

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE	<u>REGULAR SESSION</u> WEDNESDAY, DECEMBER 9, 2009 @ 5:15 PM
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

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1. ROLL CALL
2. MINUTES – September 9, 2009.
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to renovate an existing building located at 530 West Kettleman Lane. (Applicant, Kohl’s; File # 09-SP-05).
4. COMMNETS BY THE PUBLIC
5. ADJOURNMENT

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, SEPTEMBER 9, 2009
MINUTES**

DRAFT

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of September 9, 2009, was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members – Kiser, Reyes and Chair Selleseth

Absent: Committee Members – Slater and Stafford.

Also Present: Community Development Director and Assistant Planner Bereket.

2. MINUTES

a) No minutes were to be achieved.

3. REVIEW ITEMS

a) **Review a proposed storage addition to the Vienna Convalescent Hospital located at 800 South Ham Lane. (Applicant, Corey Wright; File # 09-SP-03).**

Mr. Bereket presented and briefly described the design features of the proposed addition and the general site layout. Mr. Bereket stated that the applicant, Mr. Corey Wright, is proposing to construct a storage addition to an existing facility located at 300 South Ham Lane. Mr. Bereket stated that the proposed addition removes some landscape and no parking spaces. He also stated that the proposed addition is attached to the existing kitchen and is a single story structure measuring approximately 300 sq. ft. of building area. He also stated the proposed addition features a handicap accessible ramp and a mandoor. He pointed out the exterior architectural finish will be identical to the existing facility buildings, including materials, colors, landscaping and lighting. Mr. Bereket stated staff's only concern with the proposed addition was that area slated for the proposed addition is exposed to vehicular movements. Therefore, he stated staff recommends that a planter area around the proposed addition should be provided to protect the building from vehicular movement.

After staff's presentation, the Committee asked few questions about the project. Commissioner Kiser asked if the applicants are willing to provide a planter area to protect the proposed addition. Mr. Bereket replied that the applicants the conditioned outlined in the Supplemental Conditions. Mr. Kiser also asked if any parking spaces are being removed because of the proposed addition. Mr. Bereket stated no parking space will be removed as part of the proposed addition. There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

SPARC, on motion of Planning Commissioner Kiser, second by SPARC Member Reyes, approved the request of Corey Wright, on behalf of Vienna Convalescent Hospital, Inc, to construct a 300 square foot storage addition to an existing building at 800 South Ham Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

Ayes: Kiser, Reyes and Chair Selleseth

Noes: None.

Absent: Slater and Stafford.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:25p.m.

ATTEST:

Immanuel Bereket
Assistant Planner



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Assistant Planner, Community Development Department
Date: December 9, 2009
Subject: Request for Site Plan and Architectural Review Committee approval to renovate an existing building located at 530 West Kettleman Lane. (Applicant, Kohl's; File # 09-SP-05).

RECOMMENDATION

Staff recommends that the Site Plan and Architecture Review Committee approve the request of Kohl's Corporation to renovate exterior of an existing building located at 530 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant proposes to renovate an existing building located at 530 West Kettleman Lane and implement various site improvements in the immediate vicinity of the building, including new landscaping, benches, and bicycle racks. Under the Lodi Municipal Code (LMC) and earlier entitlements, renovation of this building is permitted, subject to Site Plan and Architectural Review Committee (SPARC) approval and does not require a Planned Development Amendment (PD) or additional entitlements. The applicants began and implemented most of the renovations with administrative approval. However, the applicants have requested further renovation and alteration to the exterior of the building, which we feel must be approved by SPARC. Specifically, the applicant requests to infill existing entrance on the east elevation with metal studs and Exterior Insulation and Finish Systems (EIFS) and replace existing aluminum storefront with new features. The project is consistent with City design standards. Staff recommends approval of the project.

BACKGROUND

This project includes the further renovation of an existing building (formerly Mervyn's) and site improvements in the area immediately adjacent to the building in preparation for the new tenant, Kohl's. Project design has evolved over time due to changing tenant requirements and comments from City staff. In an earlier meeting between the applicant's representatives and City staff, held on January 2009, proposed scope of alterations to the building were presented. At that time it was proposed that the exterior of the building appearance, new landscaping and site improvements (parking lot stripping) would be made in time for their planned grand opening in October of 2009. The bulk of the alterations consisted of tenant improvement to meet Kohl's needs. During the permitting process, additional alterations were made mostly in response to City comments, which dealt with path of travel to public right-the-way, handicap accessible parking stalls, and installation of bike racks. Administrative decision to permit those alterations was made in consideration for the applicant's schedule and urgency. Building permit has been issued to authorize these alterations and work has been completed. Kohl's is now open for business.

