

<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, NOVEMBER 9, 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 - "June 22, 2016"
3. REVIEW ITEMS
  - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new commercial building at 527 East Lodi Ave. (Applicant: Francisco Sanchez; File Number: 2016-31 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 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, JUNE 22, 2016 MINUTES**

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

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, June 22, 2016 was called to order by Chair Kiser at 5:15 p.m.

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

Absent: Committee Members None

Also Present: City Planner Craig Hoffman

**2. MINUTES**

“April 27, 2016”

**MOTION / VOTE:**

The Site Plan and Architecture Review Committee on motion of SPARC Member Della Monica, Kirst second, approved the Minutes of April 27, 2016 as written (5-0).

**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 the Reynolds Ranch Senior Apartments project containing 142 residential units – 2951 Reynolds Ranch Parkway. (Applicant: The Wolff Company; File Number: 2016-17 SP; CEQA Determination: Exempt Per Section 15153)

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

**Hearing Opened to the Public**

- Mike Milhaupt, with the Wolff Company, came forward to answer questions. The applicant described the Wolff Company philosophy on serve and creating a place people wanted to be.
- Chair Kiser asked about project elevators and access for seniors. The applicant indicated elevators were included and access for seniors is taken very seriously. The entire site has to be geared for senior customers.
- SPARC Member Della Monica complimented the applicant on a project with meaningful architecture.
- SPARC Member Stafford asked about pricing and unit options and availability. The applicant indicated that pricing could be from \$2,500 to \$6,500 per month. Options include studio apartments to 2 bedroom units. Amenities include dining plans and other service features on the property.

Public Portion of Hearing Closed

**MOTION / VOTE:**

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, Della Monica second, approve the request of Skinner Ranch Holdings for the Reynolds Ranch Senior Apartments project containing 142 residential units – 2951 Reynolds Ranch Parkway, 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, Yocum and Chair Kiser  
Noes: Commissioners – None  
Absent: Commissioners - None

**4. COMMENTS BY THE PUBLIC**

None

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

None

**6. ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:35 p.m.

ATTEST:

Craig Hoffman  
City Planner



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

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**MEETING DATE:** November 9, 2016

**APPLICATION NO:** 2016-31 SP

**REQUEST:** Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new commercial building at 527 East Lodi Ave. (Applicant: Francisco Sanchez; File Number: 2016-31 SP; CEQA Determination: Exempt Per Section 15332)

**LOCATION:** 527 East Lodi Ave  
Lodi, CA 95240  
APN: 043-140-35

**APPLICANT:** Mr. Francisco Sanchez  
524 East Lodi Ave.  
Lodi, CA 95240

**PROPERTY OWNER:** Mr. Francisco Sanchez  
524 East Lodi Ave.  
Lodi, CA 95240

**RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Francisco Sanchez for the proposed commercial / retail building and site improvements at 527 East Lodi Ave, 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 a print shop and graphic design business. 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: Mixed Use Corridor  
Zoning Designation: Mixed Use Corridor  
Property Size: 0.2 acres – 8,619 sq. ft.

<b>ADJACENT ZONING DESIGNATIONS AND LAND USES</b>			
	<b>GENERAL PLAN</b>	<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	Medium Density Residential	RMD - Medium Density Residential	Single family Residences
<b>South</b>	Mixed Use Corridor	MCO – Mixed Use Corridor	Commercial business
<b>East</b>	Mixed Use Corridor	MCO – Mixed Use Corridor	Residence
<b>West</b>	Mixed Use Corridor	MCO – Mixed Use Corridor	Residence

**BACKGROUND / ANALYSIS**

The project site is located at 527 East Lodi Ave, west of Cherokee Lane. (Attachment A) The property is currently vacant.

The applicant currently has a graphics and print shop immediately south, across the street on Lodi Ave.. He is looking to expand his business with a new building.

