

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p><u>SPECIAL SESSION</u> MONDAY, OCTOBER 6, 2008 @ 5:15 PM</p>
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1. ROLL CALL
2. MINUTES – “July 21, 2008”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to construct a Café and Deli Building at 730 South Cherokee Lane. (Applicant: Aster Kanet; File #: 08-SP-05).
 - b. Request for Site Plan and Architectural Review Committee approval for a proposed chapel addition to the First Baptist Church of Lodi, located at 267 North Mills Avenue. (Applicant: Larry Wenell; File #: 08-SP-07)
4. COMMENTS BY THE PUBLIC
5. ADJOURNMENT

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, JULY 21, 2008
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of June 23, 2008, was called to order by Chair Sellesest at 5:15 p.m.

Present: Committee Members – Kiser, Slater and Stafford and Chair Sellesest.

Absent: Committee Members – Reyes.

Also Present: Planning Manager Peter Pirnejad and Assistant Planner Immanuel Bereket.

2. MINUTES

a) June 23, 2008 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 commercial building at 1110 West Kettleman Lane.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout of the project. He stated that the Beckman Ranch was built in mid 1970s are part of a Planned Development (PD-15). He pointed out that Planned Development - PD(15)- allows mixed uses and the site is currently utilized by variety of uses such as dental offices, restaurants, realtor offices, and etc. The project area is zoned PD-15 Planned Development and features a General Plan designation of NCC-Neighborhood Community Commercial. The subject property covers the area south of Kettleman Lane, west of Fairmont Avenue, and east of Ham Lane. The project 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.

Mr. Bereket explained that the scope of the project encompasses renovation of existing structure, repainting the entire building, completely overhauling the main entryway from Kettleman Lane, relocating a few existing parking lot trees to the rear of the property, eliminating a total of 8 parking stalls, adding trellises on the second floor plaza, and improving the landscape that does not meet City specifications. Mr. Bereket also pointed out that staff recommends approval of the removal of 8 parking stalls in order to enhance the entryway to the center. Planning Manager Mr. Pirnejad spoke about the need for shade trees in the parking lot and pointed out that applicants are required to provide one tree for every four parking stalls and one tree for every 500 sq. ft of open space.

After staff's presentation, the Committee asked a few questions about the project. Member Slater asked how many trees the applicants are requesting to remove. Mr. Bereket pointed out that the applicant asked to remove 18 shade trees and replant only 12 trees. Planning Commission member Kiser asked why palm trees are not part of the City approved tree list. Mr. Pirnejad answered that palm trees do not provide shading and provide mostly aesthetic values. Mr. Kiser further asked if palm trees are safety hazardous because since palm trees

drop heavy branches. Mr. Pirnejad answered that was also part of the reason those trees are not on the City approved parking lot tree list.

Planning Member Kiser asked if the proposed colors match any other buildings on Kettleman Lane. Mr. Bereket answered that these are new colors and the applicant would be better equipped to explain the details of the proposed re-facing of the building. Mr. Kiser expressed his concern that there were not sample colors to review. SPARC member Slater pointed out that they are only painting the building. Mr. Slater asked the applicant if he will provide full range of actually sample colors and materials to be used. The applicant answered yes. Mr. Slater then proposed if Planning Commission member Kiser could work with staff to review those colors and, if colors aren't acceptable, that the application is brought back to the Site Plan and Architectural Review Committee.

The project manager, Mr. Shawn Nejat, and project architect, Mr. Ronald Wright, made a brief presentation. Mr. Stafford asked the applicant to describe the two cornices on the main entrance of the building. The Mr. Wright explained that those were meant to clearly define the main façade of the building. Mr. Kiser asked the applicant why they wanted to replace required shade trees with palm trees. Mr. Nejat explained that he was unaware of the City's requirements and that they would abide by all City standards. Member Slater asked which trees were being proposed to be removed. Mr. Bereket answered pointed out which trees were being removed.

MOTION / VOTE:

SPARC, on motion of SPARC Member Stafford, second by Member Kiser, approved the request of Mr. Shaoul Levy for Site Plan and Architectural Review Committee approval to renovate an existing commercial building at 1110 West Kettleman Lane, subject to the conditions recommended by staff with the following addition:

1. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval.

The vote was as follows:

Ayes: Kiser, Slater, Stafford and Chair Selleseth.
Noes:
Absent: Reyes

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:00 p.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: October 6, 2008
Subject: Request for Site Plan and Architectural Review Committee approval to construct a Café and Deli Building at 730 South Cherokee Lane. (Applicant, Aster Kanet; File # 08-SP-05).

RECOMMENDATION

Staff recommends approval of the request of Mr. Kanet to construct a new commercial building at 730 South Cherokee Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant, Mr. Aster Kanet, is requesting a site plan and architectural review of a proposed commercial building to be used as a deli and café. His property is located at 730 South Cherokee Lane, at the southeast corner of Cherokee Lane and Hale Road. The subject parcel measures 11,250 sq. ft in area and has a C-2, General Commercial zoning designation. The proposed commercial building will measure 2,400 sq. ft. and be a single-story structure. Landscaping will be installed that will provide some screening of the parking area from the adjacent streets.

BACKGROUND

The applicant and his architect have been talking with City staff regarding options and ways to develop this parcel. The applicant first applied for a Site Plan and Architectural Review on May 4, 2007. The original plan requested a retail store of 2,800 sq. ft. and 11 standard parking stalls. However, there were concerns relating to the parking stall dimensions and width and location of a proposed driveway off Hale Rd. The applicant revised the site plan and resubmitted the plans on August 1, 2007. The revised site plan included a two-pump gas station with a convenience store that would have measured 1,500 sq. ft. in area. This plan also provided 6 standard parking stalls. However, it fell short of addressing the location of the proposed driveway off Hale Rd. The applicant was again requested to address staff's concerns. On September 14, 2007, the applicant submitted a revised site plan and the revised site plan was reviewed by the Planning Commission on November 28, 2007.

At its regular hearing of November 28, 2007, the Lodi Planning Commission continued its public hearing of this request until February 13, 2008. The Commission asked the applicant to revise his site plan to better fulfill City development standards, to provide additional landscape treatment, and to address parking and internal circulation concerns. The applicant originally submitted a site plan that included a two-pump gas station with a convenience store that would have measured 1,500 sq. ft. in area. The applicant's request was reviewed by the Planning Commission on April 2008. The commission felt the site was too small for the proposed use and denied the applicant's request. The applicant has now changed the site plan once again.

