

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, MARCH 11, 2020 @ 5:15 PM</p>
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For information regarding this agenda please contact:

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

NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.

1. ROLL CALL
2. MINUTES – None
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new 40,000 sq ft Multi-tenant industrial building to include the main office for Turner Industrial LLC office with site improvements at 1399 East Turner Road. (Applicant: Turner Industrial LLC, Alex Innes; File Number: 2019-25 SP; CEQA Determination: Exempt Per Section 15332)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. 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 commission, 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 hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk 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: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: March 11, 2020

APPLICATION NO: 2019-25 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new 40,000 sq. ft. multi-tenant industrial building to include the main office for Turner Industrial LLC office with site improvements at 1399 East Turner Road. (Applicant: Turner Industrial LLC, Alex Innes; File Number: 2019-25 SP; CEQA Determination: Exempt Per Section 15332)

LOCATION: 1399 E. Turner Rd.
Lodi, CA 95240
APN: 049-330-23

APPLICANT: Alex Innes
Turner Industrial LLC
P.O. Box 78084
Stockton, CA 95267

PROPERTY OWNER: Turner Industrial LLC
P.O. Box 78084
Stockton, CA 95267

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Alex Innes for the proposed new 40,000 sq. ft. multi-tenant industrial building with site improvements at 1399 E. Turner Road, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

SUMMARY

The applicant proposes to construct a new multi-tenant industrial with site improvements. The building footprint is 40,000 sq. ft. and the requested approvals address construction of first floor improvements. The structure has been designed to allow second floor/mezzanine office space in the future, but second floor construction is not proposed at this time. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

The total area of the subject property is 5.18 acres. However, the portion of the site addressed in this application is 3.06 acres and no improvements are proposed or entitlements granted for the remaining 2.12 acres of the property. A separate review and analysis will be required prior to any disturbance of or construction on the 2.12-acre remainder.

PROJECT/AREA DESCRIPTION

General Plan Designation: Industrial
Zoning Designation: M- Industrial
Project Size: 3.06 acres – 133,363 sq. ft.

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Industrial	M - Industrial	Open space
South	Industrial	M - Industrial	Private Corp Yard
East	Industrial	M - Industrial	Lodi Wine and Business Center
West	Industrial	M - Industrial	Waste Management

BACKGROUND / ANALYSIS

The project site is located at 1399 East Turner Road Lane. (Attachment A) The property is currently vacant.

Development in the vicinity of the project site is all industrial in nature. The Waste Management transfer station is located immediately west of the project site and is a heavy industrial use. Development along East Turner Road is characterized by industrial metal buildings with relatively little architectural adornment.

The applicant is proposing to construct a new 40,000 sq. ft. building that would accommodate the applicant's business and provide suites to be leased to other businesses. The structure has been engineered to accommodate second floor office space and parking has been proposed to meet the demands of the currently proposed 40,000 sq. ft. of mixed industrial/office space plus future additional second floor space should such spaces be developed. If second floor office space is proposed in the future, staff will evaluate the requirements and appropriate review for such future uses.

Architecture and Site Design

The applicant is proposing a mixed-use office/industrial building. The architecture of the proposed building is driven by the limitations of package metal buildings – developers have limited ability to modify from standard plans. Features of the structure include:

- The applicant has proposed a store front configuration for the south facing elevation viewed from Turner Road. Features include doorway entries, windows and decorative landscaping.
- A shade structure is proposed on the south elevation that increases the functionality of patio space near the building and breaks up the massing of the proposed building.
- The metal siding with vertical ribs is consistent with buildings along Turner Road and the applicant proposes a stone veneer wainscot to enhance the southern elevation.

This project is generally consistent with the form and construction of development along Turner Road. However, the proposed architectural enhancements and site landscaping will make this project more attractive than existing development.

General Plan and Zoning Consistency

The General Plan and Zoning designations of the project site are Industrial and M (Industrial), respectively. Section 17.24.020 of the Lodi Municipal Code described the site's zoning as follows:

M (Industrial) District. The M zoning district is applied to areas appropriate for a mix of heavy manufacturing, warehousing, general service, storage, and distribution activities. The maximum FAR is 0.6. The M zoning district is consistent with the industrial land use designation of the general plan.

Section 17.24.020, Table 2-10 lists allowed uses for the M (Industrial) district. By-right allowed uses include Offices and a range of industrial and fabrication uses that are consistent with the applicant's proposed uses.

Parking Analysis

Section 17.32.040 of the Lodi Municipal Code, Table 3.1 establishes the number of required on-site parking spaces as follows:

- General manufacturing, industrial and processing uses: 1 space for each 1,000 SF
- Offices, administrative, corporate: 1 space for each 250 SF

The project proposes the following uses and has the noted parking requirements:

Use	Parking Standard	Required Parking
Office: 4,000 SF	1 space per 250 SF	16 spaces
Shop (Industrial): 36,000 SF	1 space per 1,000 SF	36 Spaces
Required Parking		52 spaces

The project proposes a total of 77 parking spaces. Included within this are three handicap accessible parking spaces and four electric vehicle charging spaces. The project exceeds its parking space requirements. Based upon its review of the project, staff has determined the project is consistent with the General Plan and Zoning designations of the subject property.

FINDINGS

The Project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed Sanchez Commercial project. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment. The project incorporates elements of the design guidelines for the Industrial Zoning District. Project enhancements are focused toward Turner Road to enhance the appearance from the public right-of-way. The proposed industrial / office uses are allowed use and staff recommends approval subject to the conditions of approval, with recommended design modifications.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards.* Comment. The project is consistent with the overall physical development of the area. Site access from East Turner

Road would provide safe access to the site and the traffic generation of proposed uses would be consistent with or less than traffic generation of surrounding uses.

