

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>SITE PLAN &amp; ARCHITECTURAL REVIEW COMMITTEE</b></p>	<p><b><u>REGULAR SESSION</u></b> WEDNESDAY, OCTOBER 27, 2010 @ 5:15 PM</p>
-------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------

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 – None
3. REVIEW ITEMS
  - a. Request for Site Plan and Architectural Review Committee approval to allow an outdoor storage cargo container for La Capilla Market located at 725 South Cherokee Lane. (Applicant:: Maria Barajas; File 10-SP-01)
  - b. Request for Site Plan and Architectural Review Committee approval for the site plan and architecture of the proposed outdoor storage facility at 226 North Main Street. (Applicant: Baumbach and Piazza, Inc., on behalf of Farwest Safety Inc; File 10-SP-05)
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 1<sup>st</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6711.



MEMORANDUM, City of Lodi, Community Development Department

**To:** Site Plan and Architectural Review Committee  
**From:** Immanuel Bereket, Associate Planner, Community Development Department  
**Date:** October 27, 2010  
**Subject:** Request for Site Plan and Architectural Review Committee approval to allow an outdoor storage cargo container for La Capilla Market located at 725 South Cherokee Lane. (Applicant: Maria Barajas; File 10-SP-01)

---

**RECOMMENDATION**

Staff recommends the Site Plan and Architectural Review Committee approve of the request of Ms. Maria Barajas to allow an outdoor storage cargo container for La Capilla Market located at 725 South Cherokee Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

**SUMMARY**

The applicant installed a storage container without a permit at their store located at 725 South Cherokee Lane. The applicant, as a response to Code Enforcement citation, would like to legally reinstall the storage container at a different location on the parcel. The storage container would be installed on their parking lot behind their existing grocery store called La Capilla. The container would be eight (8) feet wide by forty (40) feet deep and would be approximately ten and half feet tall. As proposed, the container would be painted to match the body of the existing building, which primarily consists of beige colors. The container would displace a total of five (5) parking spaces, but four spaces would be created in an area currently occupied by an unpermitted storage container. The storage container would serve as a storage facility for the grocery market. As ancillary use which is integrated with, and supportive of the existing business, staff recommends approval of the proposed cargo container storage.

**BACKGROUND**

The proposed project site is located at 725 South Cherokee Lane on the northwest corner of the intersection of Hale Road and Cherokee Lane (Exhibit A, Vicinity Map). The 0.21 acre (12,600 sq. ft.) parcel contains a main building, patio area, a food vendor truck, and 9 parking spaces, which satisfy the City's requirements.

In the summer of 2009, the property owner was cited for illegal installation of a cargo container on their parcel. The applicant was informed that permanent placement of a cargo container would require proper City permit to make it legal. The container, which has been on site since 2008, is an ancillary use to the main business. The business specializes in Mexican grocery items and merchandize.

**ANALYSIS**

The property at 725 South Cherokee Lane is developed with a single-story commercial building containing a single tenant space. The site faces Cherokee Lane to the east, Harold Street to the north, residences to the west and an alley to the south. The site contains nine (9) striped parking spaces and court area with permanent seating fixtures. The site also hosts a food vendor truck in the court area. The uses immediately surrounding the property include a variety of stores and uses ranging from gas stations, to car wash and mini-stores, and residential uses to the west. There is currently an unpermitted cargo container on the site and is visible from

Cherokee Lane as well as from an adjacent alley. As proposed, the cargo container would be relocated away from Cherokee Lane toward the rear of the property. Specifically, it would be placed on the southwest corner of the parcel with the door facing north.

As illustrated on the plans submitted, the cargo container would have a footprint of approximately 320 sq. ft and would effectively displace 5 stripped parking spaces. It would be 8-ft in height. It would be setback at least six (6) feet from the alley and seven (7) feet from the western property line. Proposed placement for the storage container has been chosen with screening in mind. The container will be set back far enough from the existing fence as well as the residential properties to the west that its visibility should not be minimal. And while the existing fence may need to be repainted/refaced at some point, in combination with existing landscaping, it should provide adequate screening of the cargo container.

Currently, the site is developed with ten (10) parking spaces, which exceeds the number of parking spaces required by one. The proposed facility would displace five (5) parking spaces. However, as illustrated on the plans, there will be four new onsite parking spaces, which would meet the City's standards relating to size and dimensions. If the proposed project is approved, the site will contain nine parking spaces, which would satisfy the City's requirements. The area slated for the new parking spaces is currently occupied by an unpermitted cargo container.