The applicant has now submitted additional exterior alterations to the building. Although the proposed changes appear relatively minor, staff's opinion is that the cumulative alterations, including the current request, are subject to Site Plan and Architectural Review (SPARC) approval. Current review is limited to the architectural design of Kohl's building and does not

include the use or operational aspects of this building, which are addressed through existing Planned Development entitlements.

ANALYSIS

Kohl's building is within the Vineyard Shopping Center, an existing shopping center located at the southwest corner of Hutchins Street and Kettleman Lane, wrapping around the existing Boston Market's restaurant parcel. The shopping center contains a variety of stores ranging in sizes. The site is zoned Planned Development (PD) 15, as are adjacent parcels to the west all the way to Woodbridge Irrigation District (W.I.D) Canal. To the east is a parcel zoned C-S, Shopping Commercial district. The project site has approximately 336 feet of frontage on West Kettleman Lane and 460 feet of frontage. The building stands toward the rear of the parcel. It has two entrances on the north elevations and one entrance on the east elevation. The applicant requests to infill existing entrance on the east elevation with metal studs and Exterior Insulation and Finish Systems (EIFS) and replace existing aluminum storefront with new features. The building footprint would remain unchanged.

Kohl's building has been extensively renovated and tenant improvements have been implemented to meet the applicant's need. The improvements already constructed include extensive landscaping, sidewalk improvements, new benches, bicycle racks, parking lot refacing, and interior improvements. Entrances to Kohl's are provided on the north façade, facing the interior shared parking of the center. New landscaping provided mostly along the edges of the building and some new plantings throughout the parking lot. Benches are provided by the entrances on the north. New bicycle racks have been installed near the main entrance in a location that is convenient and safe to use. The exterior of the building has been painted and accent trims have been provided. These features include articulations created by columns, recessed windows, and accent trim. The material and color of the building consists of brick and stucco finish in earth-tone colors such as dark brown, caramel brown, and white. The building entrances and windows are emphasized with trim in metallic gray. The northern elevation shows two aluminum canopies and benches, clear anodized aluminum framing and glass, and sliding doors. The eastern elevation features an entrance that is no longer accessible by customers.

The loading dock area remains on the south side of the building. The loading dock area is enclosed behind rollup doors. Adequate space exists to park delivery trucks behind the building by the loading areas. The exterior of the loading dock area is consistent with the body of the building. The pedestrian crossing area has been redesigned in response to comments from the City. The former path of travel extended to Kettleman Lane and was not clearly marked. This feature has been redesigned to improve accessibility and improve pedestrian safety. Pedestrian paths of travel are now clearly marked from the parking area into the buildings. New stop signs within the parking lot have been added to increase pedestrian safety.

The Vineyard Shopping Center has sign program approved with previous entitlements. The program identifies building-mounted sign locations for all approved building elevations. Sign locations have been limited to the north-facing elevations of the buildings. No building-mounted signs are permitted on the south-facing elevation, which face onto the residential district to the south. The sign program provides guidelines for lettering square footage, stating that the all signs are limited to single line copy and shall be confined to the designated sign locations. The City of Lodi monument sign provisions limit one monument sign per shopping center except that shopping centers of ten acres or more may have two freestanding identification signs subject to review and approval by Planning Commission. The Vineyard Shopping Center has two freestanding signs along Kettleman Lane.

The applicant now requests to infill existing entrance located on the eastern elevation and replace the existing decorative aluminum storefront architectural feature. The entrance is

currently being used by employees and is not available for public use. The door is approximately 42' wide. The applicants would like to reduce the width of the entrance to 6' and infill the remaining balance with Exterior Insulation and Finish Systems (EIFS) and metal studs. Since this door is only available for employee use only, it won't have any affect on required and emergency exits. The exterior finishing system will be in tan brown color consistent with the body of the building. The proposed metal studs would match the metallic gray accent trims available throughout the building.