3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed building will include design features, materials and colors that are consistent with the area and enhancements that will result in both an attractive and function visual character from the public right-of-way.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* Comment: The project design includes ornamental landscape features that will be attractive from the adjacent public right-of-way and will provide functional outdoor space for project employees.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* Comment: The project as conditioned is consistent with the Lodi Development Code and adopted City standards. The project is conditioned to address all building and safety, public infrastructure and utility needs of the project.
6. The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of In-Fill Development Projects. The project is consistent with the General Plan, is located in the City limits, is less than 5-acres in size and is surrounded by existing urban uses. The project site is not a habitat for any rare or endangered species of plant or wildlife, and the project will not create a significant environmental impact. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site of the proposed project can be adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 1399 East Turner Road, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
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 Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review 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. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
6. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
7. 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.
8. No flashing, moving, animated, temporary signs or banners shall be permitted.
9. The project will be built consistent with the project plans attached to this staff report.
10. Landscape plans will be submitted to Planning for review and shall meet State water/drought tolerant design. To the extent feasible, oak trees at the northern boundary of the project site in proximity to the water quality basin shall be preserved.

Building Department

11. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.
12. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2
13. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2016 CBC, Sections 705, Tables 601, 602 ,705.8 and 716.5
14. If the occupant load for any area of the building exceeds 49, the plans shall show:
 - a. A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
 - b. Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1

- c. The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
 - d. A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
 - e. Show locations of required illuminated exit signs. 2016 CBC, Section 1013
 - f. Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 - 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 - 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2016 CBC, Section 1013.4
15. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
16. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. 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 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
17. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
- 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
- 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a

maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3

4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4

18. Plans to specify location and provide complete and adequate details of the following required parking signage:
 - a. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
 - b. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
 - c. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
19. This project appears to be a shell building. A separate and complete tenant improvement plan submittal and permit is required prior to occupancy of each tenant space and issuance of a "Certificate of Occupancy". Such plans shall specify the tenant's name, type of business, and include a complete design for: Site & Building Accessibility, Occupancy, Exiting, Sanitation, Ventilation and other Habitability elements (i.e., envelope, lighting, mechanical design and energy reports)".
20. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for A-2 occupancies by 2016 CPC, Table 422.1.
21. An automatic fire sprinkler system shall be required for the building due to Lodi Municipal Code requirements for buildings exceeding 6,000sqft

If an automatic fire sprinkler system is required, a) A fire control room is required, as specified by LMC 15.20.180, b) The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor. c) Fire sprinkler monitoring alarm system is required by 2013 CFC, Section 903.4. The Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.
22. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's

shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.

23. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, $\frac{3}{4}$ " stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. Gravel fire lanes are not acceptable to the Fire Marshall. 2016 CFC, Section 503.1 and LMC 15.20.080
24. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.
25. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3

Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2.

Public Works

The Public Works Department has the following comments regarding the approval of the SPARC review for 1399 East Turner Road:

26. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. Stormwater Development Standards will be required for this project.

- b. State-mandated, year around 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.
27. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
28. All unused water, wastewater and storm drain stubs shall be abandoned at the developer's expense.
29. All on-site water wells and septic systems, if any, shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
30. The developer shall dedicate the necessary street easement along Turner Road and Public Utility Easement(s) for the proposed development.
31. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
32. According to our records, there are existing water, wastewater, and storm water services to the subject parcel. These services should be used if possible. Otherwise developer is responsible to abandon any unused connections and installation of new service connection to the public facilities.
33. The proposed commercial driveway shall conform to Standard Plan 111.
34. Install curb, gutter, sidewalk and pavement on Turner Road street frontage to the east property line of the subject parcel. A proper pavement transition is required.
35. The parking lot shall be designed in conformance with Standard Plan 134.
36. The entrance gate shall be located a minimum of 50 feet from the back of the sidewalk to provide vehicle stacking, more if the site is designed for semi-tractor.
37. Street trees are not required for this project and should not be planted. No trees are allowed in the public right-of-way or easements.
38. Monument sign shall be located outside of public easement.
39. The fence fronting Turner Road shall be located outside of public easement.
40. As a matter of information, the on-site water system may need to be looped and should be considered in the design.
41. Only one city water meter is allowed (and be read) for the subject parcel. All sub-meters shall be installed by the developer and shall be located outside of public easements.
42. The storm water retention facilities shall be located outside of public easement.
43. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELo) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.

44. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed parcels, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots within the boundaries of the parcel map and provide deed provisions to be included in each conveyance.
45. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
46. 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.
47. Provide an on-site truck turning analysis.
48. Prior to any work within City Right-of- Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.
49. The City of Lodi is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An application for evaluation of the project site with respect to SJMSCP requirements shall be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site.
50. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
51. Obtain the following permits:
 - a. Building permit issued by the City of Lodi Building Division.
 - b. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater, and storm drain infrastructure.
 - c. San Joaquin County well/septic abandonment permits (if needed).
 - d. NPDES Construction General Permit (SWPPP).
52. Payment of the following fees prior to building permit issuance unless noted otherwise:
 - a. Fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Installation of water and wastewater services by City Forces if necessary.
 - c. Water meter installation fees.
 - d. Regional Transportation Impact Fee (RTIF).
 - e. Encroachment permit fee.
 - f. Habitat Conservation Fee.