The applicant is proposing to:

- Construct a new 5,000 sq ft commercial building with site improvements.
- The proposed building is a metal building with storefront and roll up doors. The proposal is for tan siding with a blue accent color. (Attachment B)
- The building includes a customer service area and then areas for silk screen and design and then areas for vehicles to pull into the building to do car graphics and car wraps.
- The business does not generate a great deal of customer traffic. Most orders are delivered or customers pick up orders. There is not a great deal of need for on-site parking.
- Staff is supportive of the project and this type of new development was envisioned to rejuvenate the mixed use corridors.
- The proposed project meets the setback and lot coverage requirements of the MCO zoning district.

Staff does provide the following comments. The applicant wanted comments back from the SPARC committee before moving forward with building plans and any necessary redesigns.

- Metal buildings are not typically allowed within the commercial zoning areas and there are no metal buildings in this area. Staff has conditioned the project to provide stucco or ship lap siding around the entire building with brick or stone accents near the doorway and windows for consistency with the surrounding area architecture. The square and boxy look of the building is consistent with architecture in the area.
- The applicant has provided 1 handicapped parking space and a few parallel parking spaces along the eastern edge of the property. The proposed amount of parking will place a limit on future uses of the property and does not meet parking standards. Staff does recommend a few more conventional parking stalls near the handicap stall.

**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 Sanchez Commercial 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 Mixed Use Zoning District. The proposed retail / commercial building is an allowed use and staff recommends approval subject to the conditions of approval, with recommended design modifications.
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 building will include design features, textures and colors that are consistent with the 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 has been conditioned to include 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 as conditioned 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 527 East Lodi Ave, 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 plans will be modified to include stucco or ship lap wood siding with brick or stone accents near the doorway and windows for consistency with the surrounding area architecture.
10. Staff does recommend 2 or 3 more conventional parking stalls near the handicap stall.

#### Public Works

11. Provide an ADA accessible pathway from public sidewalk on Lodi Avenue to on-site facilities.
12. The property shall be serviced from the water and wastewater mains at the north end of the property.
13. Install ADA compliant driveway on Lodi Avenue as per City of Lodi Standard Plan 114.
14. All existing Public Utility Easements shall be identified and labeled.
15. 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.
16. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA).
17. The trash enclosure shall conform to the Stormwater Design Standards section 3.1.4 and be wide enough to provide separate containers for recyclable materials and other solid waste.
18. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
19. Payment of the following prior to building permit issuance unless noted otherwise:

- a. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
  - b. Regional Transportation Impact Fee (RTIF).
  - c. Encroachment permit fee.
  - d. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - e. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
20. Payment of the following prior to occupancy of the building unless noted otherwise:
- a. Development Impact Mitigation Fees
  - b. County Facilities Fees.
21. 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

22. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.
23. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2013 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2013 CBC, Sections 705.3, 705.5, 705.8, 705.11, 716.5, Tables 601, 602 ,705.8 and 716.5
24. Storage racks greater than 6' in height are required to be submitted under separate permit and cover. Storage racks greater than 8' in height shall be provided with structural calculations. Storage 12' or greater in height must be reviewed as high piled storage." City of Lodi Policy and Procedure B-[08]-[09]
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 the building and/or any area of the building exceeds 49, the plans shall show:
- a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2013 CBC, Section 1015.2.1
  - b) Exit doors shall swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
  - c) The exit doors and exit access doors shall be equipped with panic hardware. 2013 CBC, Section 1008.1.10
  - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2013 CBC, Sections 1006.1 thru 1006.3.1
  - e) Show locations of required illuminated exit signs. 2013 CBC, Section 1011
  - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:

1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
  2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2013 CBC, Section 1011.4
27. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to the public way. 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. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2013 CBC, Sections 11B-227, 11B-904.4
  33. 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
  34. 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 the occupancies by 2013 CPC, Table 422.1.
  35. Restrooms will be required to be accessible as per 2013 CBC, Section 11B-213
  36. The Site Plans shows the building is to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room 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. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
  38. Fire sprinkler monitoring alarm system is required by 2013 CFC, Section 903.4. The Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.