Staff has reviewed the proposed design for consistency with the City's rules and existing Planned Development (PD) 15 entitlements and determined that the project meets 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 Kohl's buildings throughout California. Plans also include enhanced landscaping and pedestrian amenities which are well integrated with existing and proposed shopping center plans. Approval of the project would not interfere with existing shopping center traffic and pedestrian circulation plans that are required under existing entitlements. The applicant's request affords the Site Plan and Architectural Committee (SPARC) an opportunity to review the proposed alteration. The totality of these types of project types of projects would normally be reviewed by SPARC prior to commencement of any work. However, previous improvements implemented consisted of routine maintenance and tenant improvements. The proposed façade improvements significantly alter existing architectural features and elevations. Because the subject property is within a Planned Development Unit and 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 site, neighboring buildings and surroundings and promotes harmonious transitions in scale and character between different buildings within the shopping center. The project consists of renovation of an existing building located in an existing shopping center. There will be no increase in building floor area or location and building height will remain consistent with existing conditions. Proposed design, materials and landscaping are consistent with other recently approved colors along Kettleman Lane. In staff's opinion, this project represents a major upgrade to a site and building that has not been maintained properly. 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 renovation and addition of a building located at 530 West Kettleman Lane, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

1. Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. The parking and driveway design shall conform to City of Lodi parking lot design standards.
3. Directional signs or arrows shall be provided where necessary.
4. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
5. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.

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 site plan and architectural request of Mr. Kohl's to renovate an existing building located at 530 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

1. The project proponent 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 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. All rooftop equipment such as HVAC units, satellite receiving dishes shall be screened from public view.
4. The project proponent shall ensure that exterior building mounted light fixtures do not spill light onto adjacent properties. Flashing, shimmering and/or rotating lights shall not be permitted. The applicant shall submit lighting program along with building permit plans. The said plan shall show a lighting plan for the entire site showing the height, location and lamp style and details of the proposed lightings to be used, including photometric contours.
5. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but shall not be reduced in amount.
6. 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.
7. 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 identification signs shall require a building permit.
8. The project proponent shall provide onsite refuse enclosure and the enclosure shall be wide enough to accommodate recyclable and non-recyclable materials. The refuse enclosure shall consist of C.M.U. wall and steel doors. The said C.M.U. wall shall be painted the same color as the body of the building. The said refuse enclosure shall conform to the Stormwater Design Standards.
9. The proposed onsite parking spaces shall be constructed in accordance with applicable City standards and regulations.
10. The applicant shall submit plans for building permit to allow the proposed façade alterations. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building Code.

11. 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.
12. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