- g. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
 - h. Reimbursement Agreement #RA-03-01.
53. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
- a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
 - b. County Facilities Fees.
- (The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)
54. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

Lodi Electric Utility Department

55. The current proposal would provide electrical service to the west side of the proposed building. It is recommended the applicant consider providing electrical services from the east side of the building to facilitate future development of the remaining undeveloped portion of the subject property.
56. Design of electrical service facilities may vary based upon site improvements that might result in infrastructure conflicts. Such possible adjustments include, but are not limited to:
- a. Service route
 - b. Transformer location
 - c. Meter location, possible addition or relocation of metering and utility rooms and doors
 - d. Various gates and fences are shown blocking a utility transformer and meter. Either the fencing/gates or the utility infrastructure will need to be adjusted/moved for utility access per Lodi Municipal Code.
57. Primary-voltage infrastructure (e.g. HV cables and transformer pads) require dedication of a Public Utility Easement
58. The project may require certain off-site underground work such as bringing infrastructure across the street (to be determined).

PUBLIC HEARING NOTICE:

Legal Notice for the Architectural Review was published in the Lodi News Sentinel on Saturday, February 29, 2020. Fourteen (14) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

Concur,

Paul Junker
Contract City Planner

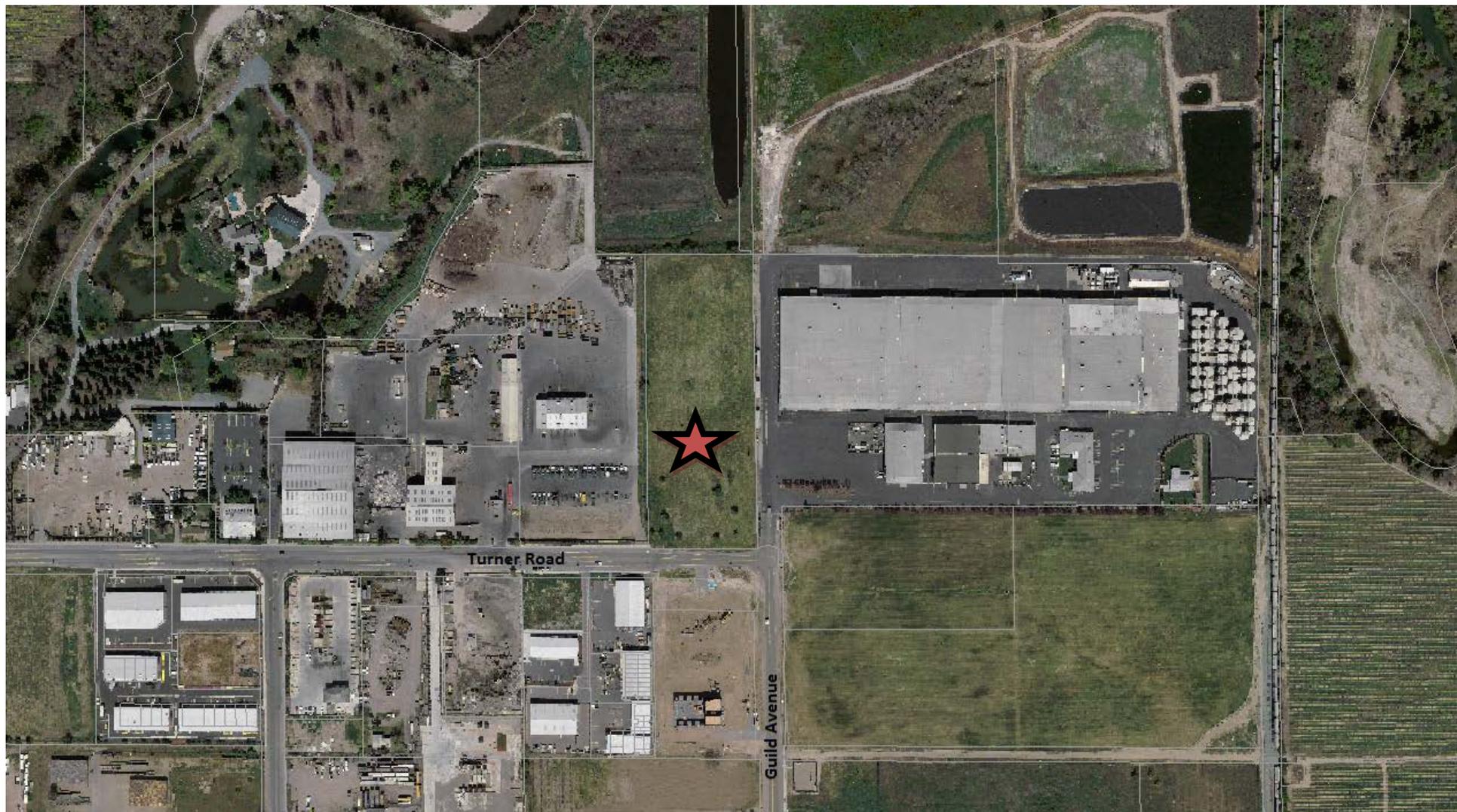
John Della Monica
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Site Plan, Elevations and Materials

