

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p><u>REGULAR SESSION</u> MONDAY, APRIL 21, 2008 @ 5:15 PM</p>
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1. ROLL CALL
2. MINUTES – “February 11, 2008”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval for a major remodel of an existing restaurant at 514 West Kettleman Lane. (Applicant, Lance Crannell on behalf of McDonald’s USA, LLC; File # 08-SP-01).
4. COMMENTS BY THE PUBLIC
5. ADJOURNMENT

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, FEBRUARY 11, 2008
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of February 11, 2008, was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members – Selleseth, Slater and Kiser.

Absent: Committee Members – Stafford.

Also Present: Planning Manager Peter Pirnejad and Junior Planner Bereket.

2. MINUTES

a) October 1, 2007 minutes approved, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) **Request for Site Plan and Architectural Review Committee approval to construct a new building for Lodi Community Partnership for Families at 1050 South Stockton Street.**

Mr. Pirnejad presented and briefly described the design features of the building and the general site layout. Mr. Pirnejad noted that the Blakely Park is fully developed and the proposed building is the maximum square footage that can be added to the park and future building additions to the park should be discouraged. Mr. Pirnejad noted that proposed building blends in with the existing built environment in terms of color, material and height. Mr. Pirnejad further noted that the project includes landscape additions, improvements surrounding the building, expansion of the existing parking lot, improvements to the vehicular drop-off area, and the addition of four picnic tables.

After staff's presentation, the Committee asked a few questions about the project. Member Kiser pointed out that the proposed building includes storage for Blakely Park since the proposed building will require the removal of the existing storage building. Mr. Pirnejad explained that in addition to storage the proposed building includes bath rooms for the park. Staff also mentioned that the City recognizes the budgetary constraints the applicants face, but hoped that the applicant could reduce the amount of hardscape in and around the parking lot and replace it with landscaping. He requested the applicants consider adding landscaping.

Member Slater wanted staff to find out what kind of trees would be planted and he expressed his concern that some tree species lift up concrete, require larger planting areas, and water. Mr. Pirnejad pointed out that the Public Works Department has tree species and planting standards and requirements. In this case, Mr. Pirnejad noted, that staff would recommend smaller trees species like Crape Myrtle or similar smaller ornamental trees that can provide visual accents to the parking stalls.

Member Kiser asked if the proposed one-way driveway and the proposed handicap parking stalls met City and ADA standards and requirements. Mr. Pirnejad replied the proposed drive-way and parking stalls met City standards

and satisfied ADA requirements. Mr. Kiser asked if there was a possibility of relocating the proposed one-way driveway. Mr. Pirnejad replied that possibility was investigated but, unfortunately, it would not have met City Standard 111 that stipulates that a driveway has to be a certain distance from an intersection. The only viable location was the one being proposed.

Larry Wenell, the project's architect, spoke and further described the project for the Committee and answered questions regarding the design features of the project, including the colors and materials used for the building. He noted that he had been working with Lodi Partnership for Families and the City of Lodi for over a year. He noted that the Police Department wanted a street view of all accesses into the buildings and the proposed building is oriented in a matter that satisfied the police department's concern. The Committee felt that the project was well designed and would compliment the surrounding neighborhood.

Steve Dutra, Parks and Recreational Department Director, spoke and complimented the architect for the hard work. The Park and Rec. Department had asked that the proposed building be oriented toward the aquatic center, which it does. The Parks and Rec. Department is concerned that this should be the last building that should be constructed in Blakely Park. He pointed out that the Blakely Park does not have a bathroom at the moment. This project provides restrooms within the building, making it easier for maintenance. He noted that the proposed building will put more eyes into the park and as a result will make it safer. He pointed out that old playground did not meet ADA and safety requirements. The new playground meets all requirements. Overall, Mr. Dutra said that the Parks and Rec. Department as well as the Parks Commission is pleased with the project and are in full supports the project.

MOTION / VOTE:

SPARC, on motion of Member Kiser, second by Member Slater, approved the request of Lodi Community Partnership for Families to construct a new building at 1050 South Stockton Street, subject to Common SPARC Conditions and Supplemental Conditions.