ANALYSIS

The applicant, Mr. Aster Kanet, is requesting site plan and architecture review for a 2,400 sq. ft. commercial building to be located at 730 South Cherokee Lane. The proposed 2,400 sq. ft. building will be used as a deli and café. The project site is accessible from both Cherokee Lane

and Hale Road. The project is designed with the building adjacent to Cherokee Lane with the parking to the rear. The proposed building will maintain a 10' landscaped setback from Cherokee Lane and a 5' landscaped setback on Hale Road.

The proposed commercial building will measure 2,400 sq. ft. in size. The parking requirement for this proposed use is calculated at one parking space for every 250 sq. ft. of building. Ten standard parking stalls are required and 10 stalls have been provided. One of the ten parking stalls will be an ADA complaint Van-Accessible handicap parking stall located next to the main entrance. The remaining parking spaces are located east of the building. There are two driveways into the site. Both of these driveways conform to City of Lodi Commercial Driveway Standard 111, which requires all two-way driveways to be a minimum of 24' wide. A garbage enclosure is provided on the northeast corner of the lot next to the proposed driveway on Hale Road.

Architecturally, the building has a festive Spanish style. The building is designed with the entryway on the southern elevation. The western elevation (facing Cherokee Lane) includes several architectural features to add interest to the building. These include a decorative metal canopy over the store windows and accent trims along the top of the roof line. and red Spanish clay tile roofing over one corner section of the building. This corner section also has a slightly taller wall elevation capped with a red clay tile roof and accented with false arches to help break-up the flat lines of the building. These features are also carried out on the other three elevations of the building. The body of the building will be in light green and peach yellow stucco finish. The roof will be in red clay tile and the accent trims and moldings will be in champagne white colors. The glass and the doors will be in blue glass settings. There is a trash enclosure provided at the northeast corner of the parcel and will feature solid metal doors.

The applicant has proposed a landscaping plan showing landscaping adjacent to the proposed building on Cherokee Lane, as well as adjacent to the building along Hale Road. There is also landscaping adjacent to the proposed garbage enclosure. The proposed landscape plan calls for four 15-gal Crape Myrtle trees, four 15-gal Chinese Pistachio trees and various shrubs and ground cover. It would also be beneficial for the overall appearance of the project if the applicant were to add a trellis above the trash enclosure to screen the enclosure. Because there are residences adjacent to the project site, staff is recommending that placing a trellis above the trash enclosure is appropriate.

The applicant's request has been reviewed by various City departments. The Fire Department notes that the existing driveway off Cherokee Lane is a dedicated private easement and also serves the motel located next to the subject property. This driveway is of sufficient size to serve both the motel and the proposed project. The Electric Utility and the Public Works Departments recommend approval and their conditions of approval have been added to the supplementary conditions. The Lodi Police Department and the Lodi Improvement Committee have reviewed the applicant's request and recommend approval as long as there is no sale of alcohol.

It should be noted that a Use Permit for alcohol sales is not being requested and staff also has informed the applicant that a Use Permit for sale of alcohol request will not be supported by staff and approval of a site plan does not create an endorsement of a Use Permit application. In conclusion, staff believes that the proposed site plan, subject to the supplementary conditions in the attached resolution, meets the requirements of the Zoning Ordinance. Staff recommends that the Site Plan and Architectural Review Committee approve said plans subject to the attached 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. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials as attached in the Exhibit.
6. 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. Aster Kanet approval to construct a Café and Deli Building at 730 South Cherokee Lane, subject to the following conditions, including the SPARC Checklist:

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 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. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
4. 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.
5. Landscape shall not obscure visual identification or building address.
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 as approved in Exhibit A.
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 applicant shall provide agreements and/or deed restrictions for access, use and maintenance of shared, private facilities to Community Development Department approval.
9. 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 prior to issuance of a building permit.

Community Development Department, Building Division:

10. A Building permit shall be required and the appropriate submittal documents prepared by a registered engineer or licensed architect for complete review and approval.
11. The applicant shall provide on-site grease interceptor.
12. The applicant shall provide an accessible path of travel from all entrances/exits to the accessible parking spaces and to the public way.

Public Works Department:

13. The following shall be shown and dimensioned on the site plan:
 - a. All existing public utility easements. Our records indicate that there is a 10-foot public utility easement (PUE) along the east property line.
 - b. All existing and proposed utilities, both public and private, including utility poles, fire hydrants, traffic signals, etc.. Our records indicate the following:
 - i. There is an existing 15-inch public storm water pipeline in Hale Road near the northeast corner of the site.
 - ii. There is an existing 8-inch public wastewater pipeline and an 8-inch public water main along the east side of the subject parcel.
 - iii. There is an existing ¾-inch water service with water meter and a 4-inch wastewater service with cleanout that extend into the southeast portion of the site from the water and wastewater mains along the east parcel boundary.
14. The proposed garbage enclosure encroaches onto the existing 10-foot public utility easement (PUE) along the east property line of the project site. The PUE contains an 8-inch public water main. No encroachment onto the PUE shall be allowed. All structures shall be relocated outside the PUE. In addition, no large trees may be planted in the PUE.
15. The trash enclosure shall be wide enough to provide separate containers for recyclable materials and other solid waste.
16. The applicant shall install sidewalk conforming to Standard Plan 135 and City of Lodi Design Standards 1.503 along the Hale Road frontage. There is no existing concrete sidewalk east of the curb return. In addition, the existing asphalt driveways on Hale Road shall be removed and replaced with curb, gutter and sidewalk conforming to the same standards. The minimum sidewalk width on Hale Road shall be 7.5-feet measured from the back of curb.
17. The proposed driveway on Hale Road shall be a commercial driveway conforming to Standard Plan 114.
18. The existing driveway on Cherokee Lane extends into the frontage of the parcel to the south and is not shown correctly on the site plan. The existing driveway shall be removed and

replaced with curb, gutter and sidewalk to match existing and a new commercial driveway conforming to Standard Plan 111.