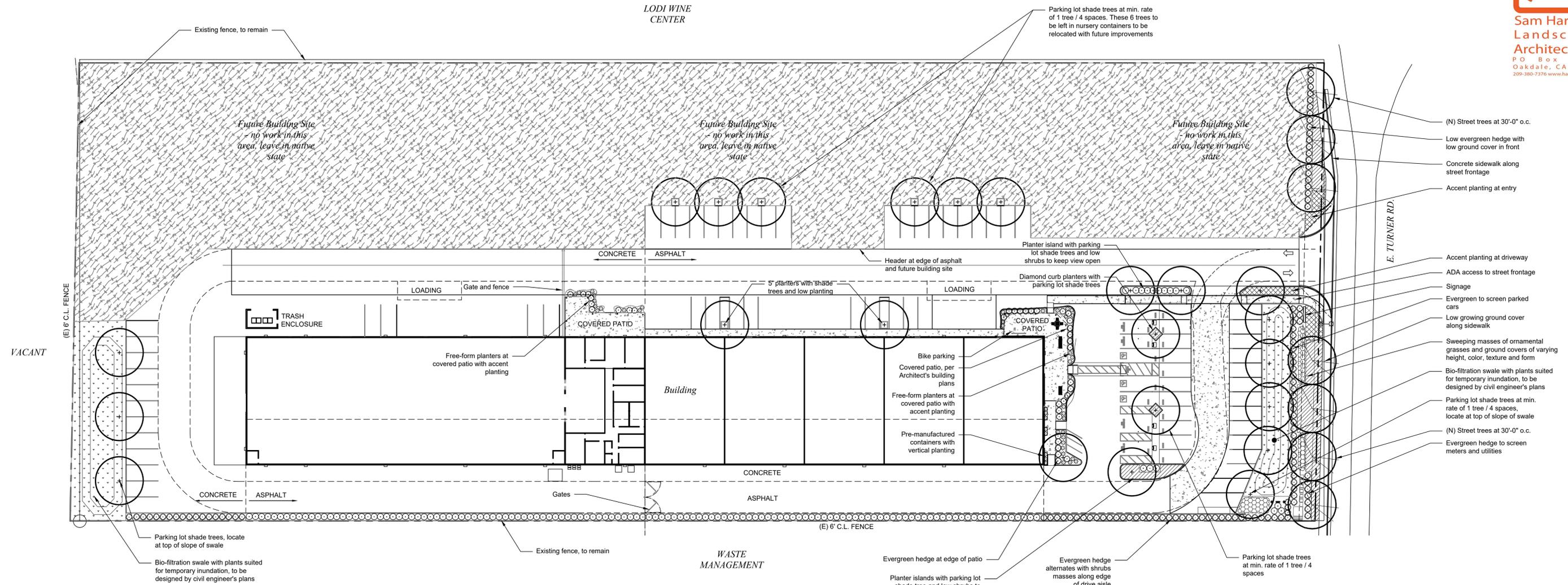
VICINITY MAP

North



South

1399 East Turner Road



CONCEPTUAL PLANT LEGEND

This plan provides proposed planting design zones based on function of plants at each location. Provided below are a sampling of the types of plants selected for this project that are suitable for each zone's location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

Trees					Shrubs					Ground Covers				
BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING	BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING	BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Street Trees					Low Hedge					Accent Landscape				
Ginkgo biloba	Maidenhair Tree	15-gal	50'x30'	Mod.	Callistemon viminalis 'Little John'	Little John Bottlebrush	5-gal	3' x 3'	Low	Mix of shrubs, ornamental grasses and groundcover to accent prominent locations and entries.				
Platanus acerifolia 'Columbia'	London Plane Tree	15-gal	50'x35'	Mod.	Olea europaea 'Little Ollie'	Little Ollie Olive	5-gal	5' x 5'	Low	Accent Landscape				
Quercus coccinea	Scarlet Oak	15-gal	60'x40'	Low	Rhaphiolepis umbellata	Yedda Hawthorn	5-gal	42" x 42"	Low	Hemero callis				
Ulmus parvifolia	Chinese Evergreen Elm	15-gal	50'x40'	Mod.	Accent/ Flowering Shrub					Phormium tenax (small)				
Parking Lot Trees					Low Shrub					Teucrium fruticans				
Pistacia chinensis 'Keith Davey'	Chinese Pistache	15-gal	40'x35'	Low	Berberis thunbergii	Japanese Barberry	5-gal	5' x 5'	Mod.	Trachelospermum jasminoides				
Quercus agrifolia	Coast Live Oak	15-gal	50'x35'	Very Low	Cistus purpureus	Rockrose	5-gal	4' x 4'	Low	Ornamental Grasses or Grass-like Plants				
Quercus ilex	Holly Oak	15-gal	50'x35'	Mod.	Hemero callis spp.	Evergreen Daylily	5-gal	3' x 3'	Mod.	Ornamental grasses and grass like plants used as variety in texture and form.				
Zelkova serrata	Zelkova	15-gal	40'x35'	Mod.	Lantana camara/hybrid	Lantana	5-gal	2' x 5'	Low	Calamagrostis acutiflora 'KF'				
					Pennisetum alpicuroroides	Fountain Grass	5-gal	3' x 3'	Low	Festuca idahoensis				
					Phormium tenax	New Zealand Flax	5-gal	3' x 4'	Low	Chondropetalum tectorum				
					Low Growing Groundcover					Muhlenbergia dubia				
					Mix of low growing (30" max height) shrubs and ground-cover. Spacing will vary based on final selection.					Pine Muhly				
					Diets vegeta					Deer Grass				
					Nandina domestica 'Gulf Stream'					Fortnight Lily				
					Pittosporum tobira 'Wheeler's Dwarf'					Fescue				
					Rhaphiolepis indica					Dwarf Coyote Brush				
										Bearberry Cotoneaster				
										Juniperus spp.				