The vote was as follows:

Ayes: Kundert, Slater and Chair Selleseth.

Noes: None.

Abstain: Stafford.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:42 p.m.

ATTEST:

Immanuel Bereket
Junior Planner

Item 3a.



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Junior Planner, Community Development Department
Date: April 21, 2008
Subject: Request for Site Plan and Architectural Review Committee approval for a major remodel of an existing restaurant at 514 West Kettleman Lane. (Applicant, Lance Crannell on behalf of McDonald's USA, LLC; File # 08-SP-01).

RECOMMENDATION

Staff recommends approval of the request of Lance Crannell, on behalf of McDonald's USA, LLC, to remodel and reface an existing Boston Market Restaurant and convert it into a McDonald's Restaurant located at 514 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicants, Lance Crannell, on behalf of McDonald's USA, LLC, is requesting a site plan and architecture review of a proposed conversion of an existing Boston Market Restaurant to a McDonald's Restaurant. The proposed conversion of the restaurant includes re-facing the exterior façade, expanding the existing drive-through driveway, relocation of the refuse enclosure, removal of three large trees, and planting of a total of 8 large trees. The proposed re-facing of the existing façade will incorporate traditional McDonald's colors and signage. No parking stalls are being removed and handicap parking stalls are proposed to be expanded.

ANALYSIS

The applicant, Lance Crannell, on behalf of McDonald's USA, LLC, is requesting to convert an existing Boston Market Restaurant to a McDonald's restaurant. The restaurant is located at 514 West Kettleman Lane and measures 3,112 sq. ft in area. A review and approval of the site plan and architectural elevations are required because the applicant proposes to redo the exterior of the building; installing new drive-thru windows and expanding the drive-thru access; and install new on-site handicap parking and landscaping. Staff is of the opinion that the proposed extensive façade and architectural alteration of the building in addition to the drive-thru orientation warranted SPARC review and approval.

The new restaurant footprint will be adjusted slightly to incorporate an additional drive-thru window on the east elevation. This is the only adjustment in the footprint of the building and will net an approx. 70 sq. ft. increase in the total square footage. The drive-thru lane will also be modified slightly to comply with their turning radius templates for vehicles. The existing trash enclosure will be relocated approximately 25 feet to accommodate this revised drive-thru lane. The revised drive-thru will be wide enough to allow a smooth flow of traffic.

Architecturally, the elevation of the building will be consistent current McDonalds Design Scheme. The building design employs a traditional arcade form updated with modern signs and materials with the intent to create a more pedestrian scaled primary façade and fashion a

unique street presence. The height of the building will not be increased and is sufficient to hide rooftop equipment. The exterior finish will incorporate stucco in two tones of red, as shown on the sample color pallet provided. The awning and accent trims provided throughout the building will be in yellow and silver colors. Finally, the trash enclosure will be fully enclosed with C.M.U walls. Although the plans did not specify metal doors for the trash enclosure, staff recommends that the SPARC application be conditioned to include them.

The applicant has proposed a landscaping plan showing plantings all along the edges of the drive-thru path. The proposed landscape plan calls for four 15-gal. Chinese Evergreen Elm trees, five 15-gal. Eastern Redbud trees, and various types of large and medium shrubs as well as ground cover plants. As part of the landscape plan, the applicant proposes to remove two large trees and plant 10 large trees.

The relocation of the trash enclosure for the preliminary site plan dated 3/7/2008 and the preliminary site plan dated February 21 2008 within the proposal contradict each other. Staff is of the understanding that the plan dated February 7, 2008 is the final site plan for review. It is important to note that the proposed location for the trash enclosure is close to and readily visible from the public right-of-way. As a condition, staff recommends additional landscaping and a trellis complete with creeping vines be included around and above the enclosure for properly screening. The applicant's conceptual site plan meets the City's minimum requirements. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but cannot be reduced.