19. Dedication of a private access easement over the southerly portion of the project site for the benefit of the adjacent parcel to the south to allow use of the Cherokee Lane driveway and on-site drive aisle to access the parking stalls on the adjacent parcel. The private easement shall be shown on the site plan and the private easement deed shall be recorded. A copy of the recorded private easement deed shall be provided to the Public Works Department prior to issuance of a building permit for the proposed project.
20. All storm water runoff shall be collected onsite and passed through a sand/oil separator conforming to Standard Plan 315 prior to discharge to the public storm drain line in Hale Road. The on-site storm drain system shall be connected to the public storm drain line in conformance with City design standards.
21. Project design and construction shall be in compliance with applicable terms and conditions of the City's Storm water Management Plan (SMP) approved by the City Council on March 5, 2003, and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. The City is in the process of adopting Storm water Development Standards for new projects in conformance with the conditions of the City's Storm water Discharge Permit. Design of projects containing more than 5,000 square feet of new impervious area are significantly affected and must comply with these Standards.
 - b. State-mandated construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer and must be paid prior to permit issuance or commencement of construction operations, whichever occurs first.
22. 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.
23. 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. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of building permit issuance. Fee credit will be provided for previous development on the site.
 - c. Wastewater capacity impact fee.
 - d. County Facilities Fees.
 - e. Regional Transportation Impact Fee (RTIF).
 - f. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
24. An encroachment permit issued by the Public Works Department is required for the following work:
 - a. All work in the Hale Road right-of-way including, but not limited to, driveways, sidewalk and connection to the storm drain mains.
 - b. Installation of a sand/oil trap conforming to Standard Plan 315 on the onsite storm drain system.

Electrical Utility Department:

25. Electric service shall be underground and will originate from existing underground facilities in the area as per the City of Lodi Electric Utilities Department.
26. The developer shall prepare legal description for easements with copy sent to Electric Engineering.
27. The project requires installation of a street light. Street light shall be installed by City of Lodi at the developer's expense.
28. No building shall be located in the existing and required PUE's.
29. The applicant shall pay the Electric Utility Department charges in accordance with the Electric Department's rules and regulations.
30. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Respectfully Submitted,