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the City's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, provide clear views through the parking lot and enhance the street edge.

Plant species have been selected to perform well in this region. Plants selected for this project have a low or medium water use classification, are durable, and require low maintenance. The planting design conforms to the City's WELO ordinance.

IRRIGATION DESIGN

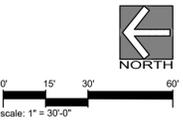
The landscape on this site will use drip irrigation and may use overhead sprays for bio-swales. All irrigation equipment and design will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO). Equipment includes dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

LANDSCAPE AREA CALCULATIONS

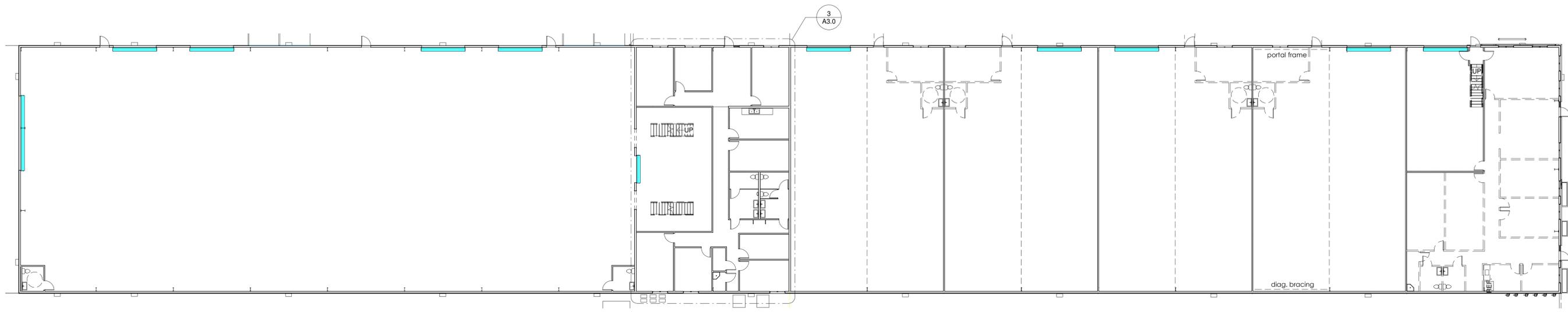
Total Site Area:	223,333 sf.
Future Development Area:	85,693 sf.
Current Development:	137,640 sf.
Total Landscape Area:	14,103 sf. (10%)

PARKING LOT TREE REQUIREMENTS

Number parking spaces:	77
Req'd trees (1 tree per 4 parking spaces):	20
Trees Provided:	23