Overall, staff is pleased with the applicant's proposal for development and recommends approval subject to the conditions as included herein. Staff is of the opinion that this project will be a welcome addition to Lodi. Staff believes that the proposed request for a SPARC review and approval of the site plan, subject to the conditions in the attached SPARC and Supplemental Conditions, meets the requirements of the Zoning Ordinance and is consistent with the General Plan.

SPARC COMMON CONDITIONS

1. The applicant shall submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. All exterior lightening shall be shielded or low-level to avoid glare on adjacent properties.
3. The parking and driveway design shall conform to City of Lodi parking lot design standards.
4. Directional signs or arrows shall be provided where necessary.
5. Bicycle parking racks must be provided.
6. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials.
7. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.
8. The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Staff's recommendations unique to the proposed office building are listed below in Supplemental Conditions.

SUPPLEMENTAL CONDITIONS

In addition to the Committee's Common Design Requirements, staff recommends the following conditions of approval.

Community Development Department, Planning Division:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant 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 Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee (as seen in the Attachment) shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The applicant shall submit a traffic signage and traffic circulation plan to the Community Development Department for review and approval prior to final Certificate of Occupancy. Specifically, the applicant must show where internal traffic controls will be placed within the parking lot.
4. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
5. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but cannot be reduced in amount.
6. Landscape shall not obscure visual identification or building address.
7. Trash enclosure doors shall be solid steel doors and trash enclosure doors must remain closed when not in use.
8. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans (as seen in Attachment) and be approved by the Community Development director prior to issuance of building permit.
9. The applicant shall add a trellis over the trash enclosure. The landscaping plan shall be increased around the trash enclosure complete with vines that are encouraged to grow over the trellis in an effort to further screen the entire structure.
10. All signs shall comply 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. All signage shall be subject to building permit.
11. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.

Community Development Department, Building Division:

12. A Building permit will be required and the appropriate submittal documents prepared by a registered engineer or licensed architect shall be submitted for complete review and approval.
13. The construction site plan shall indicate public sidewalk/public right-of-way to and between all required building entrances/exits and disabled access parking to building entrances;

14. Additional comments and conditions shall be provided when more complete plans are submitted for building permit application review for the project.

Public Works Department:

15. The trash enclosure shall be wide enough to provide separate containers for recyclable materials and other solid waste. The refuse enclosure shall comply with City standards, including dimensions and building materials.

Fire Department:

16. Fire Lanes shall be identified and marked per Lodi Municipal Code Sec 15.40.100 in locations determined by the Fire Marshall. Plans with marked fire lanes shall be returned to planning and a copy kept at the Fire Prevention office.

Electrical Utility Department:

17. The project shall require dedication of a Public Utility Easements for all on-site existing and/or future primary facilities.
18. The developer shall prepare a legal description for easements with a copy deposited at the Electric Utility Department Electric Engineering Division.
19. The developer shall make payment of Electric Utility Department charges, and installation of necessary equipment/infrastructure to provide electrical service to the properties in accordance with the Electric Department's rules and regulations.
20. The developer shall contact the Electric Utility Department for locations of existing Public Utility Easements.
21. Additional comments and conditions shall be provided when more complete plans are submitted for building permit application review for the project.

Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. **This affidavit shall be returned to the City of Lodi Planning Department.**

Respectfully Submitted,

Concur,

Immanuel Bereket
Junior Planner

Peter Pirnejad
Planning Manager

ATTACHMENT:

