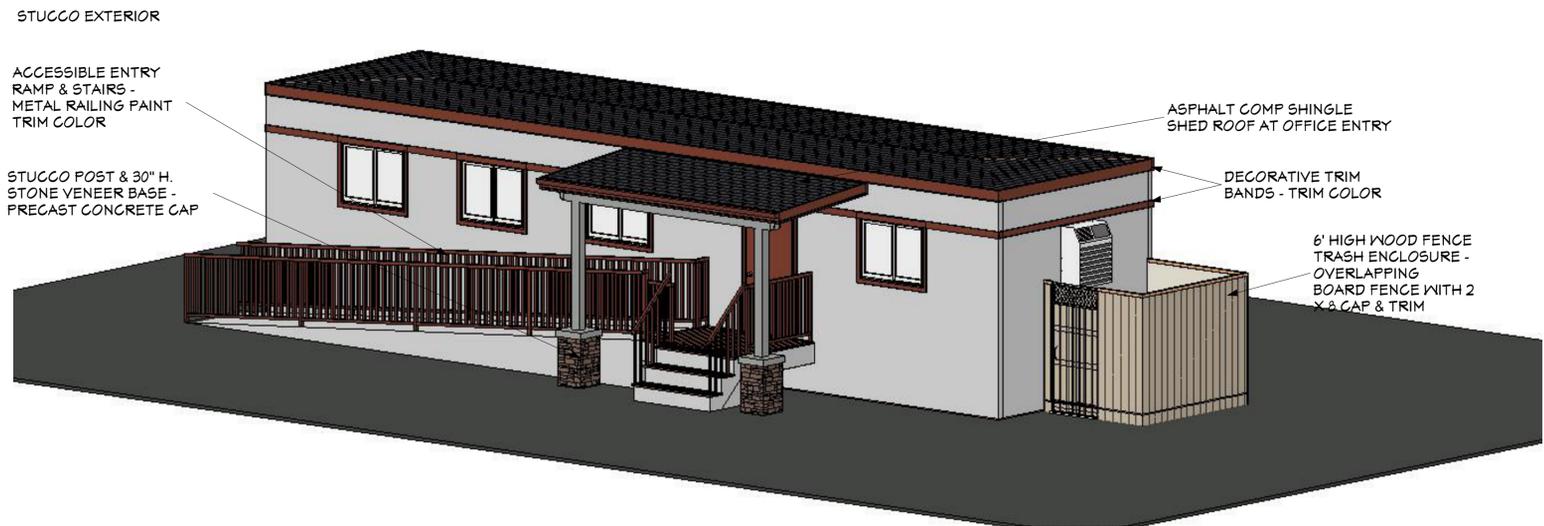


MODULAR OFFICE SIDE - NORTH - ELEVATION



MODULAR OFFICE SIDE - SOUTH - ELEVATION

1/4" = 1' - 0"



ASPHALT ROOFING - GAF
TIMBERLINE HD - CHARCOAL



EXTERIOR TRIM - KELLEY MOORE
KM5429 GRILL MASTER



EXTERIOR STUCCO - OMEGA 9237
GREY NUANCE - SAND FINISH



STONE POST BASES - EL DORADO
CLIFFSTONE - LANTANA

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James M. Trubens - Architect
Bill Johnson - Architect

LODI AUTO LOUNGE
1200 FIXLEY PARKWAY
LODI, CALIFORNIA

MODULAR OFFICE SCALE: 1" = 10' - 0"



Drawn: B.J.
Date: MARCH 22, 2016
Revised: