

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p style="text-align: center;">AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p style="text-align: center;"><u>REGULAR SESSION</u> WEDNESDAY, JUNE 23, 2010 @ 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 – “January 27, 2010”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to construct two coffee kiosks at Terra Bella Plaza located at 1110 West Kettleman Lane.
(Applicant: Mr. Frank Lozano, on behalf of Lodi Ranch Center LLC; File 10-SP-03)
4. COMMENTS BY THE PUBLIC
5. 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 committee, 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 meeting, may appeal.

Pursuant to Lodi Municipal Code Section 17.81.070, actions of the Site Plan and Architectural Review Committee may be appealed to the Planning Commission by filing, within ten (10) business days, a written appeal with the Community Development Director 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: Community Development Director, City Hall 1st Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6711.

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JANUARY 27, 2010
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of January 27, 2010 was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members – Kiser, Reyes, Slater, and Chair Selleseth

Absent: Committee Members – Stafford.

Also Present: Community Development Director and Assistant Planner Bereket.

2. MINUTES

a) December 9, 2009 minutes approved, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) Request for Site Plan and Architectural Review Committee approval to renovate an existing Applebee's Restaurant located at 2442 West Kettleman Lane. (Applicant, Tarlos & Associates, on behalf of Applebee's Restaurant; File # 09-SP-07).

Mr. Bereket presented and briefly described the design features of the proposed exterior renovation of an existing Applebee's Restaurant located at 2442 West Kettleman Lane. Mr. Bereket stated that the applicant proposes to re-paint the exterior of the building, remove the existing canvas awnings and replace them with aluminum awnings, remove and replace existing wall lightings, and remove and replace signs. In terms of landscape, Mr. Bereket stated the applicant proposes to replace the irrigation system and redo the landscape.

After staff's presentation, the Committee asked few questions about the project. SPARC member Slater asked about the landscape plan and how it fits to the proposed exterior improvements. Mr. Bereket stated the proposed landscape improvements involves removing dead tree, shrubs and other improvements to expose the building façade along Kettleman Lane and that the implementation of the landscape plan would be consistent with City standards. Commissioner Kiser asked if the existing signs would be replaced. Mr. Bereket stated that the applicant has proposed signs and stated conditions of approval require that all signs to be individual letters, consistent with previous SPARC approvals. Mr. Kiser asked about the existing conditions of the landscaping. Mr. Bereket stated the applicants were in the process of drawing landscape plans and those plans would be reviewed and approved at staff level.

The applicant, Mr. Patrick Eulberg, briefly described the proposed façade alterations. Mr. Eulberg stated the bulk of the proposed work came about in response to customer comments. After Mr. Eulberg's presentation, the Committee asked few questions about the project. Mr. Kiser stated the proposed improvements by the applicants are extensive and commendable. However, he expressed his concern the poor state of the landscape and what could be done to improve it. Mr. Eulberg stated that irrigation system will be replaced and new plants would be planted to suite the built-in environment.

There being no more questions, the Chair asked for any motion to approve the project.

3. COMMENTS BY THE PUBLIC

MOTION / VOTE:

On motion of SPARC member Kiser, second by SPARC Member Reyes, the request for Site Plan and Architectural Review Committee approved the proposed exterior renovation of the existing Applebee's Restaurant located at 2442 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

Ayes: Kiser, Reyes, Slater, and Chair Selleseth

Noes: None.

Absent: Stafford.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:45p.m.

ATTEST:

Immanuel Bereket
Associate Planner



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Associate Planner, Community Development Department
Date: June 23, 2010
Subject: Request for Site Plan and Architectural Review Committee approval to construct two coffee kiosks at Terra Bella Plaza located at 1110 West Kettleman Lane. (Applicant: Mr. Frank Lozano, on behalf of Lodi Ranch Center LLC; File 10-SP-03)

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve of the request of Mr. Frank Lozano to allow the addition of two coffee and newspaper kiosks on the existing Terra Bella Plaza located at 1110 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant proposes to construct two permanent kiosks in front a building located at 1110 West Kettleman Lane. The kiosks would be placed on existing concrete in front of the building. The kiosk would be nine (9) feet wide by ten (10) feet deep and would be approximately ten and half feet tall. As proposed, the kiosks would be painted to match the recently renovated shopping center, which consists of red and yellow walls with a dark gray roof canopy. The kiosks would be placed between existing landscaping to create architectural harmony. Water and wastewater services would be connected to the City services. As ancillary uses which are integrated with, and supportive of the existing businesses in the shopping plaza, staff recommends approval of the proposed coffee and newspaper kiosks.