The business has signs at the Cherokee Lane and alley frontages, which constitute the maximum of signage the business is permitted. In addition, there are unpermitted banner signs. Conditions of approval require the applicant to remove all illegal signs from the business as well as cease to utilize A-frame signs. Further, conditions of approval prohibit placement of any signage on the proposed storage container.

Staff believes that the storage container provides the business needed storage room and that the use would be a compatible use on the site. Staff has reviewed the proposed storage container for consistency with the City's rules and previous SPARC and Planning Commission approvals for other sites and determined that the proposed storage containers should be approved with the conditions attached at the end of this report. The applicant's request has been reviewed by various City departments. All departments recommend approval of the project subject to the conditions outlined below. 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 project 725 South Cherokee Lane, subject to SPARC Common Conditions and Supplemental Conditions.

## **SUPPLEMENTAL CONDITIONS**

In addition to the Committee's Common Design Requirements, staff recommends approval of the request of Maria Barajas to install a storage container at 725 South Cherokee 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. The proposed parking stalls shall meet the City's minimum dimensions. End stalls must be a minimum of 10-ft wide and 20-ft deep.
6. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
7. The project proponent shall submit appropriate plans to the Community Development Department, Building Division, for review and approval. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building Code.
8. All plan submittals before January 1 2011 shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building code. Please review our policy handouts for specific submittal procedures.
9. Fire rated construction of walls and protection of openings shall be provided for the new storage container where required due to construction type, occupancy and location on property or proximity to other structures. 2007 CBC, Sections 702, 704.3, 704.8 and Tables 601, 602, 704.8.
10. An accessible route of travel complying with 2007 CBC, Section 1114B.1.1 shall be provided between the existing market and the new accessible parking space per 2007 CBC, Sections 1127.B.1 and 1133B.1.1.1.
11. Walkways and sidewalks along the accessible routes of travel (1) shall be continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 1/4" per foot side slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2007 CBC, Section 1133B.5. 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 2007 CBC, Section 1133B.8.5.
12. No signage shall be permitted on the proposed storage container. 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.
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  
Associate Planner

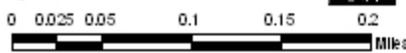
Konradt Bartlam  
Community Development Director

**EXHIBITS:**

- A. Vicinity Map
- B. Site Pictures
- C. Proposed Elevations



**Project Site**



**Vicinity Map**  
 La Capilla Market  
 725 South Cherokee Lane  
 Lodi, CA 95240

**Legend**

 Project Site



Project Site



0 0.004 0.008 0.016 0.024 0.032 Miles

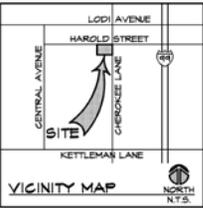
**Aerial Map**  
La Capilla Market  
725 South Cherokee Lane  
Lodi, CA 95240

### Legend

 Project Site



# PROPOSED STORAGE CONTAINER FOR: MARIA BARAJAS 725 S. CHEROKEE LANE LODI, CALIFORNIA 95240



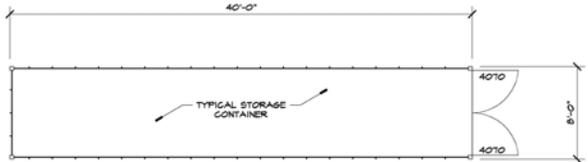
PROJECT DATA:	
PROJECT OWNER	MARIA BARAJAS 725 S. CHEROKEE LANE LODI, CA 95240
PROJECT LOCATION	725 S. CHEROKEE LANE LODI, CA 95240
APN	047-910-11
PROJECT DESCRIPTION	STORAGE CONTAINER
OCCUPANCY	SI
CONSTRUCTION TYPE	VB
STORIES	ONE
OCCUPANT LOAD	1 OCCUPANT
FIRE SPRINKLERS	NO
AREAS:	
(E) BUILDING	1,658 S.F.
STORAGE CONTAINER	320 S.F.
UTILITIES:	
SEWER	PUBLIC FACILITIES
WATER	PUBLIC FACILITIES
STORM DRAIN	PUBLIC FACILITIES