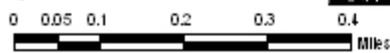
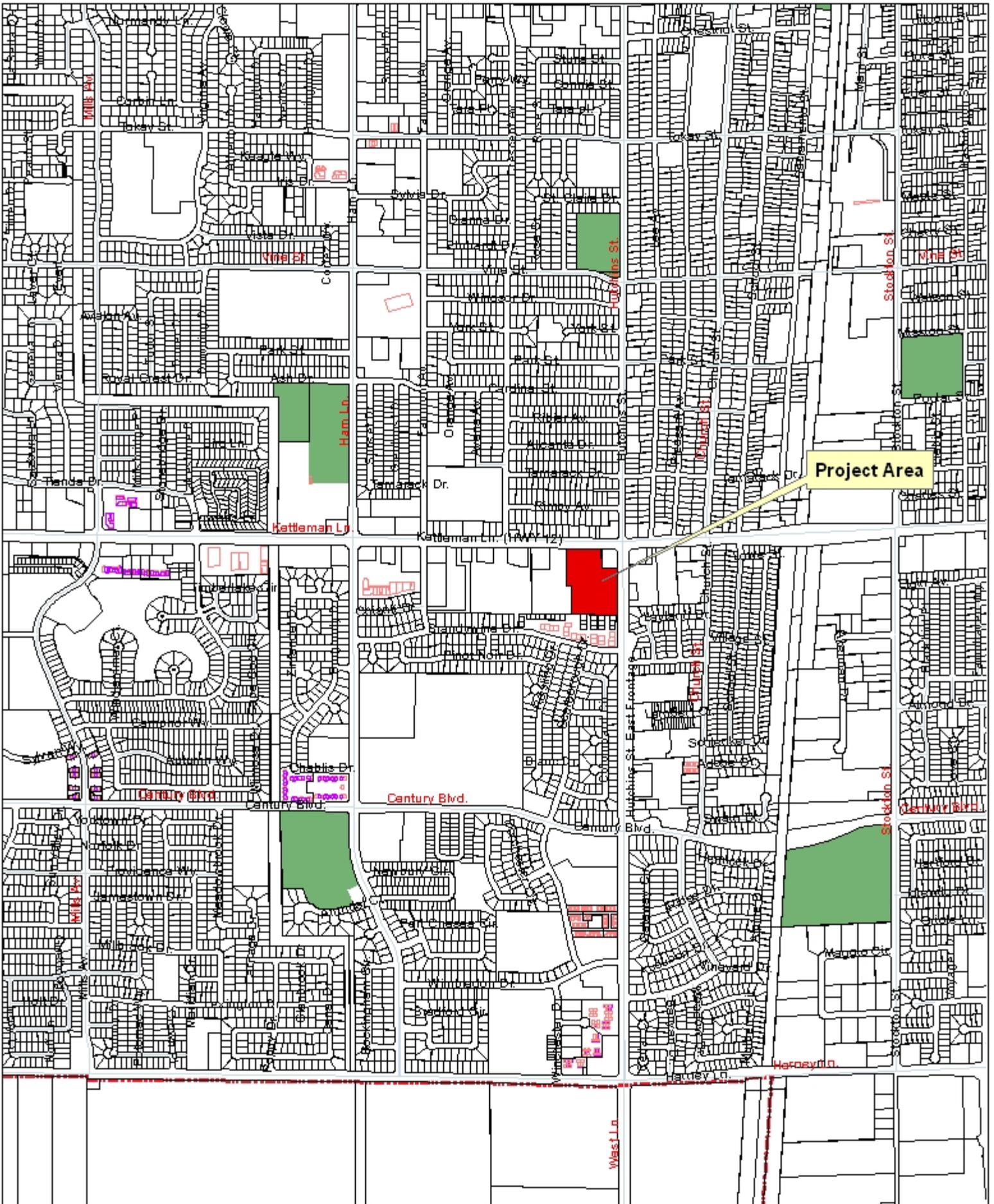
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

EXHIBITS:

- A. Vicinity Map
- B. Aerial Map
- C. Site Plan
- D. Landscape Plan
- F. Existing and Proposed Elevations