Concur,

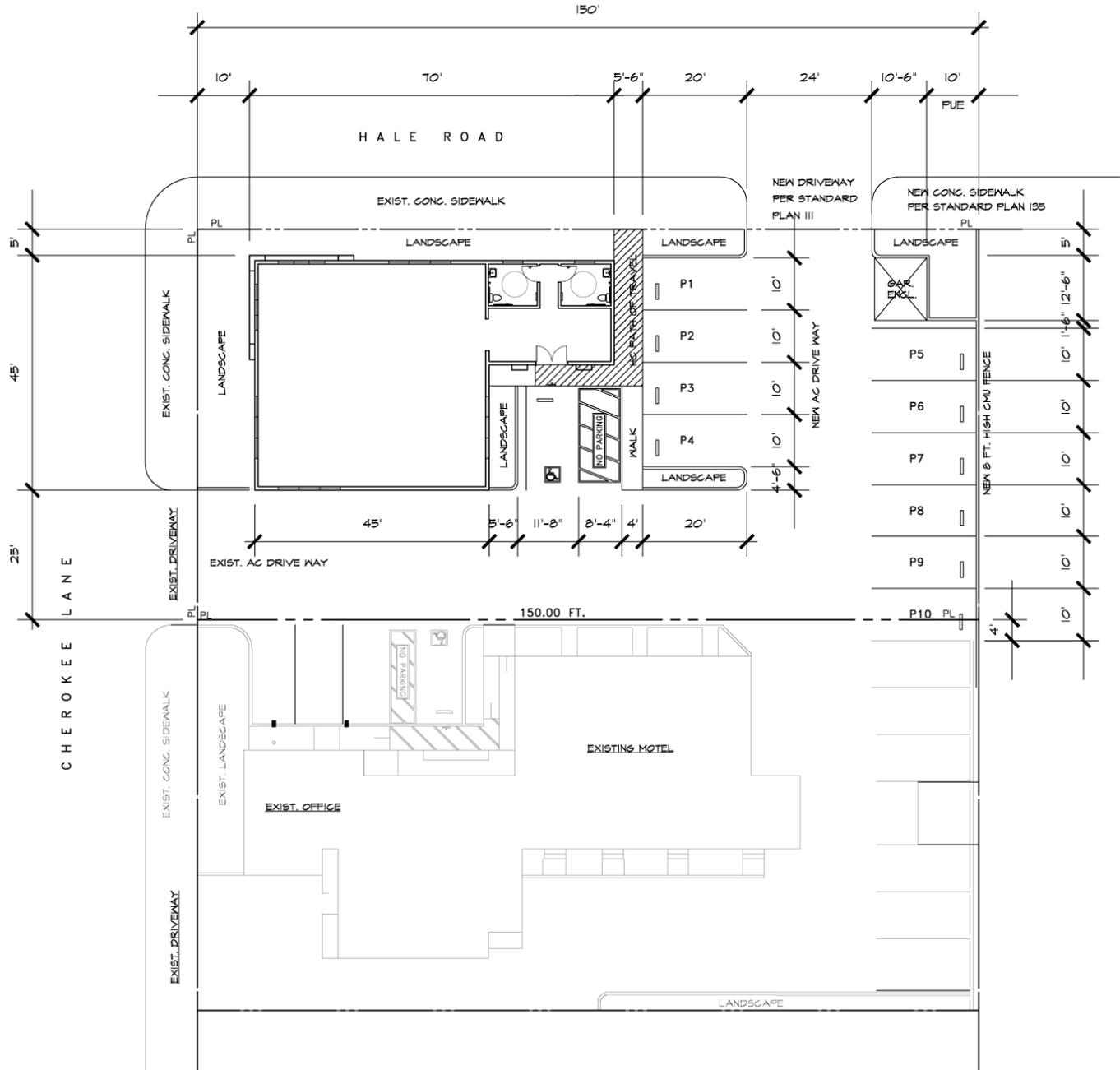
Immanuel Bereket
Assistant Planner

Konradt Bartlam
Interim Community Development Director

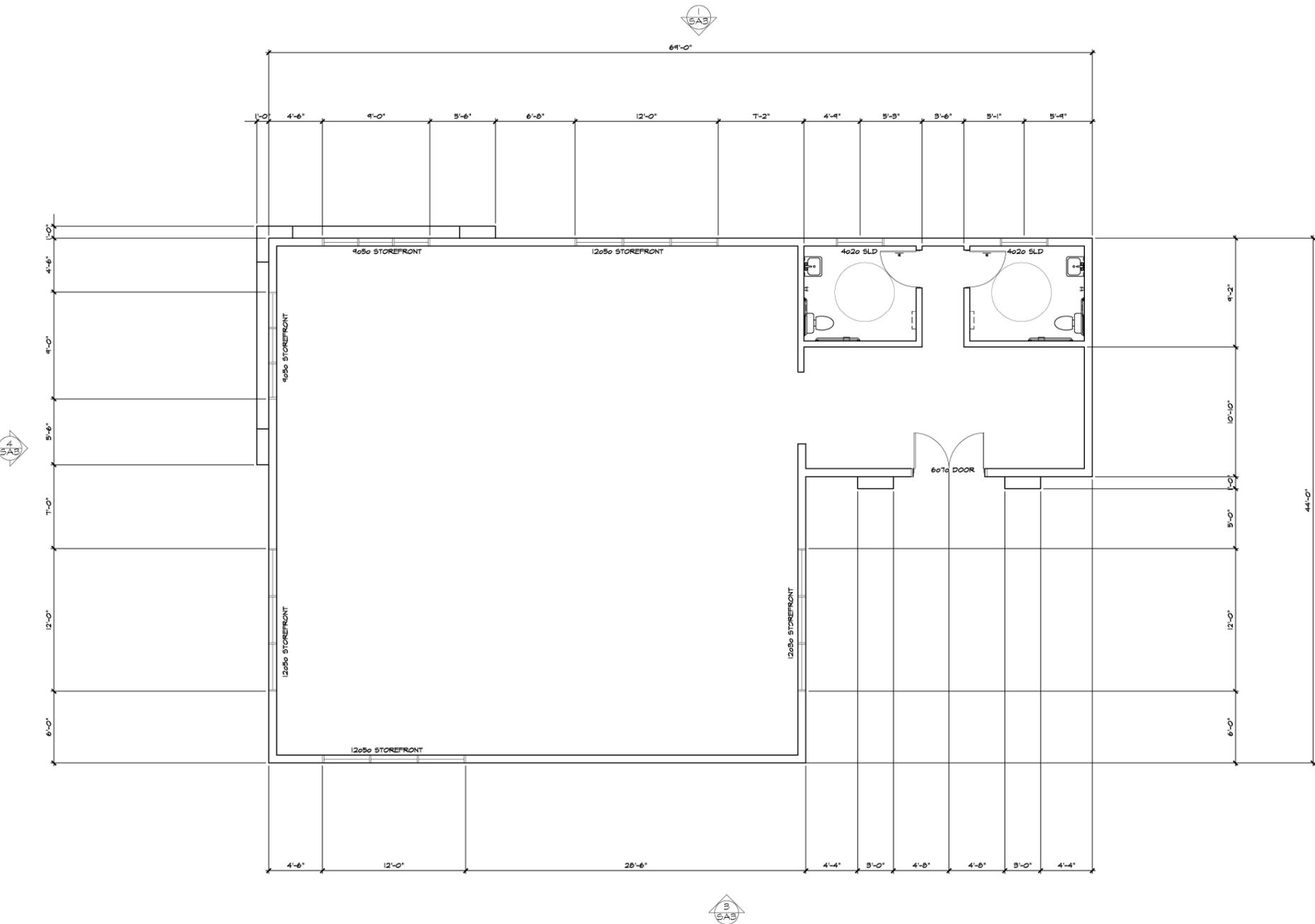
EXHIBITS:

- A. Color Rendering and Material Pallet
- B. Site Plan
- C. Floor Plan

Site Plan

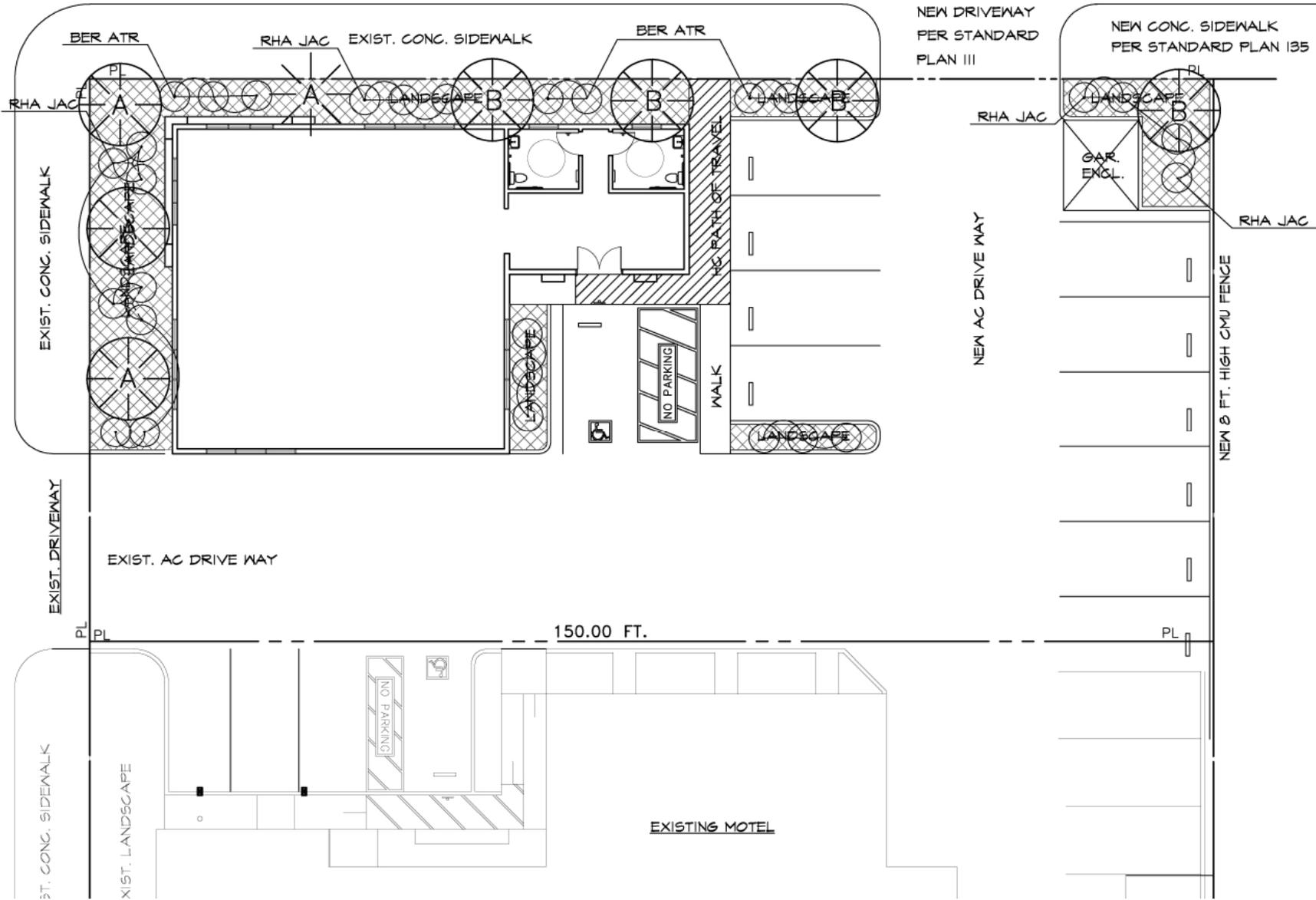


Floor Plan



Proposed Landscape Plan

C H E R O K E E
L A N E



Color Rendering



WEST ELEVATION

FACING CHEROKEE LANE

SCALE 1/8"=1'-0"

Color Rendering

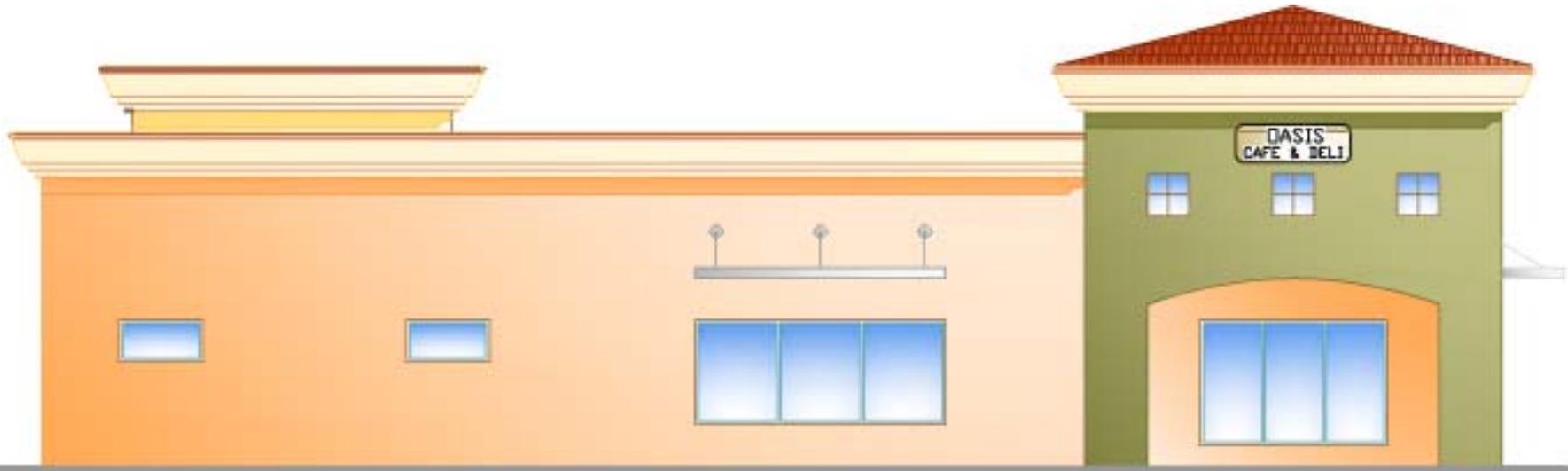


SOUTH ELEVATION

FACING MOTEL

SCALE 1/8"=1'-0"

Color Rendering



NORTH ELEVATION

FACING HALE ROAD

SCALE 1/8"=1'-0"

Color Rendering



EAST ELEVATION

FACING CMU FENCE

SCALE 1/8"=1'-0"



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Assistant Planner, Community Development Department
Date: October 6, 2008
Subject: Review a proposed chapel addition to the First Baptist Church of Lodi, located at 267 North Mills Avenue. (Applicant, Larry Wenell; File # 08-SP-07).

RECOMMENDATION

Staff recommends approval of the request of Mr. Larry Wenell, on behalf of First Baptist Church, to construct a 3,059 square foot chapel addition to an existing building at 267 North Mills Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The First Baptist Church of Lodi is proposing to construct a new chapel addition to an existing church facility located at 267 North Mills Avenue. The proposed addition will be on the north east corner of the existing worship center building in an area that is currently landscaping. The proposed chapel is a single story addition that measures 3,059 sq. ft. of building area and is attached to the existing worship center building. The new building will be used as a chapel that will seat 100 people. The proposed exterior architectural finish will be identical to the existing church buildings, including materials, colors, landscaping and lighting. The existing parking layout will not be altered. Some landscaping will be removed to accommodate the proposed addition and the landscaping removed will be replaced with new landscaping throughout the 5.9 acre parcel.

BACKGROUND

The First Baptist Church of Lodi was granted a Conditional Use Permit to construct a new church complex at the subject parcel on July 26, 2000. The church proposed to develop their site on two phases. Improvements under the first phase consisted of two structures, a 26,000 square-foot sanctuary, with an initial capacity of 700 persons, and a two-story 14,200 square-foot administration/education building. Accessory features in phase one included a cross tower, a children's play yard, an outdoor barbecue pit, and miscellaneous landscaping and site lighting. The worship center and the education buildings are constructed in such a way that they are connected in the middle by a central covered lobby. The church buildings are oriented with their main entrance facing Mills Avenue. The building maintains generous setbacks, approximately 260 feet from Mills Avenue, and 65 feet along the north side adjacent to residences. A parking lot is located between the church buildings and Mills Avenue and there is a 20-foot landscaped setback adjacent to Mills Avenue. Furthermore, parking spaces flank the structures on the south side as well. The Site Plan and Architectural Review Committee reviewed Phase One of the project and conditionally approved the request on May 21, 2001.

ANALYSIS

The proposed project involves the construction of a new chapel addition to the existing First Baptist Church located at 267 North Mills Avenue. The review before the Site Plan and Architectural Review Committee is limited to the Phase Two portion of the project. Phase Two is composed of a single story chapel building approximately 3,059 sq. ft. in size that

seats 100 people, as well as new storage areas, a small kitchen and additional bathrooms. The addition is planned on the north east corner of the sanctuary and will be setback 30 feet from the north property line.