BACKGROUND

In the summer of 2008, the property owners, Lodi Ranch Center LLC, requested SPARC approval for extensive exterior renovation of the shopping center, formerly known as Beckman Ranch. The exterior improvements implemented under previous SPARC approval include: exterior renovation, parking lot resurfacing, enhancement of a new entryway into the shopping center from Kettleman Lane, new landscaping, and new monument sign. The Terra Bella Plaza is currently utilized by variety of uses such as dental offices, restaurants, realtor offices, and etc. Tenant occupancy has dramatically increased since the renovation was completed. The project area is zoned PD-15 Planned Development and features a General Plan designation of MUC, Mixed Use Corridor.

ANALYSIS

The project site is located at 1110 West Kettleman Lane. The site measures 4.78 acres in area and is zoned PD(17)-Planned Development, which allows the current use. The subject property covers the area south of Kettleman Lane, west of Fairmont Avenue, and east of Ham Lane. The area immediately south of the project site is residential. The site contains a total of 202 parking spaces. Ingress and egress is provided from all the surrounding streets. The main entrance, however, is from Kettleman Lane. The proposed project consists of construction of two coffee kiosks proposed to be placed on a concrete pad located at the front of the building.

The specific project area is concrete pad in front of the building between existing stairways that leads to the second floor. Each area measures approximately 1,200 sq. ft in area. The hardscape consists of continuous concrete pad that creates walkways leading from the sidewalks on both Fairmont Avenue and Ham Lane, connecting these walkways to form a central plaza in front of the building. This specific project pads also feature trees.

The proposed kiosks would have a footprint of approximately 90 square feet each and are constructed with a structural steel frame in stucco exterior designed to be in harmony with the surrounding context. Each side of the kiosk buildings vary in design and color to provide variety and interest. The structures feature large storefront type windows (service area), product display glass area, and egress/ingress doors for employees only. The roofline of the kiosks would feature architectural trim to hide the roof line and add interest. Kiosk walls would have a stucco finish with foam moulding that wrap around the kiosks for architectural interests. The color elevations show red, yellow and off-white exterior finishes to match the existing conditions.

The applicant proposes that the kiosk operate year-round from 5 a.m. to 7 p.m. The kiosks provide for walk-up orders and seating area in front of the kiosks. There will be no drive through services associated with the proposed kiosks. One of the two kiosks would be used by a newly opened coffee/sandwich shop located on the second floor of the main building. The applicant has indicated the second kiosk has no tenant as of the date of this staff report. No sale of alcohol would occur at the kiosks. While providing coffee can be considered supportive and extension of the main coffee shop, as designed, the kiosks assist to create promenade type of environment and feel to the first floor. Further, the proposed hours of operation are also consistent with the approved hours of the coffee shop.

Staff believes that the new kiosk and roof structure would be in keeping with the design of the existing buildings on the site, and that the use would be a compatible use on the site. Staff has reviewed the proposed kiosks for consistency with the City's rules and previous SPARC and Planning Commission approvals and determined that the proposed kiosks exceed the requirements established by the City. The proposed architecture is consistent with the design and scale of adjacent buildings and incorporates the same elements of recently renovated Terra Bella Plaza. Approval of the proposed kiosks would not interfere with existing shopping center traffic and pedestrian circulation plans that are required under existing entitlements. Because the project shopping center was a subject of SPARC actions previously, staff feels SPARC must review and approve the proposed alterations that are beyond maintenance level improvements. The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The project is compatible with the existing buildings and surroundings and promotes harmonious transitions in scale and character between different buildings within the shopping center. Based upon City evaluation and analysis, staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the proposed kiosk additions to Terra Bella Plaza located at 1110 West Kettleman Lane, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

1. The parking and driveway design shall conform to City of Lodi parking lot design standards.
2. Directional signs or arrows shall be provided where necessary.
3. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.
4. Building mounted signs shall be consistent with the City of Lodi sign regulations.

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 approval of the of request of Mr. Frank Lozano, on behalf of Lodi Ranch Center LLC., to construct two kiosks at the Bella Terra Plaza located at 1110 West Kettleman Lane, subject to the Supplemental Conditions.

1. The project proponent and/or successors in interest and management shall defend, indemnify and hold the City, its agents, officers, and employees harmless of any claims, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of this SPARC application, so long as the City promptly notifies the project proponent of any claim, action or proceedings against the City and will cooperate fully in defense of the action or proceedings.
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 Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee 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 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. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development Director prior to issuance of building permit.
5. A building permit shall be required for installation of the kiosk and all related improvements on this site. Detailed plans shall be submitted that depict power and water supply connections, as well as drainage line locations and connections.
6. The proposed kiosks shall provide accessible counters, and all other accessible features as required by the City and Building Code.
7. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building Code.
8. This approval for coffee kiosks will from hereon be considered a part of the existing Bella Terra Shopping Plaza and must, therefore, give the appearance as such. Subsequently, the exterior colors of the structure shall match those of the existing shopping center and should include a compatible contrast on the fascia using the approved shopping center colors. Staff suggests the use of the center's primary wall red color for the base. Staff will work with the applicant on the final base and fascia colors prior to building permit submittal.
9. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the kiosk shall be repaired within a maximum of fourteen (14) days.
10. As the City will not be providing separate refuse removal service at this kiosk location, the applicant shall share service with other uses on the property using existing containers. However, as there will likely be trash and recyclable waste generated from this activity at the kiosk itself, the applicant shall provide a receptacle for customers to use, preferably built-in to the kiosk unit. If a built-in receptacle cannot be accommodated, the applicant