39. 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.
40. 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, 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. A minimum 6 ft. high masonry wall is required along the northern boundary.
42. 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.
43. 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 Architectural Review was published in the Lodi News Sentinel on Saturday, October 30, 2016. Fifty-nine (59) 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

## 527 East Lodi Ave

# PROPOSAL NEW BUILDING FOR: FRANCISCO SANCHEZ

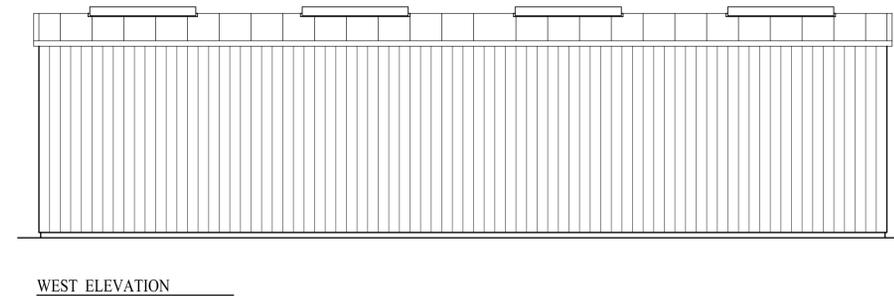
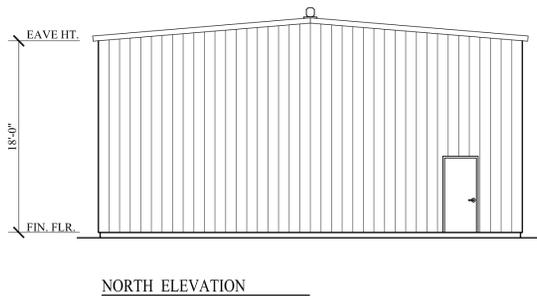
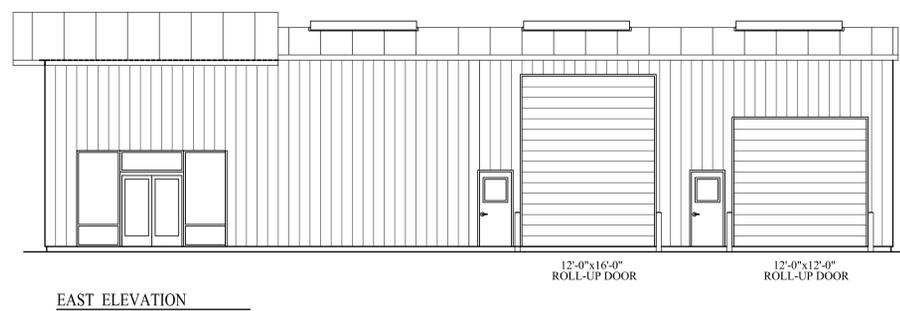
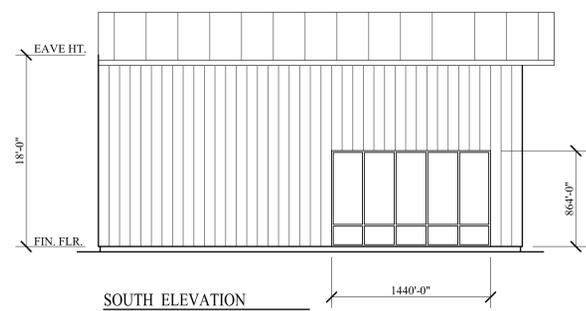
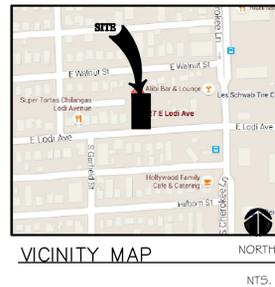