VICINITY MAP
 KOHL'S
 530 West Kettleman Lane
 Lodi, CA 95240

Legend

 Project Area



Project Area

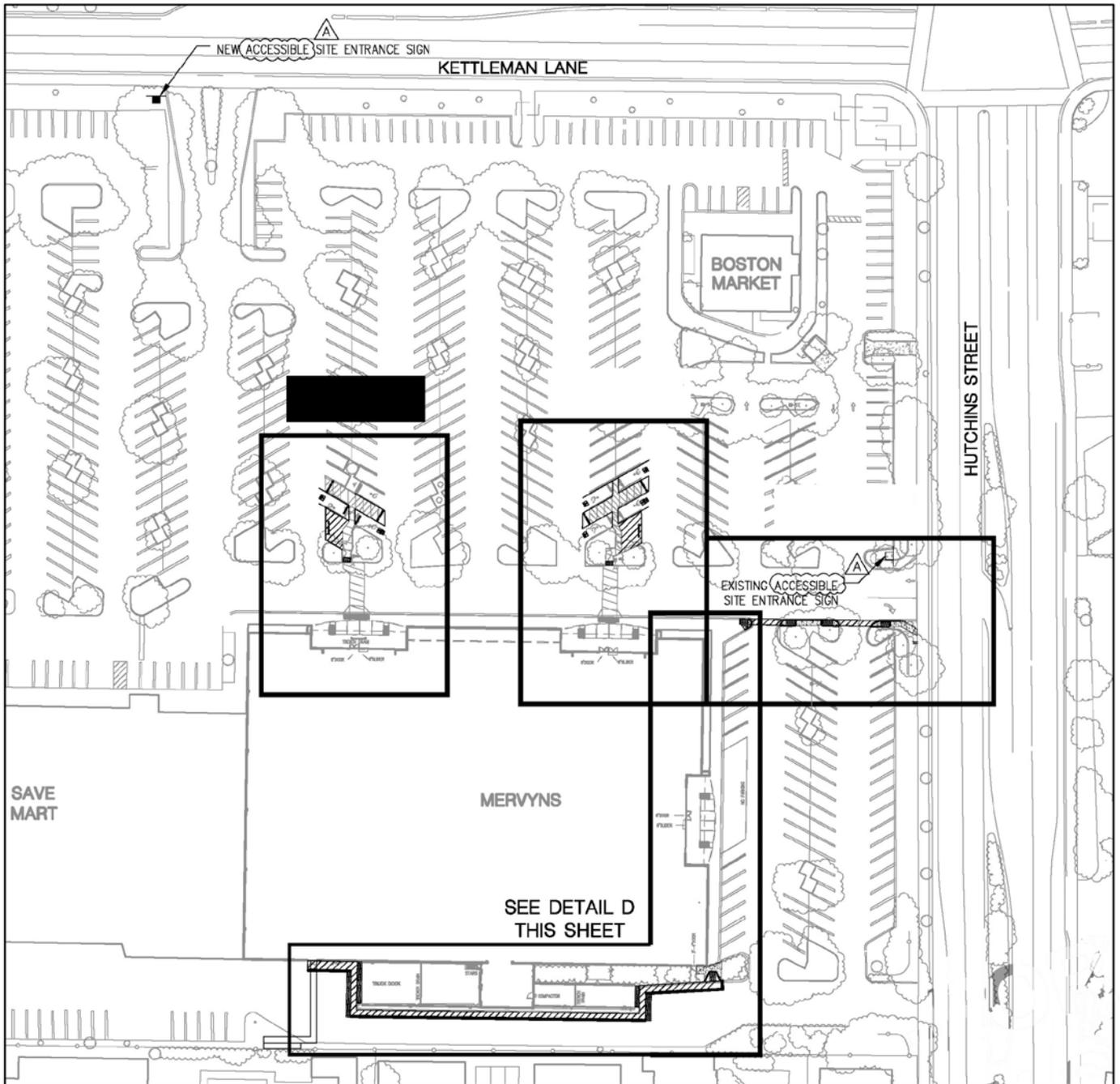


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AERIAL MAP
KOHL'S
530 West Kettleman Lane
Lodi, CA 95240