The 3,059 square foot addition is approximately 65 feet long by 47 feet wide and is angled toward Mills Avenue. The building is oriented with an angle to the street; with no building elevation parallel to Mills Avenue. Rather than seeing one continuous wall of the building from the street, the new addition will provide a street view of both a 2-stories and a single story section of wall. Staff's opinion is that this effect will create an attractive street presentation with significant architectural variation. Setbacks are generous, approximately 260 feet off Mills Avenue, and 30 feet along the north side adjacent to existing residences. Approximately two-thirds of the addition is made up of a chapel that seats approximately 100 people. The primary entrances to the proposed addition are from the east and north sides of the chapel. In addition to the chapel, there are storage areas, a small kitchen and new bathrooms proposed within the addition. The addition is connected to the existing building via a door located on the west side of the proposed addition.

The exterior façade of the proposed building is similar to what exists on the existing buildings and the use of new elements compliments the entire structure. The proposed addition utilizes stucco, stone veneer tiles, architectural metal panels, and an aluminum curtain wall system as its primary design elements. The predominant exterior finish used on the building is white brown stucco (La Habra x-81 Oatmeal). Accent trim paint used will be grey (ICI 602 Meadowlark). In creating an entry feature, this stucco is used across the entire front (east) side of the building with quartzite stone tiles for accent features. Color is gray with hints of green and white. The same light brown stucco finish with stone veneer tiles is used on the south elevation. The focal point of the south elevation is the smooth transition from the existing building (two story elevation) and the new addition (a single story elevation). The finishing touch is similar color and material. The north elevation (facing Citadel Way) features prominent French windows, glass doors, three small rectangular windows strategically placed to break up the massing of the stucco wall, and standing metal roof in the same color as the stone veneer tiles.

Generous landscaping already exists on the project site. The proposed addition removes some shrubs, ground covers and other plantings. The applicant proposes to replace all the landscaping that the proposed addition removes. The applicant proposes to plant shrubs and groundcover species along the southern and eastern edges of the proposed addition. Staff does not have a problem with the proposed landscaping; however, viewing the entire planning lot layout, the applicant should consider increasing the amount of landscaping provided throughout the parking lot. Specifically, there is a lack of planters to break up long rows of parking stalls in the main parking lot. Staff asks the applicant to consider providing additional finger planter in the center of each row large enough to accommodate additional trees so that there is at least one shading tree per each four (4) parking spaces throughout the main parking lot.

Overall, staff is pleased with the church's proposal for Phase Two development and we recommend approval. Staff feels that this phase of the project meets the intent of the original use permit and blends in with Phase One of the project. This will be a welcome addition to Lodi as well as the fact that this is an innovative use (co-user with the school) of an existing infill site. Staff would recommend that the Site Plan and Architectural Review Committee approve said plans subject to the attached 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. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials as attached in the Exhibit.
6. 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 second phase of construction for the new First Baptist Church of Lodi, located at 267 North Mills Avenue, subject to this report and all its attachments, including the SPARC checklist, and the Supplemental Conditions.

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 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. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
4. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review and approval of the Community Development Director but shall not be reduced in amount.
5. Landscape shall not obscure visual identification or building address.
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 as approved in Exhibit A.

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. 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 prior to issuance of a building permit.

Community Development Department, Building Division:

9. A Building permit shall be required and the appropriate submittal documents prepared by a registered engineer or licensed architect for complete review and approval.

Public Works Department:

13. The proposed building shown on the plan is located over an existing 6-inch wastewater service for the existing structures on the site. These utilities will have to be relocated outside the footprint of the building.
14. Project design and construction shall be in compliance with applicable terms and conditions of the City's Storm water Management Plan (SMP) approved by the City Council on March 5, 2003, and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. The City is in the process of adopting Storm water Development Standards for new projects in conformance with the conditions of the City's Storm water Discharge Permit. Design of projects containing more than 5,000 square feet of new impervious area are significantly affected and must comply with these Standards.
 - b. State-mandated construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer and must be paid prior to permit issuance or commencement of construction operations, whichever occurs first.
15. 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.
16. 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. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of building permit issuance. Fee credit will be provided for previous development on the site.
 - c. Wastewater capacity impact fee.
 - d. County Facilities Fees.
 - e. Regional Transportation Impact Fee (RTIF).
 - f. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

Electrical Utility Department:

10. The proposed additional shall not encroach into the existing PUE.
11. The applicant shall pay the Electric Utility Department charges in accordance with the Electric Department's rules and regulations.
12. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Respectfully Submitted,

Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Interim Community Development Director

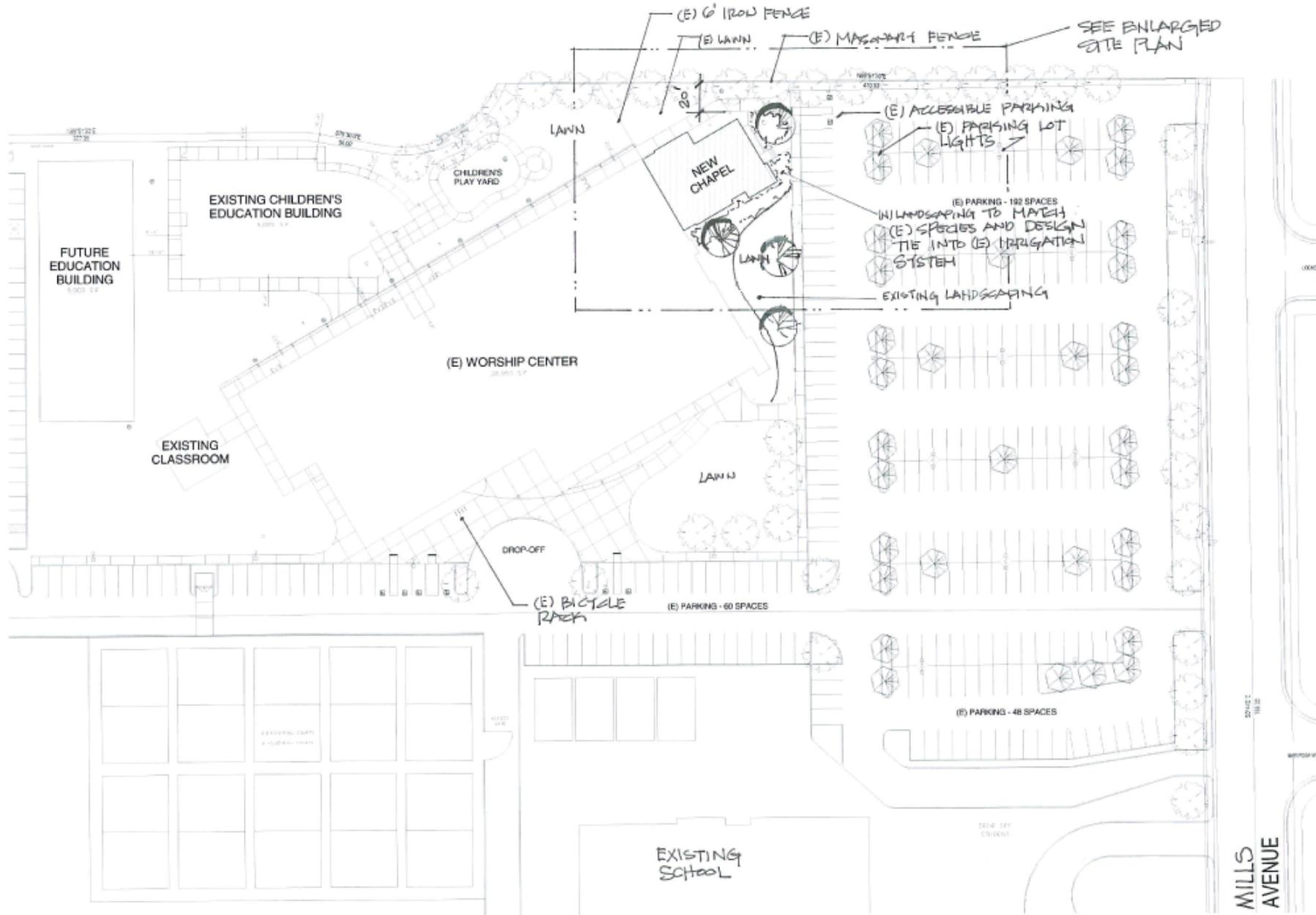
EXHIBITS:

- A. Color Rendering
- B. Site Plan
- C. Floor Plan
- D. Landscape Plan

Color Rendering



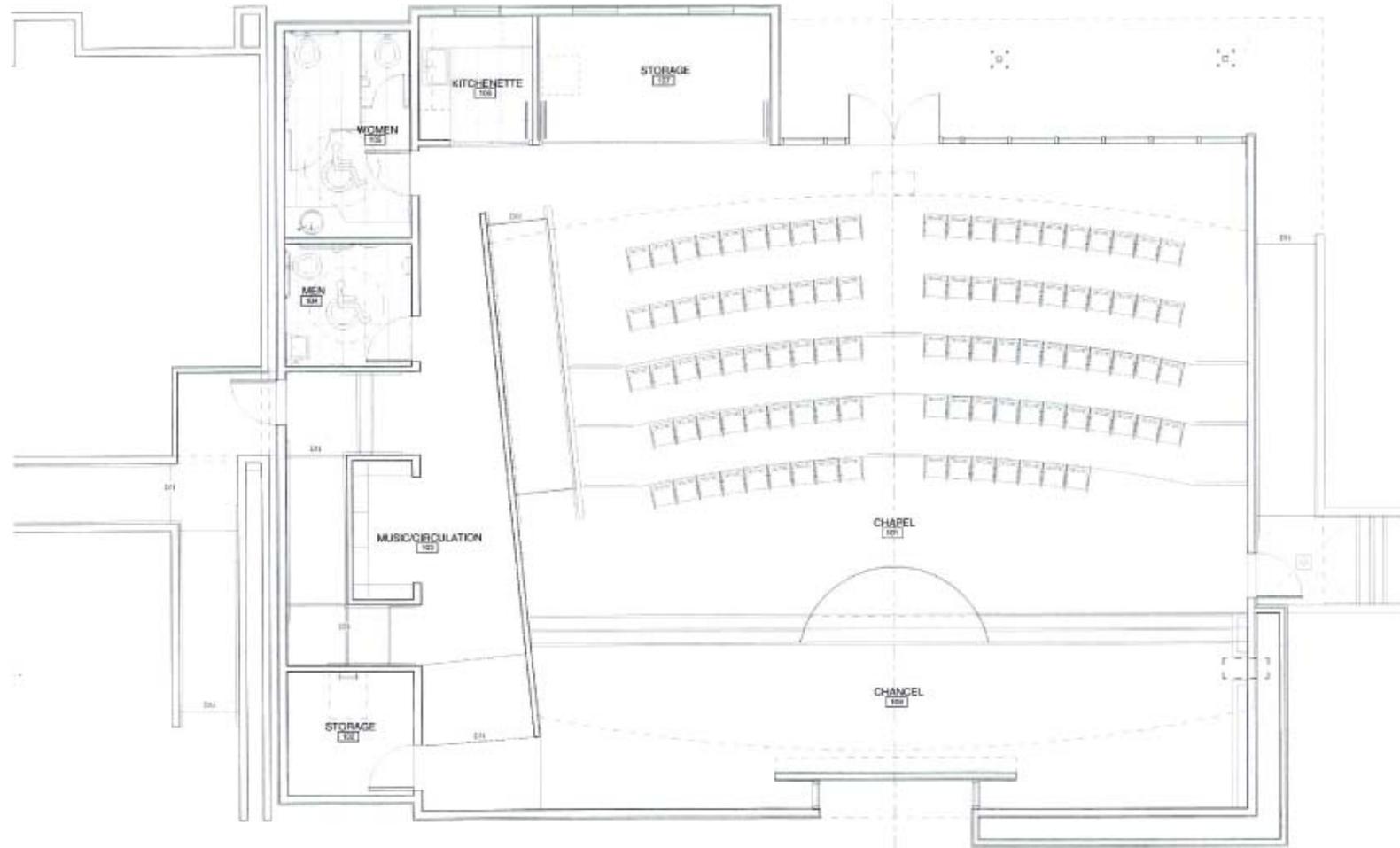
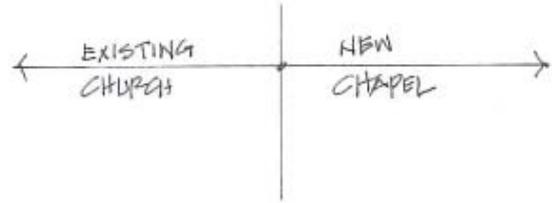
Site Plan