527 E. LODI AVE. LODI, CA. 95240

revision	date

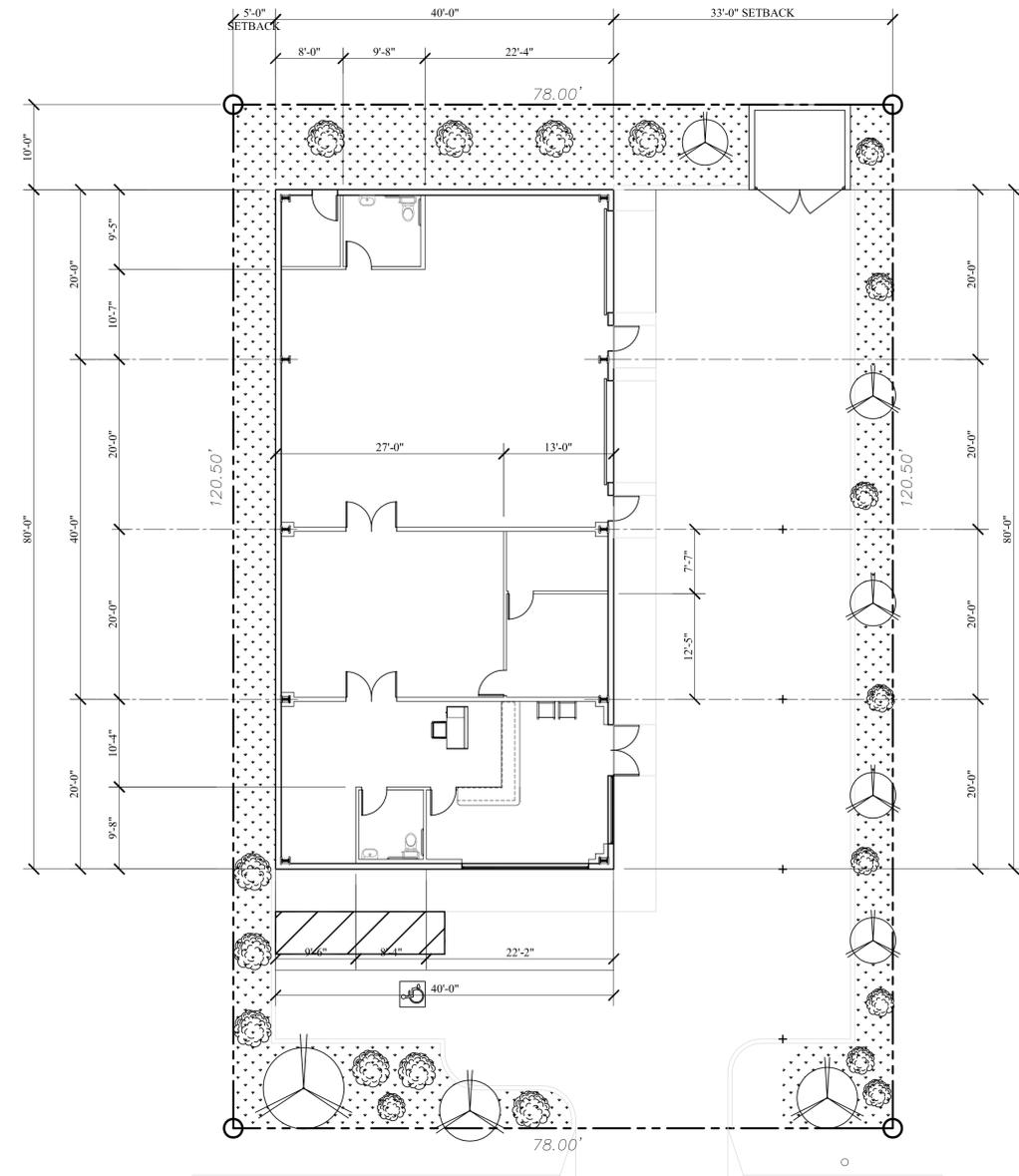
PROJECT DATA:	
PROJECT OWNER .....	FRANCISCO SANCHEZ 527 E. LODI AVE. LODI, CA. 95240
PROJECT LOCATION .....	527 E. LODI AVE. LODI, CA. 95240
PROJECT DESCRIPTION .....	PROPOSED NEW BLDG.
APN # .....	043-140-35
DESCRIPTION OF USE .....	COMMERCIAL
OCCUPANCY LOAD .....	10
ZONING DISTRICT .....	R-1-L
CONSTRUCTION TYPE .....	VA
SPRINKLERS .....	YES
AREAS:	
PROPOSED NEW BUILDING .....	5,000 S.F.
UTILITIES:	
WATER .....	PUBLIC FACILITIES
SEWER .....	PUBLIC FACILITIES
STORM DRAIN .....	PUBLIC FACILITIES