shall instead provide a "decorative" receptacle on-site. The applicant shall ensure that the frequency of trash removal is sufficient enough to avoid any overflow of waste materials and that trash is not stored within the structure.

11. 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.
12. No flashing, moving, animated, temporary signs or banners shall not be permitted
13. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.
14. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City.
15. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

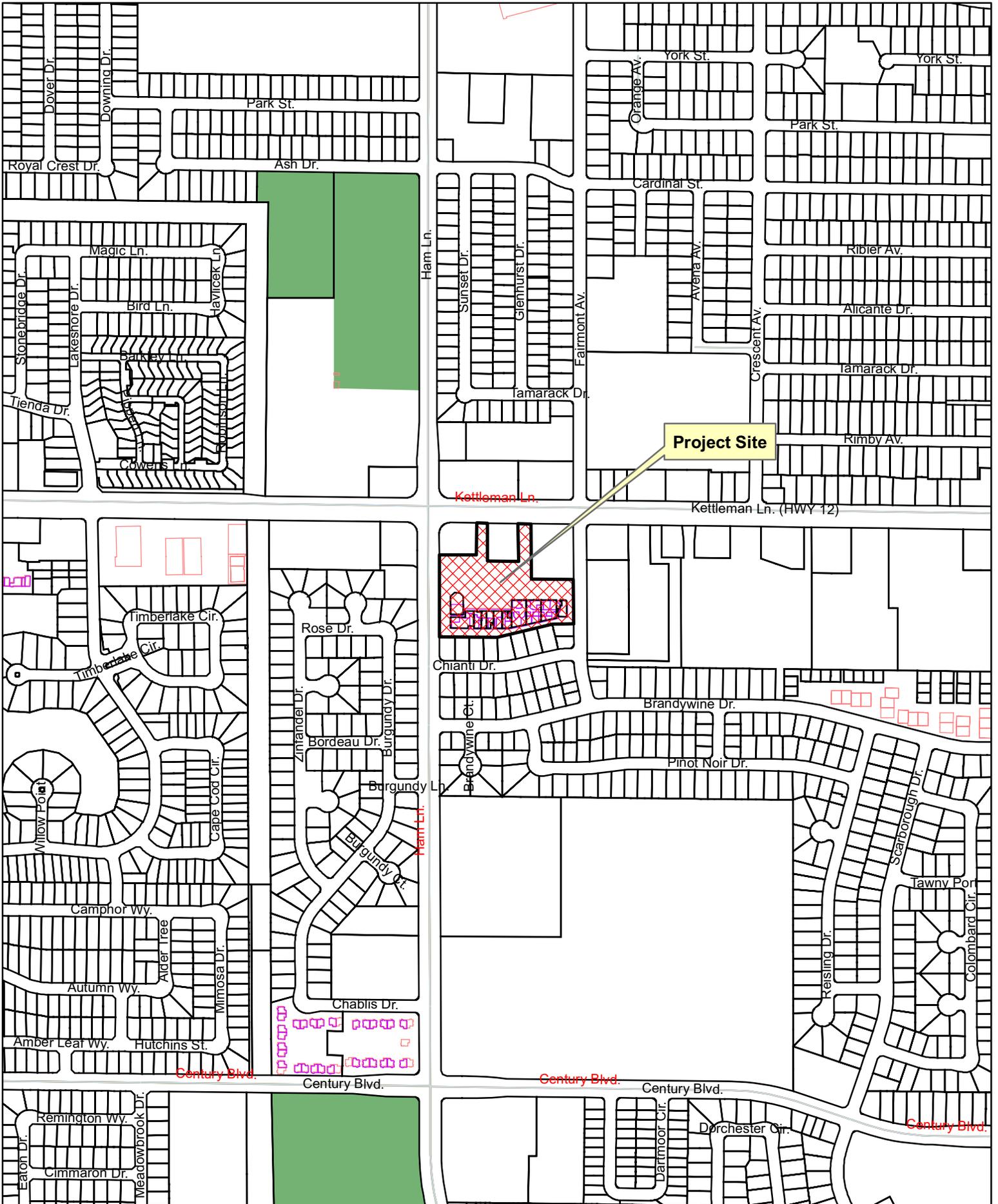
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