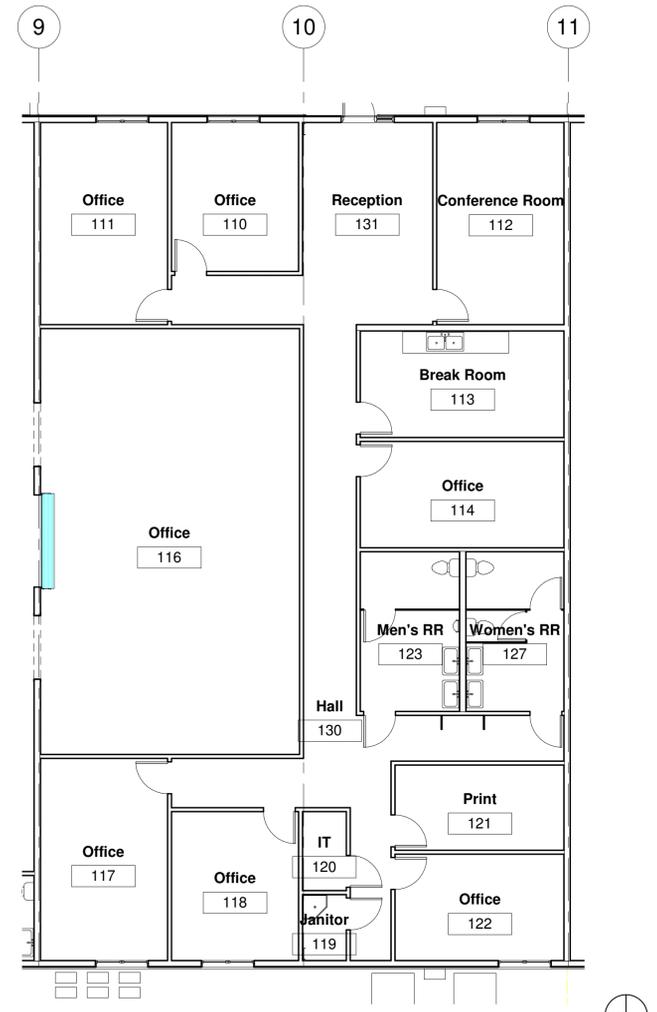
Conceptual Landscape Plan



1 First Floor F.F.
A3.0 1/16" = 1'-0"



2 First Floor AGI Shop Detail
A3.0 1/16" = 1'-0"



3 First Floor AGI Office Detail
A3.0 1/8" = 1'-0"



AGI Engineering
1399 E. Turner Rd
Lodi, CA 95204

Job # 16230
Date 11/28/17
Scale Noted

Revision Schedule	
#	Description

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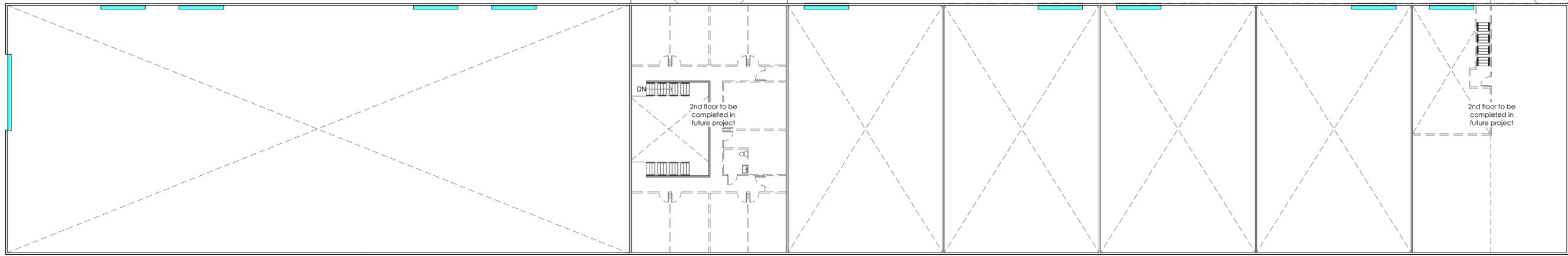
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Lic# 76963

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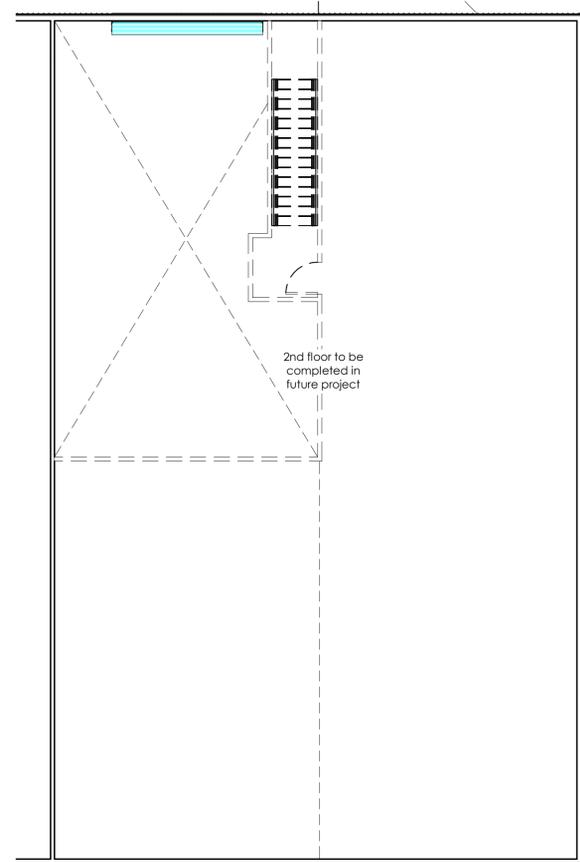
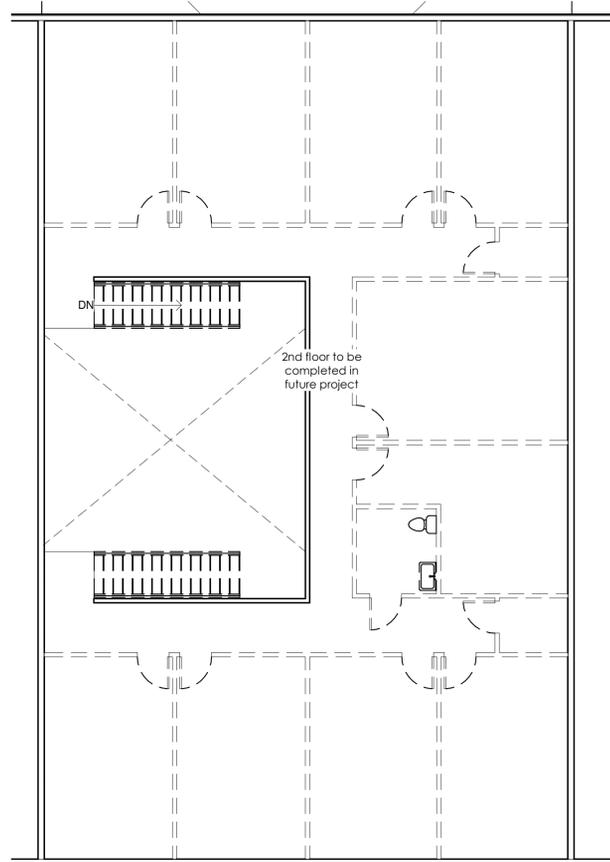
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First Floor Plans