SHEET INDEX:	
A1	COVER SHEET, SITE PLAN STORAGE FLOOR PLAN STORAGE EXTERIOR ELEVATIONS

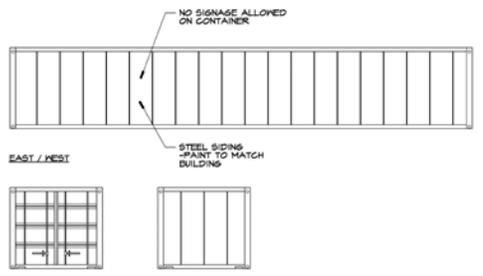
**CODE COMPLIANCE**

ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

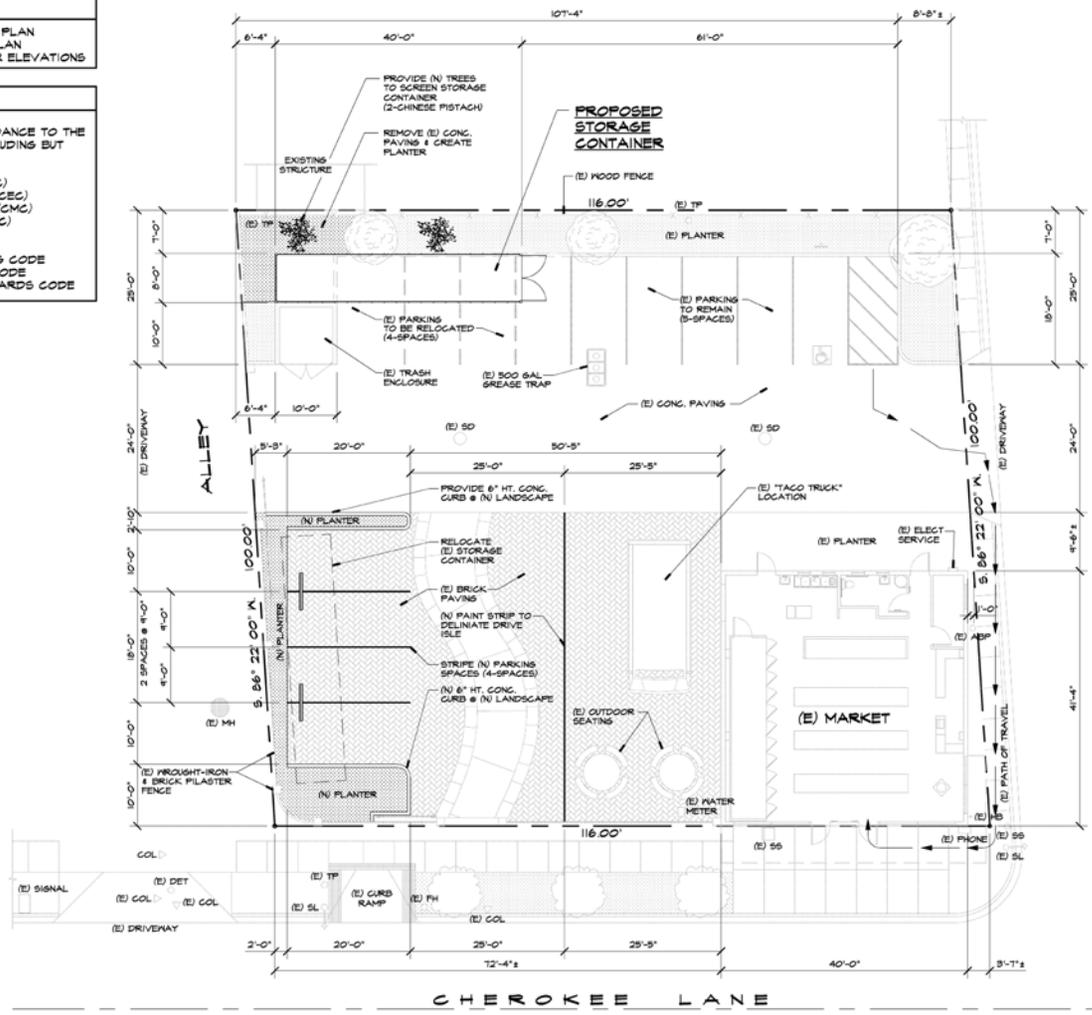
- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA MECHANICAL CODE (CMC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2008 CALIFORNIA ENERGY CODE
- 2007 CALIFORNIA FIRE CODE
- 2007 CALIFORNIA HISTORICAL BUILDING CODE
- 2007 CALIFORNIA EXISTING BUILDING CODE
- 2007 CALIFORNIA REFERENCED STANDARDS CODE