EXHIBITS:

- A. Vicinity Map
- B. Material and Color Pallet
- C. Proposed Elevations



Project Site

Vicinity Map

1110 West Kettleman Lane
Lodi, CA 95240

Legend

 1110 West Kettleman Lane



0 0.02 0.04 0.08 0.12 0.16
Miles

TERRA BELLA KIOSKS

PROPOSED KIOSKS STATIONS

1110 W. KETTLEMAN LANE

LODI, CA 95340



PROJECT AREA:
TERRA BELLA PLAZA
1110 W. KETTLEMAN LANE
LODI, CA 95240

VICINITY MAP

NOT TO SCALE

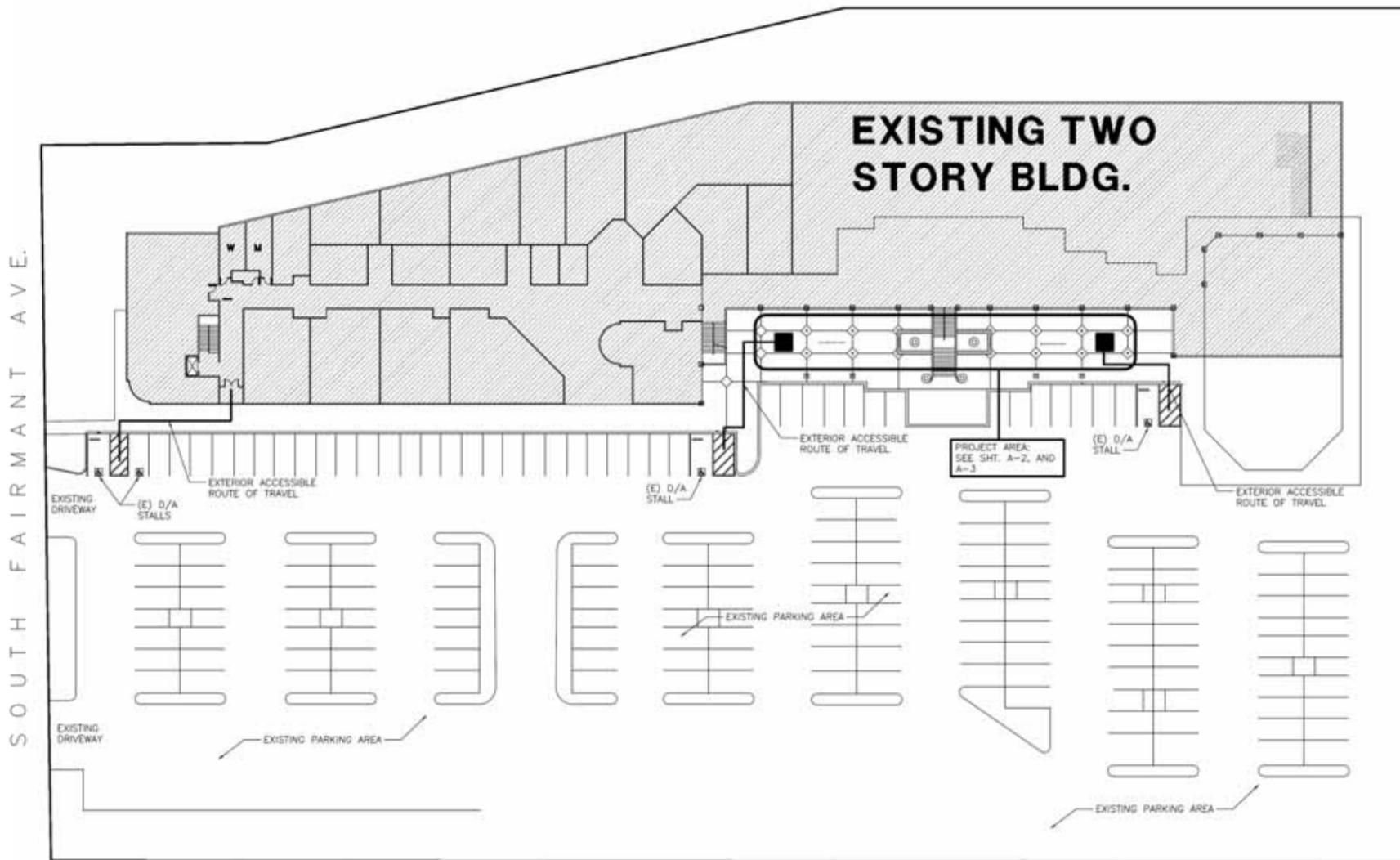


PROJECT DATA

PROPERTY ADDRESS:	TERRA BELLA PLAZA 1110 W. KETTLEMAN LANE LODI, CA 95240
PROPERTY OWNER:	TERRA BELLA PLAZA, LLC 201 WILSHIRE BLVD SANTA MONICA, CA 90401 CONTACT: SHAWN NEJAD PH 209 333 8800 EMAIL: Shawn.Nejad@csdhannejad@gmail.com
ASSESSORS PARCEL NOS.:	060-040-17
PROJECT DESCRIPTION:	CONSTRUCTION OF TWO KIOSK STATIONS.
JURISDICTION(S):	CITY OF LODI COMMUNITY DEVELOPMENT DEPT. 345 N. EL DORADO ST. STOCKTON, CA 95202 PHONE: (209) 937-8561
APPLICABLE CODES:	1. TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS A. PART 2. 2007 CALIFORNIA BUILDING CODE W/ LATEST AMENDMENTS. B. PART 3. 