Legend

 Project Area



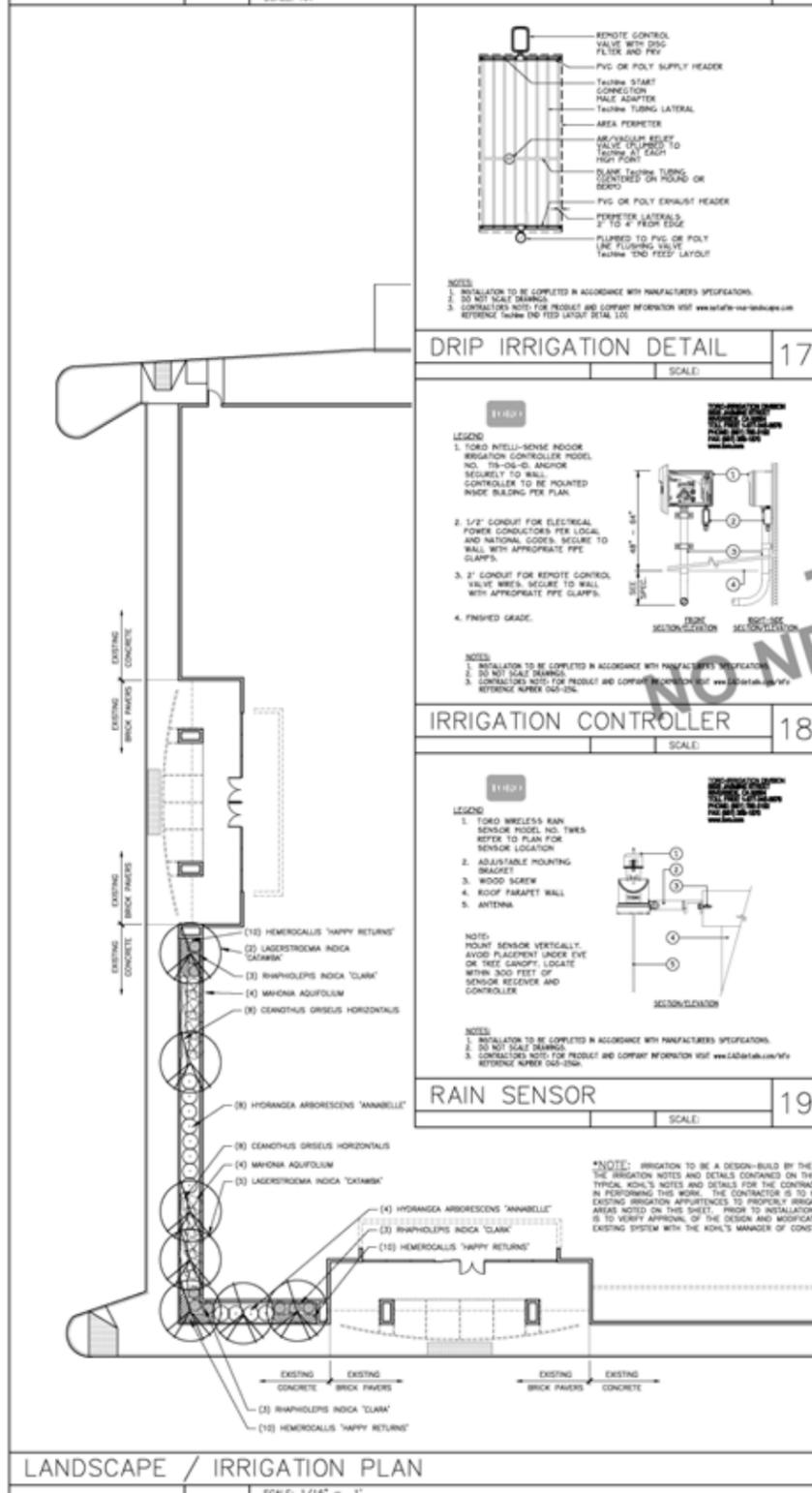
OVERALL SITE PLAN

	PARKING COUNT		
	STANDARD	ADA	TOTAL
EXISTING	683	16	699
REQUIRED	397	8	405
PROPOSED	678	16	694

PER ZONING CODE 17.34.040

Item	Botanical Name	Common Name	Size/Planting	Mature Character	Specialty	Notes	Plant
1	LASTEROSTROMA INDICA 'CATAMBA'	SHRUB DWARF WRELL	2" CAL. 8 & 8, TREE FORM	12" HT. 14" SPREAD, VERTICALLY GROWING, DWARF, OUTSTANDING FALL COLOR	YES	-	WES
18	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18" #3 CONE, PLANT PER PLAN	4-5' HT. 4-5' SPREAD, ABUNDANT WHITE FLOWER JUNE UNTIL FROST, GLOSSY GREEN FOLIAGE	-	YES	WES
9	MAHONIA AQUIFOLIUM	SHRUB DWARF HOLLY	34" #3 CONE, PLANT PER PLAN	4' HT. 4" SPREAD, GLOSSY HOLLY LEAVES, JUNE FLOWER, GLOSSY GREEN FOLIAGE	YES	-	WES
15	RHAPHIDOLEPS INDICA 'CLARK'	CLARK RIVER WINTERBURN	18" #3 CONE, PLANT PER PLAN	4' HT. 4" SPREAD, ABUNDANT WHITE FLOWER W/ICE, SPRING, DARK GREEN FOLIAGE	YES	-	WES
30	HEMEROCALLIS 'HAPPY RETURNS'	'HAPPY RETURNS' DAYLILY	#2 CONE, PLANT 18" OC	18" HT. MODERATE GROWING PERENNIAL, BLUE FLOWER	YES	-	NSH
16	CEANOTHUS GRISSEUS HORIZONTALIS	CANINE CREEPER	#2 CONE, PLANT 30" OC	24" HT. TWILING BRANCHED, BLUE FLOWER (DWARF)	YES	-	WES

PLANTING SCHEDULE (IF SPECIFICATIONS OCCUR BETWEEN PLANTING LIST AND PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN)