**STORAGE FLOOR PLAN**



**EXTERIOR ELEVATIONS**



**SITE PLAN**

REVISION	BY

**MIKE SMITH  
ENGINEERING, INC.**  
4 NORTH MAIN STREET  
LODI, CALIFORNIA 95240  
PHONE (209) 334-2332

TITLE:  
COVER SHEET  
SITE PLAN  
STORAGE FLOOR PLAN  
STORAGE EXTERIOR ELEVATIONS

PROJECT:  
PROPOSED STORAGE CONTAINER FOR:  
**MARIA BARAJAS**  
725 S. CHEROKEE LANE  
LODI, CALIFORNIA 95240



DRAWN THUGGED RLP	SHEET <b>A1</b>
CHECKED MIS	
DATE 7/28/10	
SCALE AS NOTED	
JOB NO 05002	SHEETS 1 OF 1
STORAGE CONTAINER	



MEMORANDUM, City of Lodi, Community Development Department

**To:** Site Plan and Architectural Review Committee  
**From:** Immanuel Bereket, Associate Planner, Community Development Department  
**Date:** October 27, 2010  
**Subject:** Request Site Plan and Architectural Review Committee approval of the site plan and architecture of the proposed outdoor storage facility at 226 North Main Street. (Applicant: Baumbach and Piazza, Inc., on behalf of Farwest Safety Inc; File 10-SP-05).

---

### RECOMMENDATION

Staff recommends the Site Plan and Architecture Review Committee (SPARC) approve the request of Baumbach and Piazza, Inc., on behalf of Farwest Sign Inc., for site design and architecture of a proposed outdoor storage facility at 226 North Main Street, subject to Supplemental Conditions outlined below.

### SUMMARY

The applicant, Baumbach and Piazza, Inc., on behalf of Farwest Safety Inc., is requesting to use an undeveloped vacant site as an outdoor storage facility. Farwest Safety Inc. purchased the undeveloped vacant property recently and would like to utilize the project site as an outdoor storage facility. Uses of vacant sites for outdoor storage facility require review and approval by the City of Lodi Site Plan and Architecture Review Committee (SPARC) to ensure full compliance with City standards and requirements. Outdoor storage facilities, by their nature, require individual review to ensure that visual and noise impacts associated with their use will be minimal. Staff recommends SPARC approve the applicant's request with the conditions of approval attached at the end of the staff report.

### BACKGROUND

The City received a complaint that the Farwest Safety Inc., were using an undeveloped vacant site to store their equipment. The complaint was forwarded to the Police Department, Code Enforcement Unit for investigation. In the course of the investigation, it was learned that Farwest Safety Inc., placed asphalt material on the ground in violation of Stormwater Management Program and that the site was being used as an outdoor storage facility without SPARC review and approval. Upon becoming aware of their storage of materials outdoors, staff informed Farwest Safety Inc. that they would need to apply for a SPARC application and develop the parcel in accordance with the City stormwater run-off requirements in order to continue to store equipment at this location. On June 22, 2009, Baumbach and Piazza, Inc. filed a SPARC Application No. 10-SP-05 requesting approval to legalize the outdoor storage of equipment at the project site.

The project is located on northwest corner of Lockeford Street and Main Street. The project involves two legal parcels (17 East Lockeford Street and 301 North Main Street). Together these parcels measure approximately 19,864 sq. ft. in area. The entire project site is enclosed with chain link fencing. The sidewalks along Lockeford and Main Streets are undeveloped. The project site is currently zoned M-2, Heavy Industrial and permits the proposed use.

### ANALYSIS

Outdoor storage facilities, by their nature, require individual review to ensure that visual and noise impacts associated with their use will be minimal. Use of vacant sites for outdoor storage facility require further review to ensure full compliance with stormwater run-off and other requirements that could impact the City mains. Further, one of the purposes SPARC reviewing outdoor storage facilities is to analyze the effect of the proposed use on surrounding land uses. Conditions of

approval are attached to each outdoor storage facility to ensure that any potential adverse impacts associated with the use will be mitigated.

As mentioned above, the items stored at the location include those related to freeway safety signs and include materials and parts related highway safety concrete blocks and mechanical equipments are required for business. The site currently contains chain link fence and is partially paved with asphalt.