2007 CALIFORNIA ELECTRICAL CODE W/ LATEST AMENDMENTS. C. PART 4. 2007 CALIFORNIA MECHANICAL CODE W/ LATEST AMENDMENTS. D. PART 5. 2007 CALIFORNIA PLUMBING CODE W/ LATEST AMENDMENTS. E. PART 6. 2008 CALIFORNIA ENERGY CODE W/ LATEST AMENDMENTS. F. PART 9. 2007 CALIFORNIA FIRE CODE W/ LATEST AMENDMENTS. G. PART 10. 2007 CALIFORNIA EXISTING BUILDING CODE W/ LATEST AMENDMENTS. H. PART 12. 2007 CALIFORNIA STATE REFERENCED STANDARDS CODE W/ LATEST AMENDMENTS. 2. CITY OF LODI MUNICIPAL CODE
ZONING:	X
OCCUPANCY GROUP(S):	B (REFRESHMENT SERVING AREA)
TYPE OF CONSTRUCTION:	SIMILAR TO CURRENT V-B
BUILDING SPACE AREA:	90 SF KIOSK TOTAL OF 2; TOTAL 180 SF.
BUILDING SHELL:	X
FIRE SPRINKLERS:	NONE
PARKING:	EXISTING, PARKING
MIN. PLUMBING FIXTURES:	EXISTING.
DEFERRED SUBMITTALS:	THE FOLLOWING DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT PER CBC 106.3.4.2.
	NONE SCHEDULED

SHEET INDEX

ARCHITECTURAL	
A-1	COVER SHEET, SITE PLAN, & GENERAL NOTES
A-2	EASTSIDE COURT YARD
A-3	WESTSIDE COURT YARD
A-4	FLOOR PLAN, ELEVATIONS AND SECTIONS
A-5	SITE PHOTOS AND RENDERINGS



SITE PLAN

KETTLEMAN LANE



SCALE 1"=30'-0"