DRAWING INDEX	
COVER SHEET (VICINITY MAP, SITE PLAN)	DR 1
PROJECT DATA	
MAIN FLOOR PLAN	
EXTERIOR ELEVATIONS	
MATERIALS BOARD	DR 2
VIEWS ON SITE	
PROPOSAL 3D VIEWS ON SITE	

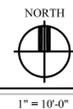


## EXTERIOR ELEVATIONS

1/8" = 1'-0"



LODI AVE.



1" = 10'-0"

## SITE PLAN

PROPOSED NEW BUILDING For:  
FRANCISCO SANCHEZ  
DESIGN REVIEW

RODRIGO MENDEZ  
4028 AMELIA DR.  
STOCKTON, CA 95204  
(209) 519-7164

Drawn	RM
Checked	JZ
Date	11/17/15
Scale	AS NOTED

Sheet Title  
SITE PLAN  
PROJECT DATA  
ELEVATIONS

Sheet No.  
**DR 1**

# PROPOSAL NEW BUILDING FOR: FRANCISCO SANCHEZ



527 E. LODI AVE. LODI, CA. 95240

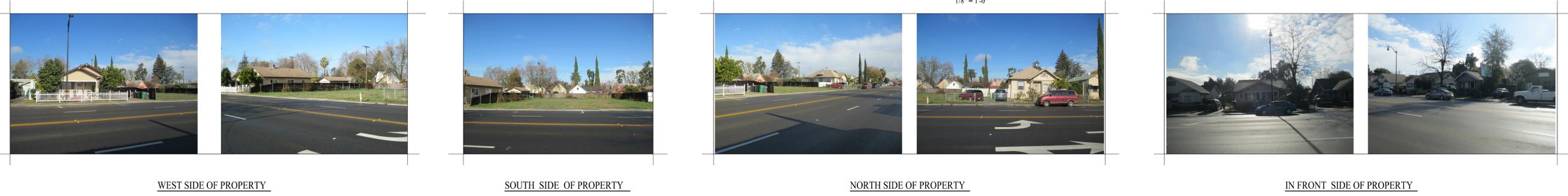
revision	date



KNOTE	MATERIAL BOARD	MATERIAL	COLOR /PANTONE #
1	ROOF	METAL	GRAY / 10101 C OR SIM
2	ROOF PARAPET	METAL	BLUE / 8782 C OR SIM
3	GUTTER	METAL	GRAY / 10101 C OR SIM
4	WALL	METAL	CRÈME / 9064 C OR SIM
5	CURTAIN WALL ENTRY	ALUMINIUM/GLASS	GRAY / 10101 C OR SIM
6	SOLID CORE DOOR	METAL	GRAY / 10101 C OR SIM
7	ROLL OVER DOOR	METAL	GRAY / 10101 C OR SIM
8	SIGN LOGO	PLASTIC OVER	

## COLOR EXTERIOR ELEVATIONS

## KNOTES MATERIAL BOARD



## ACTUAL VIEWS ON SITE



## 3D PROPOSAL

## MATERIALS BOARD

<https://www.pac-clad.com/color-availability-chart/Pac-Clad>

1	Metal Roofing Panels	PAC 150 or sim		
2	Metal Parapet Panel	PAC-CLAD or sim		
4	Metal Wall Panel	PAC - CLAD or sim		

PROPOSED NEW BUILDING For:  
 FRANCISCO SANCHEZ  
 DESIGN REVIEW

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 4028 AMELIA DR.  
 STOCKTON, CA 95204  
 (209) 519-7164

Drawn	RM
Checked	JZ
Date	11 /17 / 15
Scale	AS NOTED

Sheet Title  
 SITE PLAN  
 PROJECT DATA

Sheet No.  
**DR 2**