Staff has discussed with the applicant the requirements to develop this vacant parcel as an outdoor storage. These requirements relate to the need to screen the facility from view of streets by a solid fence or wall, landscaping, offsite improvements and improvement of the parcel in accordance with the City's Stormwater Management Program. The applicant has submitted development plans in accordance with these requirements. As illustrated on the submitted plans, the applicant provides 10-ft setbacks along Lockeford Street and Main Street. The applicant would be required to fully landscape the setback areas with a variety of shrubs and groundcover plant. The existing chain-link fence is on the property line and will need to be replaced with a solid 8-ft tall CMU fence and relocated in back of the landscaped strip in order to meet this requirement. A Condition of Approval is included requiring the fence to be relocated 10 feet from the property line along Lockeford and Main Street and be replaced by 8-ft tall CMU wall along Lockeford Street on the south, along Main Street on the east and the first 5-ft along the western property line (abutting the UPRR). The remainder of the fence along the western property line may be of chain-link fence. The landscape plans, including the 10-foot front yard setback, will be reviewed by the Planning Division Staff.

As illustrated on the plans, the parcel would be paved to facilitate outdoor storage and also would contain a total of 5 parking stalls for employees. Parking spaces shown on the site plan are required to meet City's parking dimensions. Because the proposed site development does not include buildings, no minimum parking stalls are required. According to the applicant, the parking stalls shown on the plans are being provided to employees only.

A large portion of the site, once developed, would be used for outdoor storage purposes. A Condition of Approval is included to ensure no material (excluding vehicles of any type) is stored to a height greater than the height of the fence surrounding the open storage area. Further, the pavement of the parcel must conform to current City standards, including the requirement to filter all storm water flowing from paved surfaces. Additionally, the storm water from the storage yard shall be filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways. A Condition of Approval is included to ensure that the material storage yard meets the development standards listed in the City's Zoning Ordinance and complies with the City's Stormwater Management Program.

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. Staff believes the proposed use, as conditioned, would be consistent with these objectives. The project site is adjacent to the Downtown District and is a major gateway to the downtown from the north. It is important the proposed site is properly screened from public view. In staff's opinion, the proposed outdoor storage, with incorporation of the Conditions of approval listed below, would be conducted so as to not impact or interfere with the surrounding neighborhood. The proposed use, as conditioned, can operate in close proximity to Downtown commercial and residential uses to the north within minimum adverse impact. Staff believes the proposed use, as conditioned, will be compatible to the existing built-in environment.

Staff believes SPARC can make the required findings to grant approval of the required site plan and architectural review for this project. The proposed outdoor storage of freeways signs and safety related concrete materials would be ancillary to the existing business and storage operation, and the proposed use is in accord with the objective of Lodi Municipal Code Title 17, the purposes of

the land use district in which it is located and is appropriate to the specific location. Also, the required masonry wall would properly screen the outdoor storage from the nearby streets. Staff does not believe that the business would create a nuisance or enforcement problem, nor create a demand for public services within the City beyond that of the City's ability to meet, if the ancillary outdoor storage is limited to the bundles of safety related items as proposed and all items stored outdoors are kept no higher than the height of the required 8-ft masonry wall.

Overall, staff is pleased with the project and we recommend approval with additions/modifications noted below. We feel that this project, as conditioned, meets the City's standards and requirements. Therefore, staff recommends the Site Plan and Architecture Committee approve the project, subject to the conditions outlined below.

### **SUPPLEMENTAL CONDITIONS**

Staff recommends approval of the of request of Baumbach and Piazza, Inc., on behalf of Farwest Safety Inc., to construct outdoor storage facility at 226 North Main Street, subject to the Supplemental Conditions listed below.