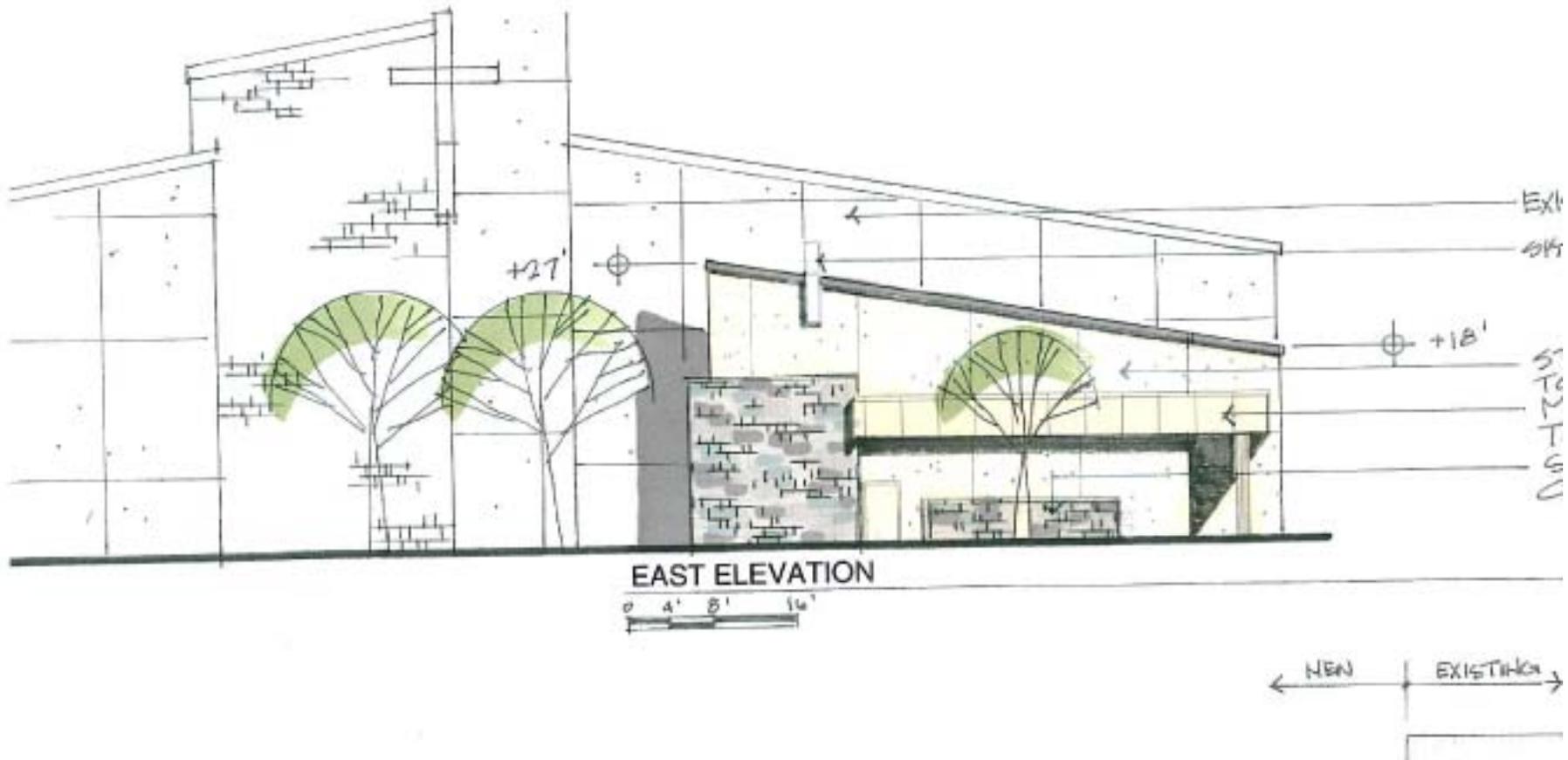
MILLS AVENUE



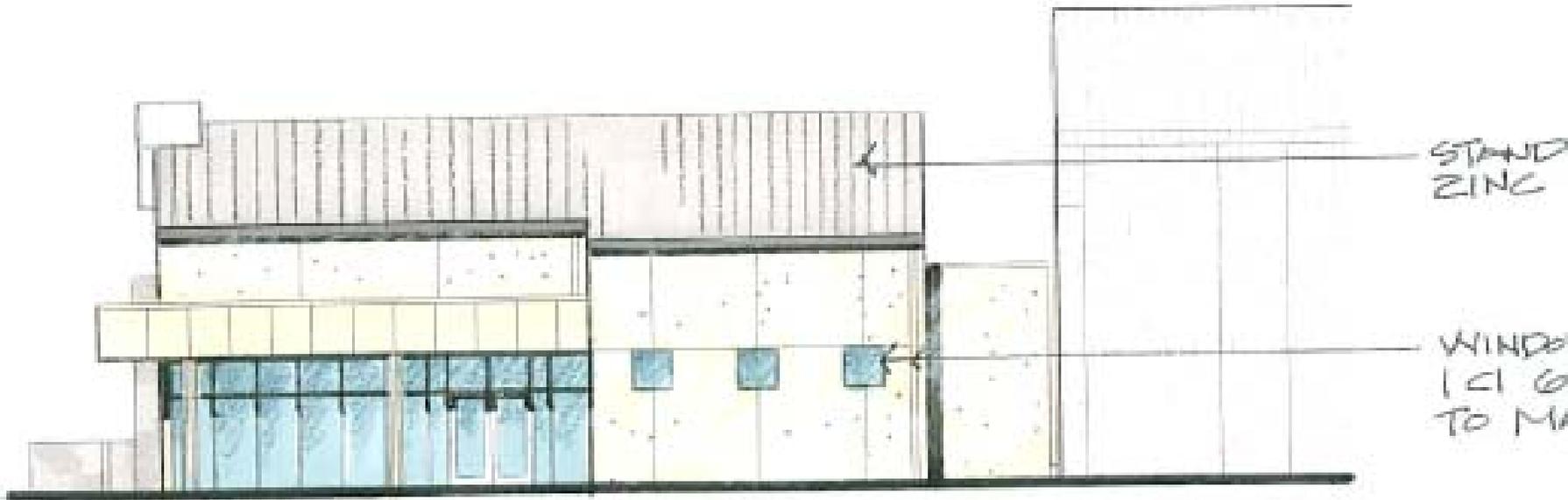
Proposed Floor Plan



Color Rendering



Color Rendering



NORTH ELEVATION

Color Rendering