A3.0



1 Second Floor F.F.
A3.1 1/16" = 1'-0"



2 Future Second Floor Plans
A3.1 1/8" = 1'-0"

AGI Engineering
1399 E. Turner Rd
Lodi, CA 95204

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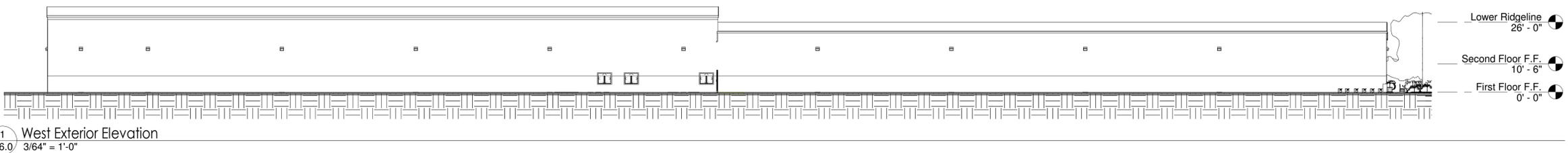
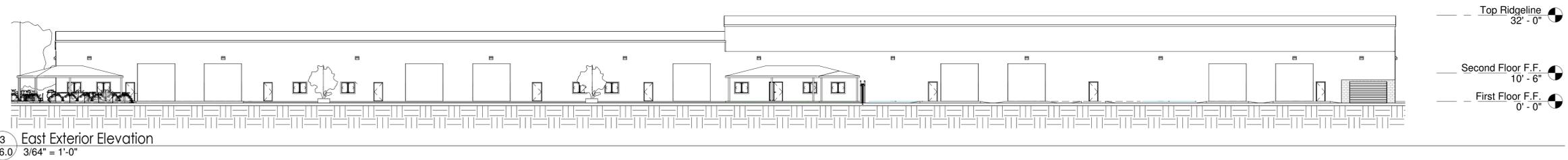
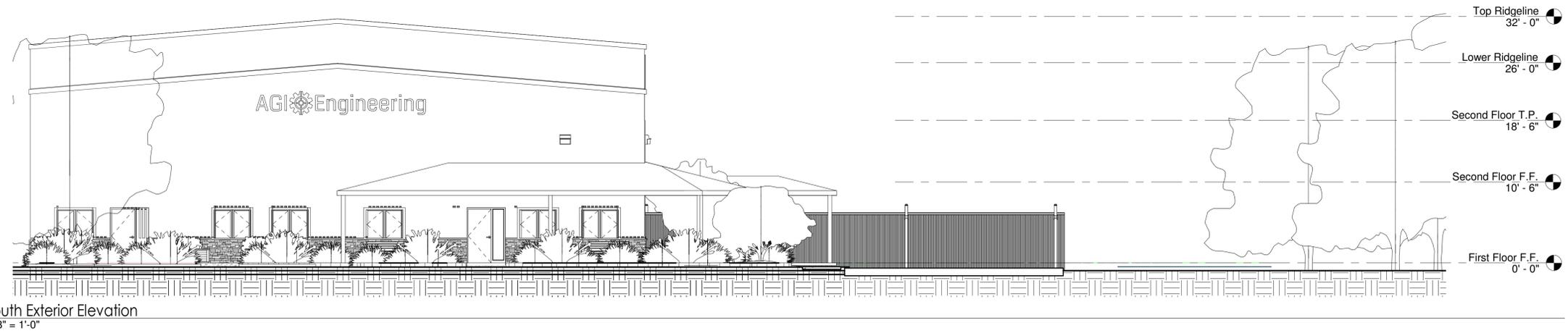
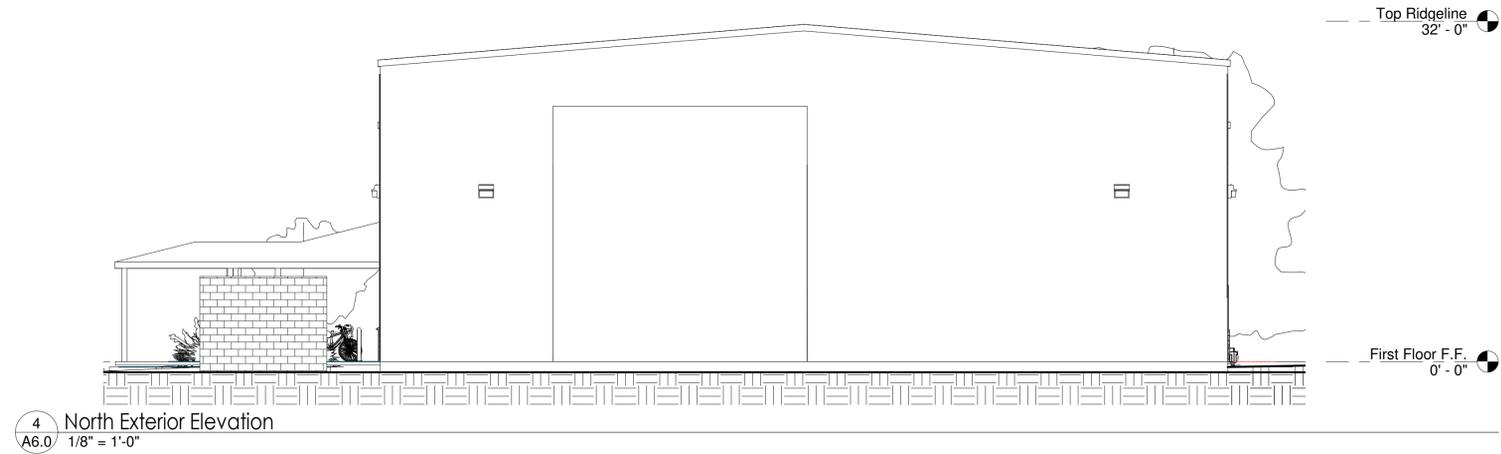
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Second Floor
Plans