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 approval, 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. No material shall be stacked higher than the height of the CMU screen wall and gate, with the exception of vehicles and materials whose height exceed 8-ft in height.
3. The applicant shall install a decorative concrete block wall, a minimum of eight (8) feet in height, along the length of Lockeford and Main Street boundary lines. Further, the applicant shall also a decorative concrete block wall, a minimum of eight (8) feet height, along the first five (5) of the western boundary line and the remainder of the western boundary line may be of chain-link fence no less than eight (8) feet in height. Said decorative wall shall be setback at least 10-ft Long Lockeford and Main Street boundary lines. Further, said decorative wall shall be provided with creping vine or similar landscape treatment in order to discourage graffiti and other types of vandalism.
4. The required ten (10) feet setback area along Lockeford and Main Streets shall be provided with landscape and groundcover materials. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
5. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
6. All landscaped area shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. Unhealthy, dead, or damaged plant materials shall be removed and replaced promptly.
7. All signage shall be in compliance with a detailed Sign Program that shall be submitted to the Development Community Director for review and approval with the first building plan review. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.
8. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. Specifically, the applicant shall submit site grading permit to the Community Development Department.

9. The proposed development of outdoor storage shall comply with all Planning Commission requirements; as well as the requirements of the Community Development, the Public Works, the Electric Utility and the Fire Departments; and all other utility agencies.
10. All offsite improvements must be completed with this project including but not limited to the street widening, curb return, curb, gutter, and sidewalk surrounding the project site.
11. Remove and replace the existing curb return, sidewalk, curb, and gutter. Replace the sidewalk so it lines up with the existing curb and gutter on Main Street. The curb, gutter, and sidewalk on Lockeford Street must extend to the west end of the subject parcel.
12. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
13. Payment of the following prior to building permit issuance unless noted otherwise:
  - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - b. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
14. An encroachment permit issued by the Public Works Department is required for the following work:
  - a. All work along the Lockeford Street and Main Street right-of-way including, but not limited to, street widening, curb, gutter, sidewalk, landscaping, and connection to the public water, wastewater, and storm drain mains.
15. 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.
16. 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.
17. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

Concur,

Immanuel Bereket  
Associate Planner

Konradt Bartlam  
Community Development Director

**EXHIBITS:**

- A. Vicinity Map
- B. Aerial Map
- C. Site Pictures
- D. Site Plan



**Vicinity Map**  
 226 North Main Street  
 (APN: 041-230-42)  
 Lodi, CA 95240

**Legend**

 Project Site



0 0.005 0.01 0.02 0.03 0.04  
Miles

**Aerial Map**  
226 North Main Street  
(APN: 041-230-42)  
Lodi, CA 95240

### Legend

 Project Site





- LEGEND**
- DRAINAGE ARROW
  - PROPOSED TREE - DECIDUOUS
  - PROPOSED 6' HIGH CHAIN LINK FENCE
  - EXISTING 6' HIGH CHAIN LINK FENCE
  - EXISTING POWER POLE

**PARKING COUNT**

REGULAR STALL	4
ACCESSIBLE STALL	1
<b>TOTAL</b>	<b>5</b>

APPLICANT:  
 FARWEST SAFETY INC.  
 224 N MAIN STREET  
 LODI, CALIFORNIA 95240

MAP PREPARED BY:  
 BAUMBACH AND PIAZZA, INC.  
 323 WEST ELM STREET  
 LODI, CALIFORNIA  
 (209) 368-6618

PROJECT DESCRIPTION:  
 PHASE 1: PAVE PARKING LOT, INSTALL PERIMETER LANDSCAPING AND FENCE OFF PROPERTY.

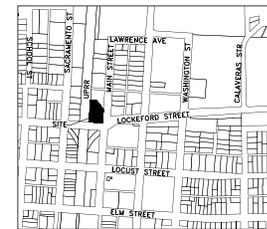
UTILITIES AND FACILITIES:  
 WATER-CITY OF LODI; SEWAGE-CITY OF LODI;  
 STORM DRAINAGE-CITY OF LODI; ELECTRICITY-CITY OF LODI;  
 GAS-PC&E; TELEPHONE-AT&T

FLOOD INFORMATION:  
 NOT SUBJECT TO 100 YEAR FLOOD.

ASSESSOR PARCEL NUMBER:  
 041-230-41 & 041-230-42

SITUS ADDRESS:  
 17 E LOCKEFORD STREET AND 301 N MAIN STR

ZONING:  
 M-2 - HEAVY INDUSTRIAL  
 GENERAL PLAN DESIGNATION:  
 HI - HEAVY INDUSTRIAL



VICINITY MAP  
 NOT TO SCALE

**PRELIMINARY**



**NOT FOR CONSTRUCTION**

PREPARED FOR:  
**FARWEST SAFETY INC.**

**301 N MAIN STREET**  
**SITE PLAN - PLANNING REVIEW**

SHEET  
**1**  
 OF 1