1. Architectural Rendering Booklet complete with Color Elevations, Site Plan and Pallet



EXISTING BUILDING REMODEL

McDONALD'S

514 KETTLEMAN LANE

6 MARCH 08

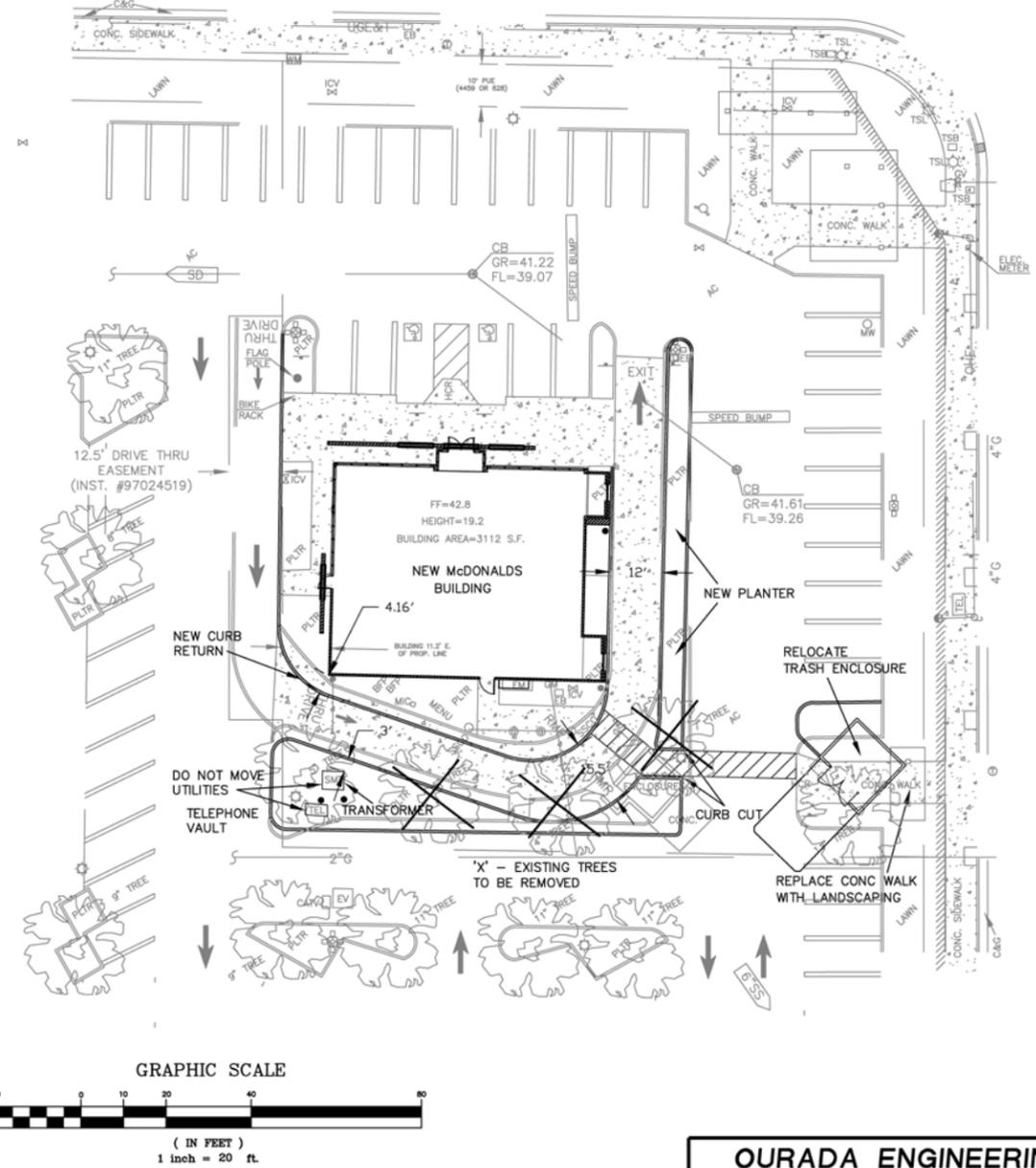
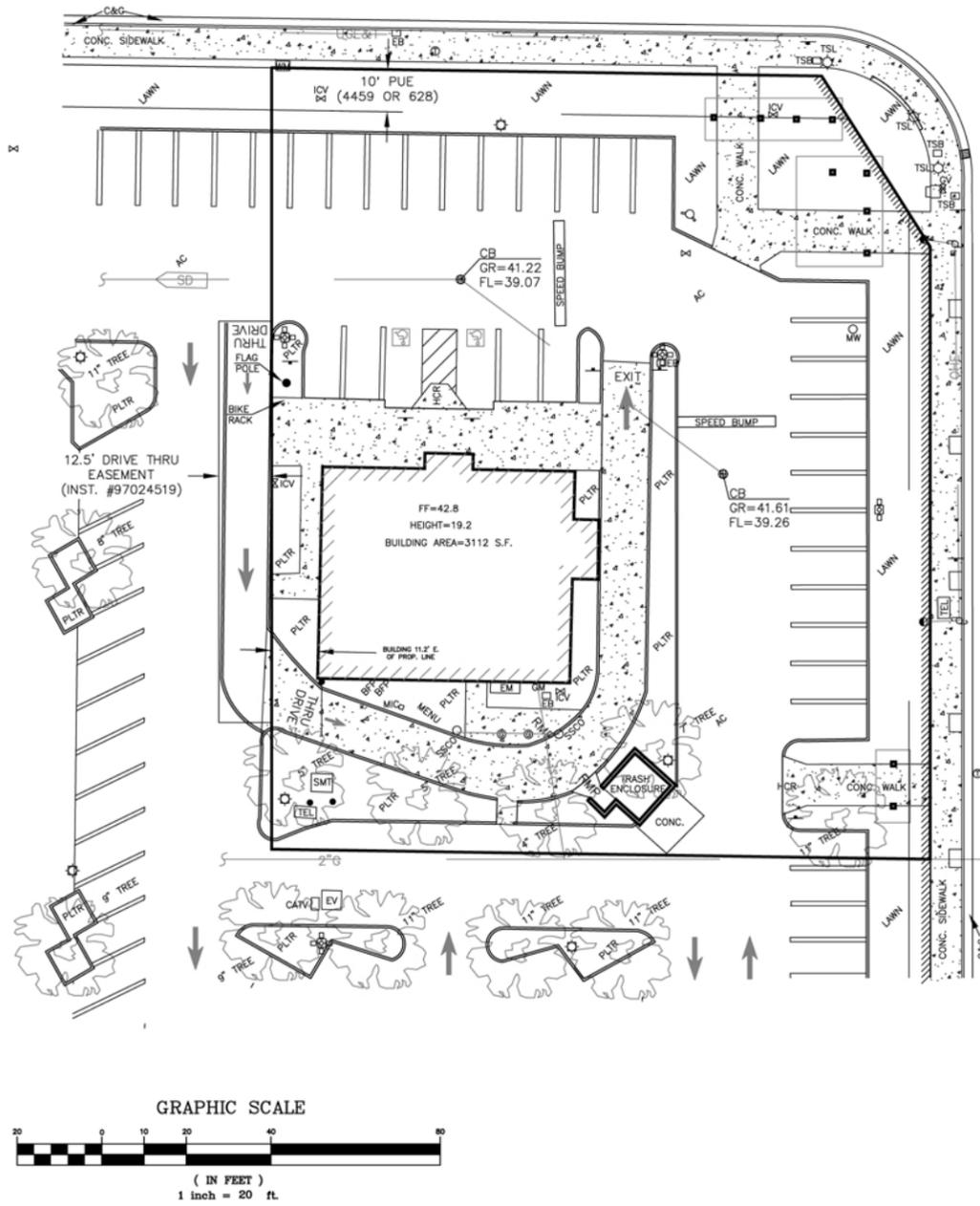