Frank M. Lozano & Associates
Design - Engineering

933 N. El Dorado St.
2nd Floor, Suite 2.
Stockton, CA 95202
Tel: 209.466.6106
Fax: 209.462.4101

CLIENT:
TERRA BELLA PLAZA
1110 W. KETTLEMAN LANE
LODI, CA 95240
PHONE: 209 870 1550

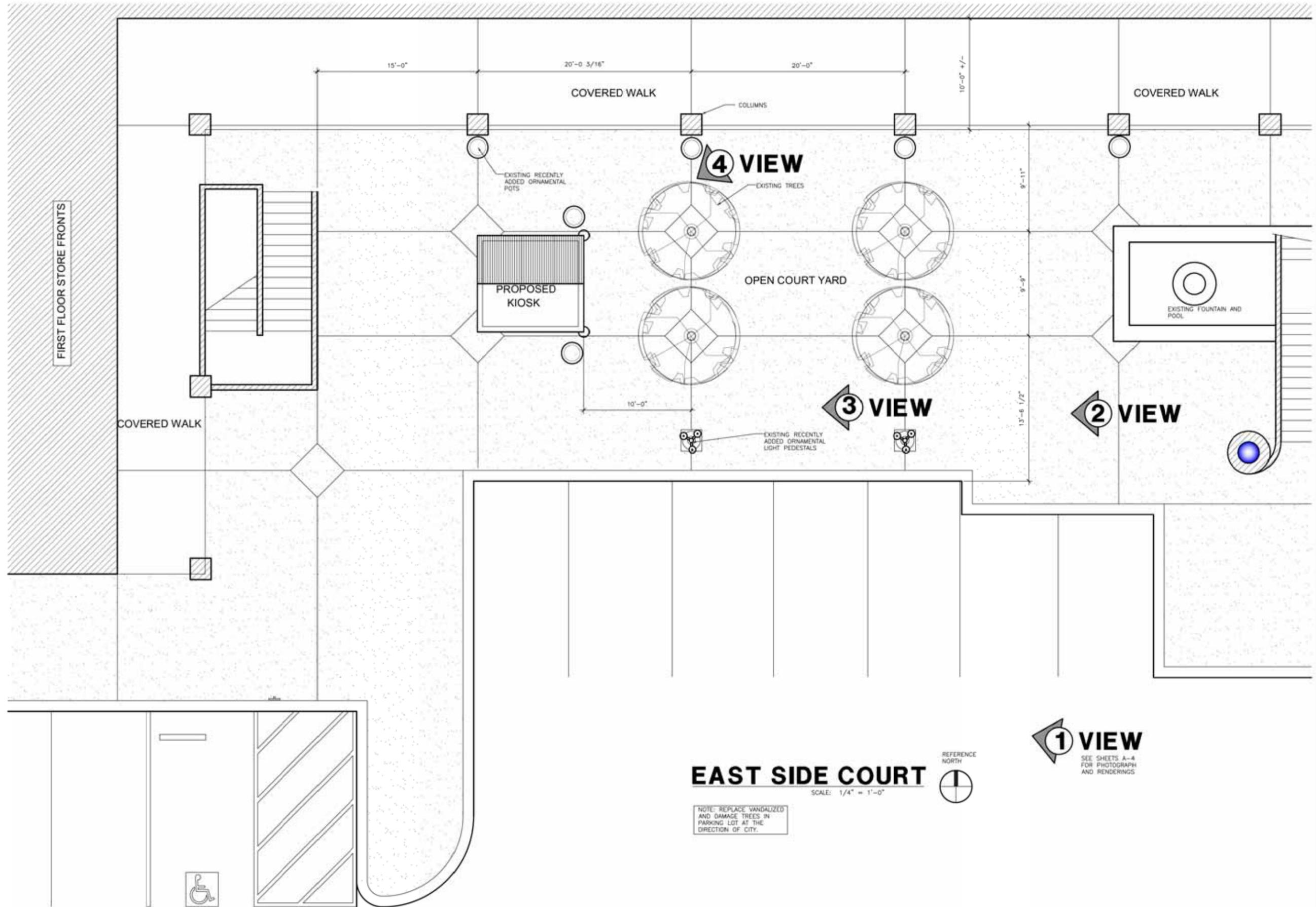
PROJECT ADDRESS:
1110 W. KETTLEMAN LANE
LODI, CA 95240

PROJECT:
TERRA BELLA KIOSK

COVER SHEET

DATE	
DRAWING STATUS	
ISSUE	
BUILDING PERMIT No. N/A	
SCALE AS NOTED	
PROJECT No.	
DRAWN BY	
CHECKED BY	

SHEET
A-1
OF



Frank M. Lozano & Associates
 Design - Engineering
 REGISTERED PROFESSIONAL ENGINEER
 FRANK M. LOZANO
 NO. 20815
 EXP. 6/30/15
 STATE OF CALIFORNIA
 933 N. El Dorado St.
 2nd Floor, Suite 2
 Stockton, CA 95202
 Tel: 209.466.6106
 Fax: 209.462.4101

CLIENT:
 TERRA BELLA PLAZA
 1110 W. KETTLEMAN LANE
 LODI, CA 95240
 PHONE: 209 570 1550
 PROJECT ADDRESS:
 1110 W. KETTLEMAN LANE
 LODI, CA 95240

PROJECT:
 TERRA BELLA KIOSK

1/4 SCALE SITE PLAN

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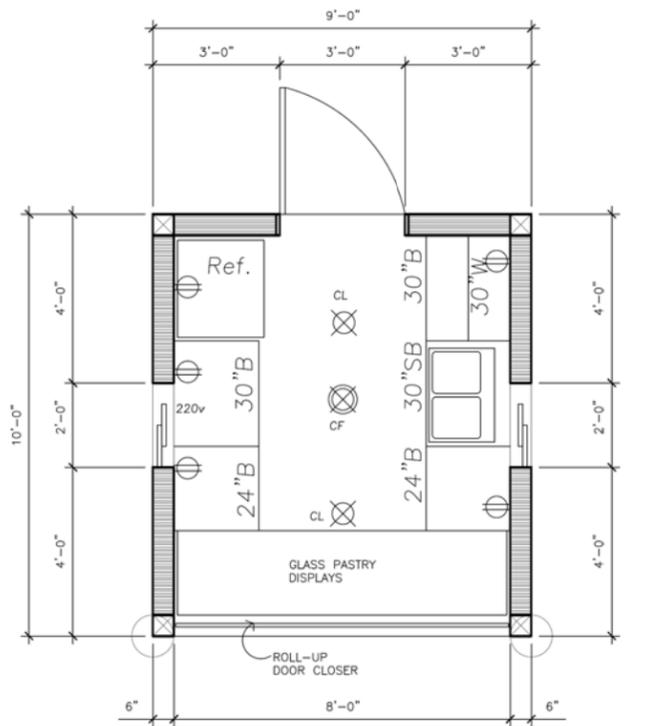