SECTION @ PERENNIAL PLANTING



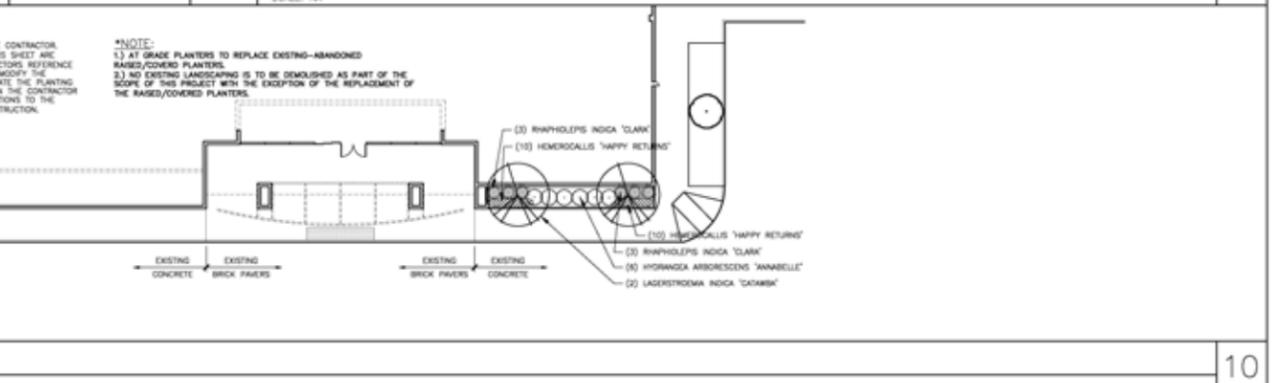
SECTION @ SHRUB IN PLANTING BED



SECTION @ DECIDUOUS TREE PLANTING



KOHL'S LANDSCAPE / IRRIGATION SPECIFICATIONS



LANDSCAPE / IRRIGATION PLAN

LANDSCAPING AND IRRIGATION PLAN

KOHL'S
LODI
530 W. KETTLEMAN ROAD
KETTLEMAN LANE
LODI, CA 93240
11366

DEVELOPED BY:
KOHL'S DEPARTMENT STORES, INC.
N56 W17000 RIDGEWOOD DRIVE
MENDOTA FALLS, WISCONSIN 53051
TEL: (262) 703-7000
FAX: (262) 703-7105

DATE: 03/31/11

Cardno WRG
PHONIX
5555 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
303.751.1000

BOWEN
RICHARD L. BOWEN & ASSOCIATES INC.
13000 Shaker Boulevard
Cleveland, OH 44120
T: 216.491.9300 | F: 216.491.8053

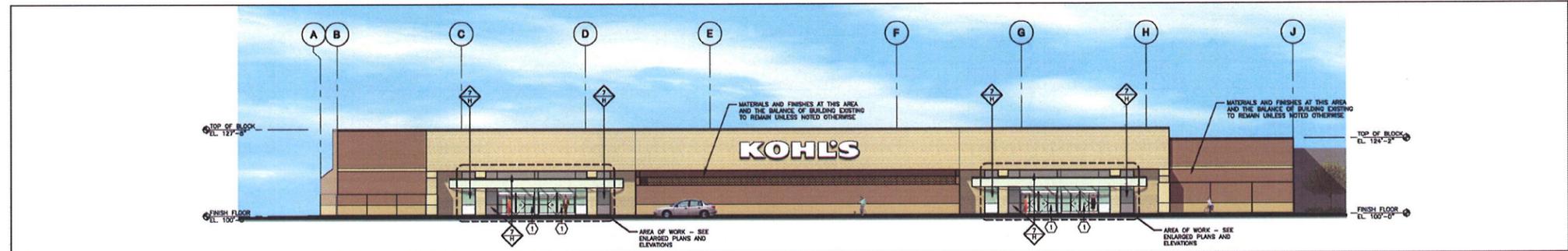
INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
1	07/29/09	KLB	FOR LANDSCAPING PERMIT
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE: 1/16" = 1-0" SHEET: NEW DRAWING
PROJECT #: 7141
DRAWN BY: J.L.H. CHKD BY: SCU
BLDG. SUBMITTAL: 3/3/09