SDG Architects, Inc.

EXISTING SITE CONDITIONS

PROPOSED SITE PLAN

NOTE - PROPOSED IMPROVEMENTS ARE IN BOLD
EXISTING CONDITIONS ARE SHADED



REV	DATE	DESCRIPTION	ENGR. INITIAL	COUNTY APPROVAL BY	APPROVAL DATE

REVISION BLOCK

McDonald's
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 PACIFIC SIERRA REGION (925) 949-4000
 2999 OAK ROAD, SUITE 900, WALNUT CREEK, CA 94597

STREET ADDRESS	514 WEST KETTLEMAN LANE
CITY	LODI
COUNTY	SAN JOAQUIN
STATE	CALIFORNIA
ZIP	95240
A.P.N.	040-060-13
REGIONAL DWG. NO.	004-3739

OURADA ENGINEERING
 3111 SUNSET BLVD., SUITE L
 ROCKLIN, CALIFORNIA 95677
 PHONE: (916) 624-1221 FAX: (916) 624-1232
 SURVEY INFORMATION: OURADA ENGINEERING 2006
 DRAWING: MC1372sp.DWG LAYOUT: SITEPLAN
 JOB NO.: MC-1372 DRAFTED BY: ASM

PRELIMINARY
 SITE PLAN
 DATE: 03/07/2008

Notes

- All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected from the following:
 - + "Water-Conserving Plants and Landscapes" by EBMUD
 - + WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources



- | | | | | | |
|--|--|---|--|--|---|
| <p>CANOPY TREE (Selection Options):
Ulmus parvifolia</p> <p>SMALL ACCENT TREE (Selection Options):
Cercis canadensis
Crataegus phaenopyrum
Pyrus c. 'Chanticleer'</p> <p>LARGE SHRUB (Selection Options):
Abutilon hybridum
Arbutus unedo
Camellia japonica
Lavatera assurgentiflora
Xyloasma congestum</p> | <p>15-Gal
CHINESE EVERGREEN ELM</p> <p>15-Gal
EASTEN REDBUD
WASHINGTON THORN
CHANTICLEER PEAR</p> <p>15-Gal
FLOWERING MAPLE
STRAWBERRY TREE
JAPANESE CAMELLIA
TREE MALLOW
SHINY XYLOSMA</p> | <p>MEDIUM SHRUB (Selection Options):
Abelia g. 'Edward Goucher'
Dietera irridioides
Lantana montevidensis
Lavandula spp.
Nandina domestica 'Variety'
Pennisetum s. 'Rubrum'
Phormium t. 'Bronze Baby'
Pittosporum spp.
Raphiolepis indica
Salvia leucantha</p> | <p>5-Gal
GLOSSY ABELIA
FORTNIGHT LILY
LANTANA
LAVENDER
HEAVENLY BAMBOO
RED FOUNTAIN GRASS
DWARF NEW ZELAND FLAX
PITTOSPORUM
INDIA HAWTHORN
MEXICAN SAGE</p> | <p>SUB SHRUB & Vine (Selection Options):
Festuca spp.
Hemerocallis
Lavandula a. 'Munstead'
Stipa tenuissima
Teucrium chamaedrus</p> <p>Ficus pumila
Parthenocissus tricuspidata</p> <p>GROUND COVER (Selection Options):
Arctostaphylos spp.
Cotoneaster d. 'Lowfast'
Trachelospernum jasminoides
Vinca minor</p> <p>Dwarf 'Bonsai' Fescue</p> | <p>1-Gal
FESCUE
DAY LILY
ENGLISH LAVENDER
MEXICAN FEATHER GRASS
GERMANDER</p> <p>CREeping FIG
BOSTON IVY</p> <p>1-Gal & Flats
MANZANITA
COTONESTER
STAR JASMINE
DWARF PERIWINKLE</p> <p>SOD</p> |
|--|--|---|--|--|---|

South Hutchins Street

	CORPORATE OFFICE: MCDONALD'S CORPORATION 10000 BAYVIEW BLVD., SUITE 1000 DUBLIN, CA 94568 TEL: (925) 885-0100 FAX: (925) 885-0101 WWW.MCDONALDS.COM	PROJECT ADDRESS: DORANTE RANCH PARKWAY STATE SITE CODE: XXXXXXXXXXXX	PROJECT CAD FILE: 07.016	SHEET NO. 1
	PRELIMINARY CC PLANNING PERMIT BID CONSTRUCTION	HWA Landscape Architecture Site Planning	DATE REV DESCRIPTION	BY