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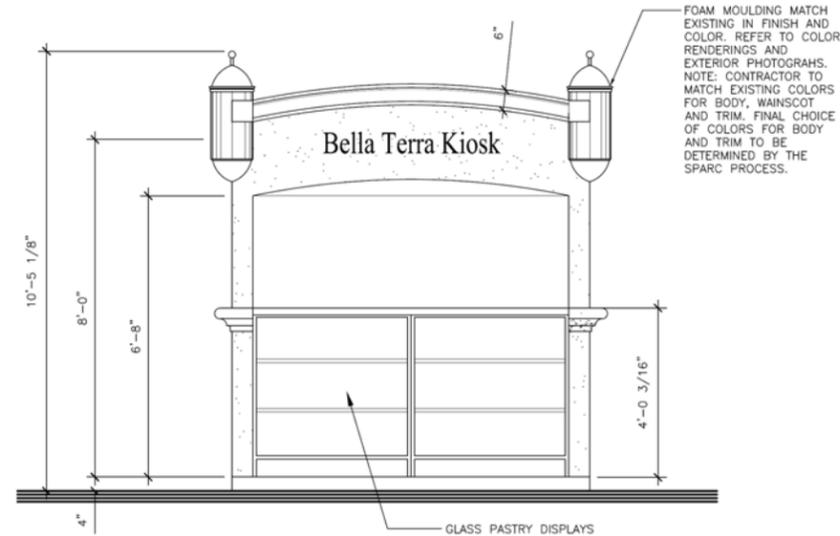
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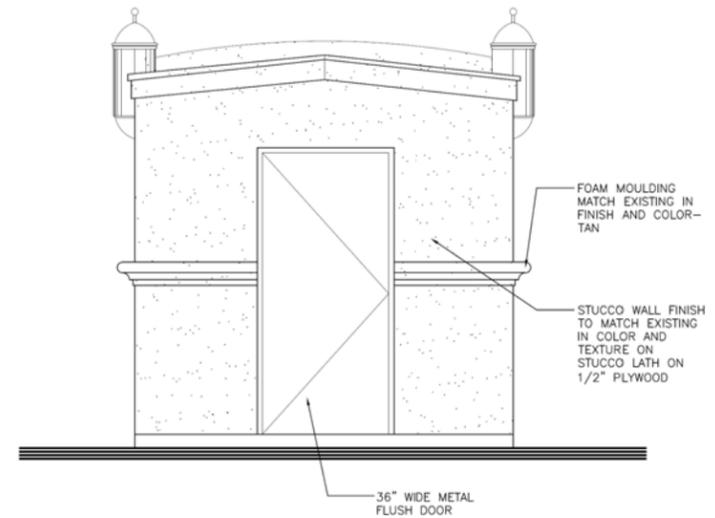
FLOOR PLAN

SCALE: 1/2" = 1'-0"