L1

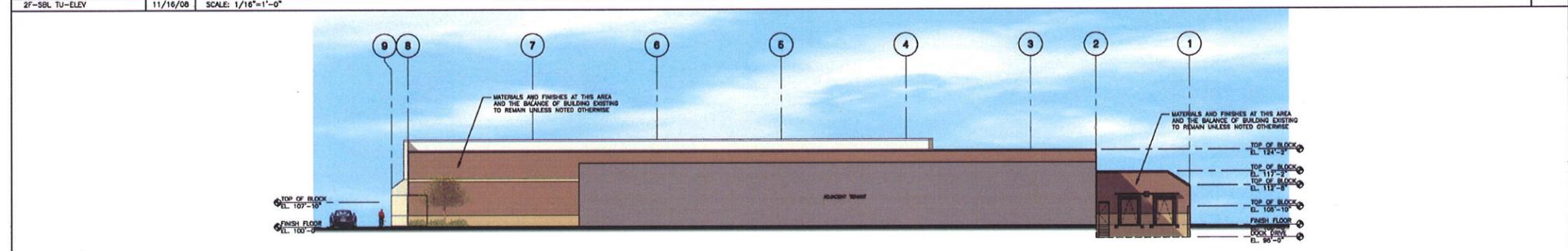
CONSTRUCTION SET - 4/30/2009



FRONT ELEVATION (NORTH)

2F-SBL TU-ELEV 11/16/08 SCALE: 1/16"=1'-0"

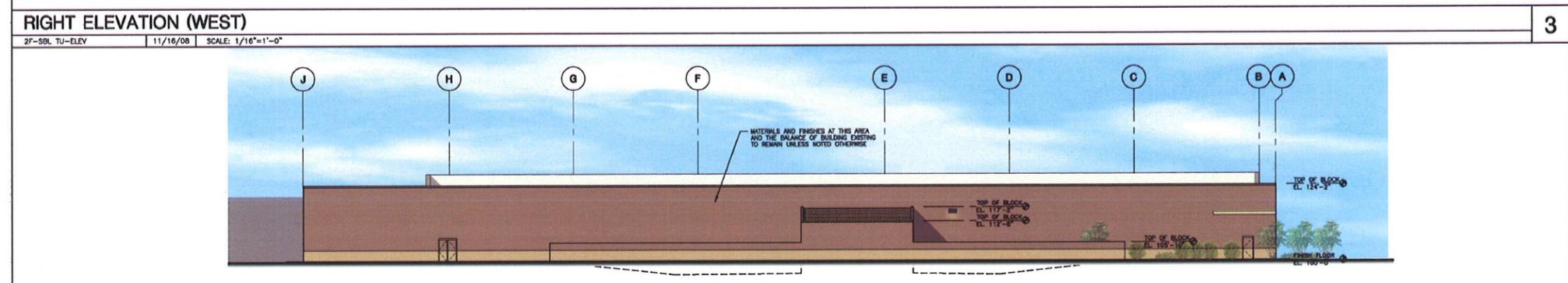
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RIGHT ELEVATION (WEST)

2F-SBL TU-ELEV 11/16/08 SCALE: 1/16"=1'-0"

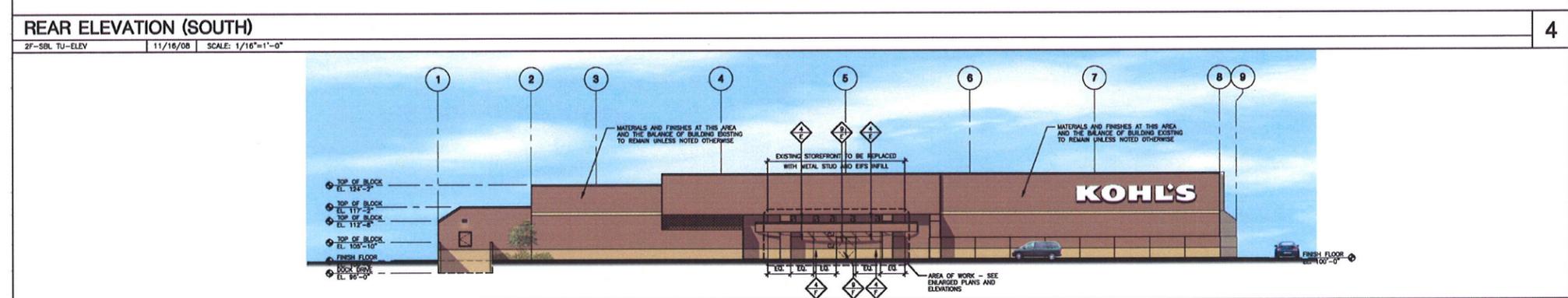
3



REAR ELEVATION (SOUTH)

2F-SBL TU-ELEV 11/16/08 SCALE: 1/16"=1'-0"

4



LEFT ELEVATION (EAST)

2F-SBL TU-ELEV 11/16/08 SCALE: 1/16"=1'-0"

5



FRONT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION (LOADING DOCK)



REAR ELEVATION