A3.1



6 3D View 2
A6.0



Revision Schedule	
#	Date
	Description

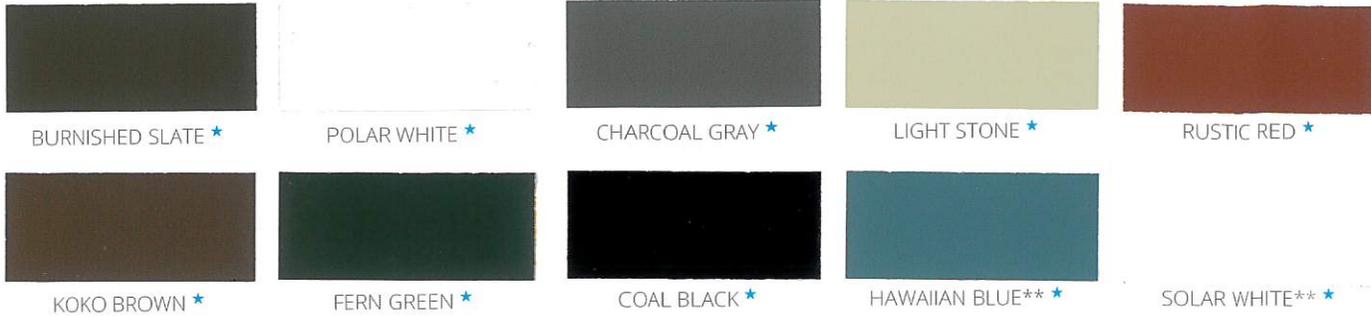
ARCHITECTURAL

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at www.mbc.com.
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

SIGNATURE® 200

STANDARD COLORS



SIGNATURE® 300

STANDARD COLORS



SIGNATURE® 300

METALLIC



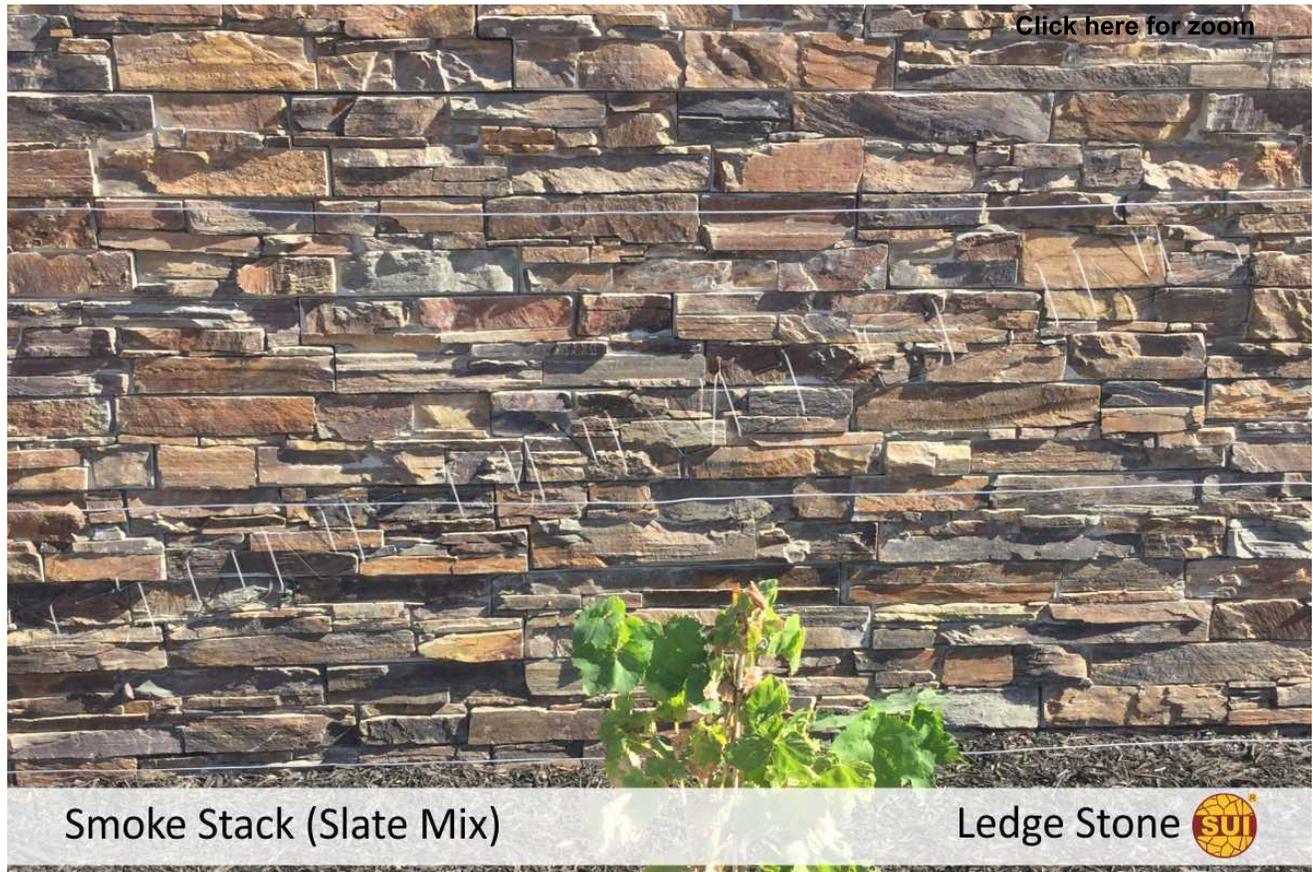
Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent perceived shade variances.

** Minimum quantities and/or extended lead times may be required. Please inquire.

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* ENERGY STAR® Qualified through our partner, MBCI



Smoke Stack (Slate Mix)

Ledge Stone 

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Smoke Stack [Slate Mix]

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Sizes	Packing	Description
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Sizes	Available in -
<p>panel</p> <p>6"x24"x1"  </p>	<p>West </p>
<p>corner</p> <p>6"x18"x6"x1"  </p>	<p>West </p>

Note -

Cement backing