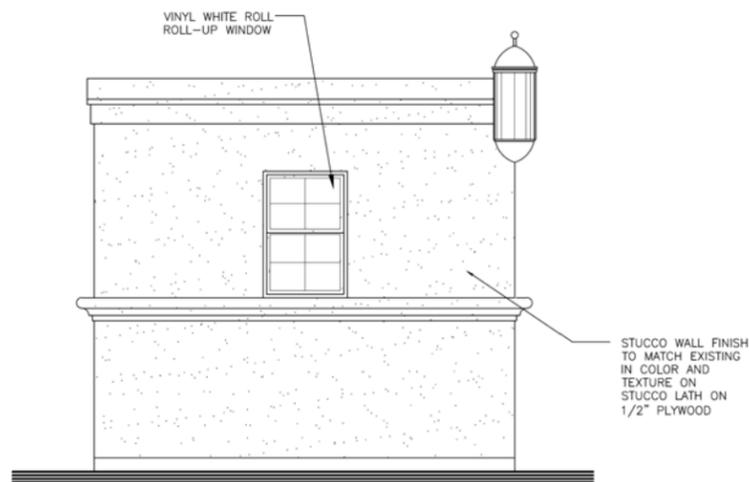
FRONT ELEVATION

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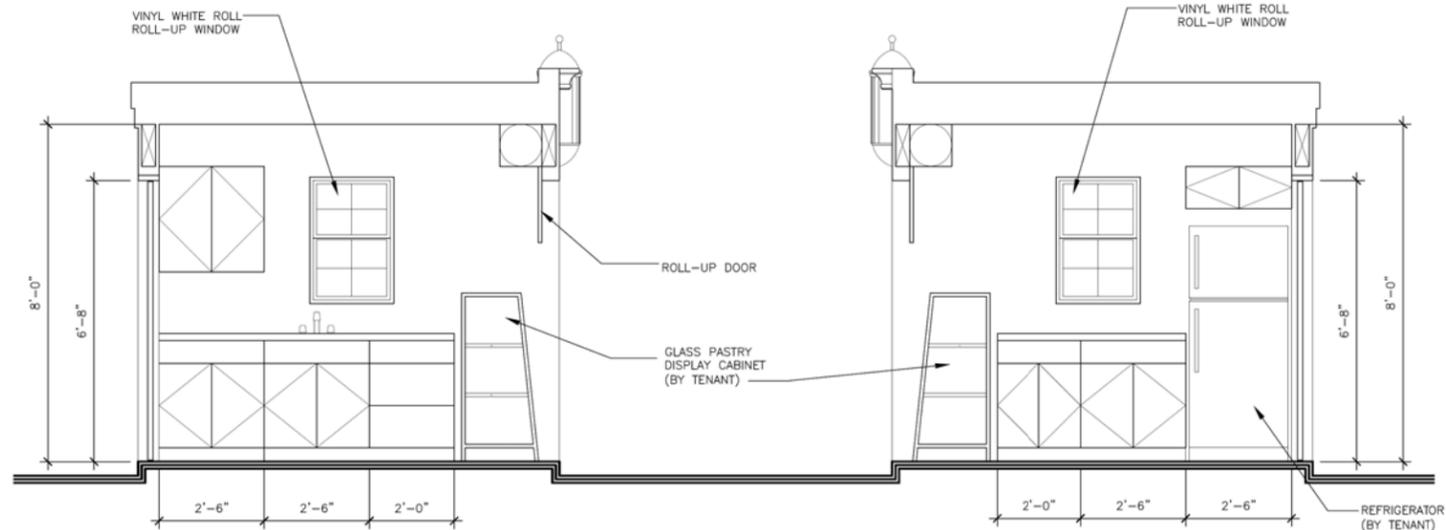
REAR ELEVATION

SCALE: 1/2" = 1'-0"



SIDE ELEVATION

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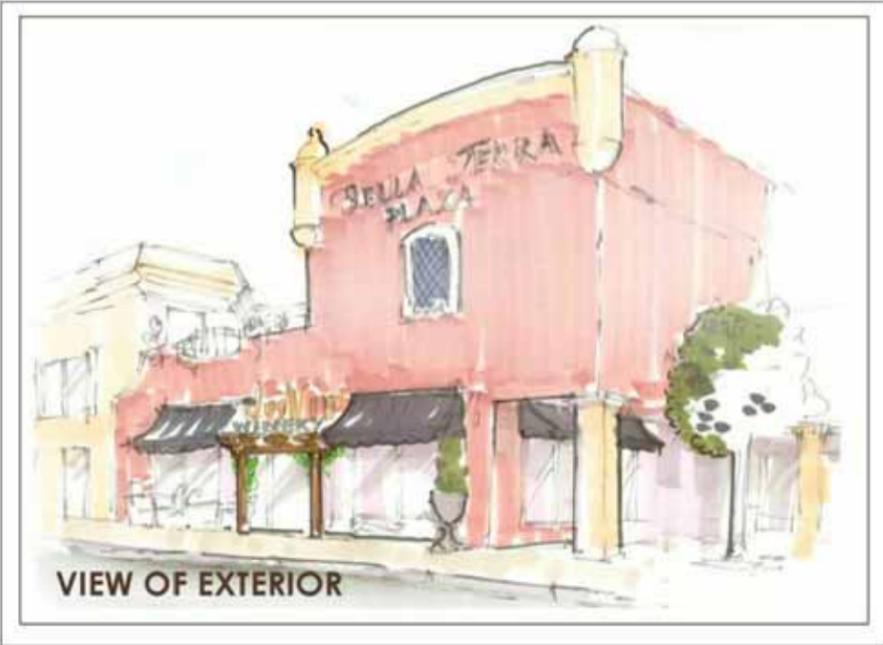


SECTION 'A'

SCALE: 1/2" = 1'-0"

SECTION 'B'

SCALE: 1/2" = 1'-0"



VIEW OF EXTERIOR

INITIAL VIEW ① RENDERING



VIEW ① PHOTO OF RESULT



VIEW ② PHOTO



VIEW ③ PHOTO



VIEW ④ PHOTO



② RENDERING



③ RENDERING



④ RENDERING



DATE	
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