Existing Elevation

Front Elevation



Proposed Elevation

McDonald's
Lodi, CA



SDG Architects, Inc.
925.634.7000
29 February 08



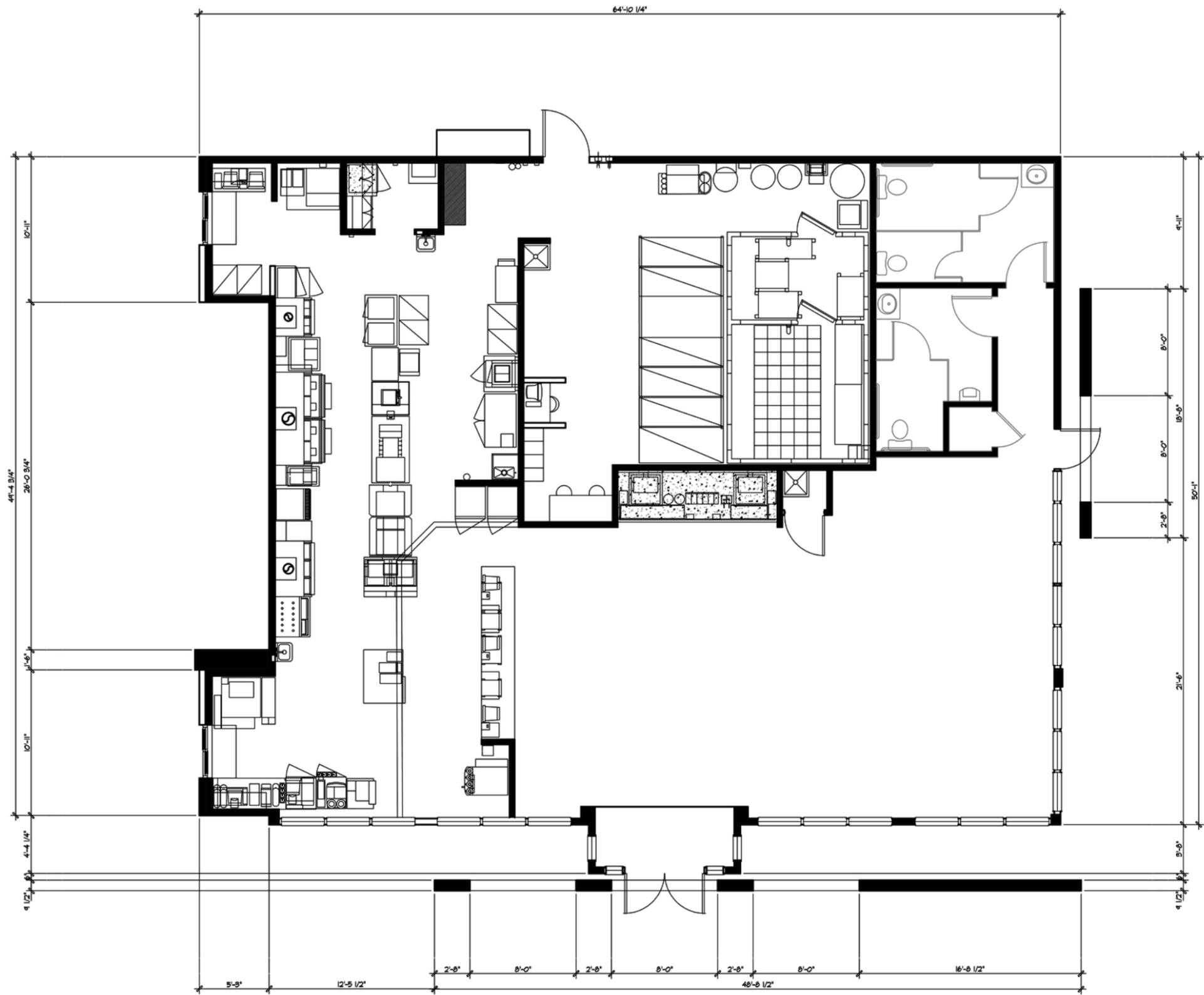
Front Elevation



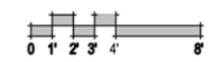
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Conceptual Floor Plan



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Front Elevation

Front Elevation



Right Elevation



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Rear Elevation



Left Elevation



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