LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE (SPARC) **Teleconference Meeting** **Streaming Link:** https://www.facebook.com/CityofLodi/	AGENDA – Regular Meeting Date: June 24, 2020 Time: Regular Session @ 5:15 PM

SPECIAL TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20:

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020 to mitigate the spread of the coronavirus known as COVID-19. In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

The following members of the City of Lodi Site Plan and Architectural Review Committee (SPARC) are listed to permit them to appear telephonically at the Site Plan and Architectural Review Committee Meeting on June 24, 2020: Committee Members Mitchell Slater (Vice Chair)(PC Liaison), Lisa Craig, Pete Rosado, Roger Stafford and Trenton Diehl.

Public Comment:

As always, members of the public can send written comments to the SPARC prior to the meeting by emailing sparccomments@lodi.gov. These emails will be provided to the members of the SPARC and will become part of the official record of the meeting.

Members of the public who wish to verbally address the SPARC during the meeting should email those comments to sparccomments@lodi.gov. Comments must be received before the Chair announces that the time for public comment is closed. Staff will read three minutes of each email into the public record. IMPORTANT: identify the Agenda Item Number or description in the subject line of your email. Example: Public Comment for Agenda Item Number 4a Sunset.

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the Community Development Department at (209) 333-6711 or sparccomments@lodi.gov at least 48hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Community Development Department at (209) 333-6711 or sparccomments@lodi.gov at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

Viewing:

Members of the public may view and listen to the meeting at: https://www.facebook.com/CityofLodi/

For information regarding this agenda please contact:
Kari Chadwick @ (209) 333-6711
Community Development Secretary

1. ROLL CALL

2. MINUTES – None

3. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

   If you wish to address the Committee, please refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

4. REVIEW ITEMS

   a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the Tru Hilton Hotel development, at 1337 E Kettleman Ln (Applicant: David Burkett; File Number: 2020-19 SP; CEQA Determination: Exempt Per Section 15332)

   b. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the expansion of an existing building at the "Estate Crush" business, 2 W Lockeford Street (Applicant: Robert Colarossi; File Number: 2020-021 SP; CEQA Determination: Exempt Per Section 15332)

NOTE: The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

5. REGULAR BUSINESS

   a. Discuss current procedures

6. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)

7. 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* <u>*before*</u> (in the case of a Closed Session item) *or* <u>*during*</u> *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.

Item 4a.

CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: June 24, 2020

APPLICATION NO: PL2020-019

REQUEST: Site Plan and Architectural Review for the Tru Hilton Hotel development of a new 38,660-square-foot 4-story hotel and associated site improvments on an approximately 65,346-square-foot site at 1337 E Kettleman Lane (Applicant: David Burkett; File Number: PL2020-019; CEQA Determination: Exempt Per Section 15332)

LOCATION: 1337 E Kettleman Lane
APN: 049-310-75

APPLICANT: David Burkett
1217 J Street
Modesto, CA 95354

PROPERTY OWNER: Bhavesh Patel
458 33rd Avenue
San Francisco, CA 94121

RECOMMENDATION

Staff recommends the Planning Commission approve the SPARC Review 2020-019, subject to the proposed conditions of approval.

PROJECT/AREA DESCRIPTION

General Plan Designation:	Industrial
Zoning Designation:	M (Industrial)
Property Size:	65,346 sq. ft. / 1.50 acres

SUMMARY

The applicant proposes to construct a new 79-room Hilton “Tru” hotel and associated parking, landscaping and other improvements on a currently vacant parcel at 1337 E Kettleman Lane, directly adjacent to the existing Holiday Inn Express.

Per the Lodi Zoning Code, the proposed hotel requires approval of a site plan and architectural review by the Site Plan and Architectural Review Committee (SPARC).

BACKGROUND

The following sections describe the site and its setting:

- General Plan and Zoning
- Existing Land Use
- Existing Land Use

General Plan and Zoning

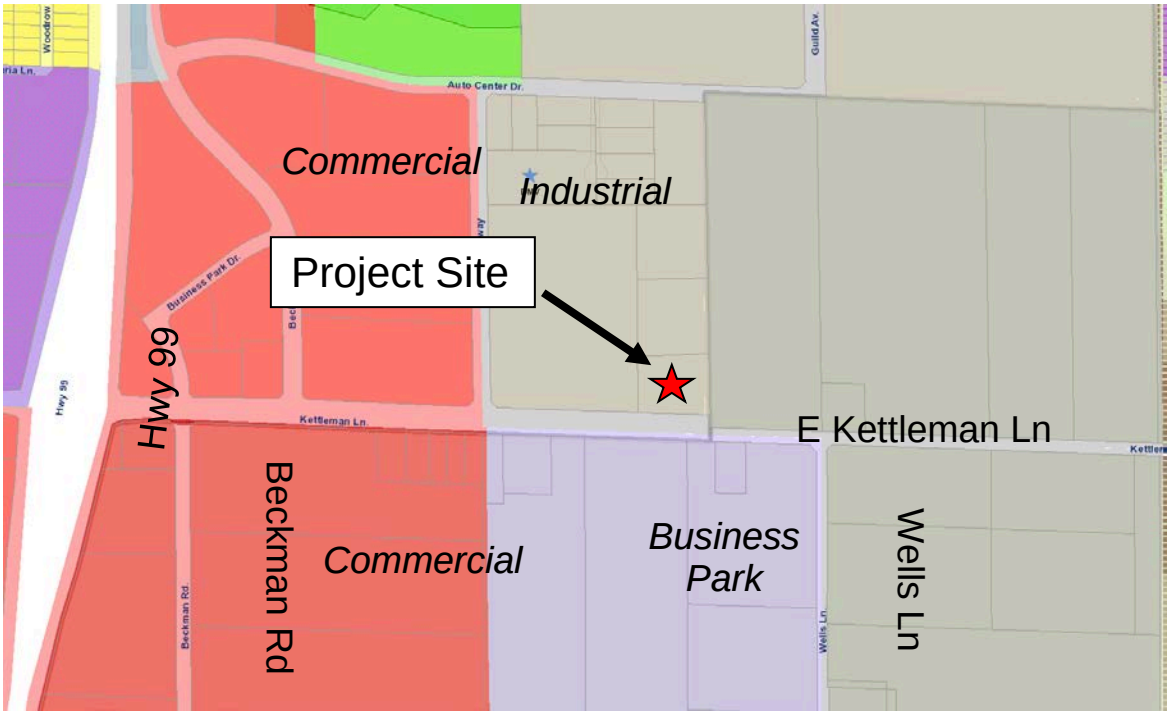
The site is designated Mixed Use Corridor on both the General Plan Land Use Map and the Zoning Map, as shown below.

Table A: Adjacent General Plan Zoning Designations and Land Uses

	General Plan	Zoning Classification	Existing Land Use
North	Industrial and Open Space	M (Industrial) and OS (Open Space)	Holiday Inn Express hotel, vacant, Pixley Park
South*	Lodi General Plan: Business Park, Commercial, Industrial	Lodi Zoning: None San Joaquin County Zoning: AG-40	Agriculture
East*	Lodi GP: Industrial San Joaquin County GP: Mixed Use	Lodi Zoning: None San Joaquin County Zoning: AU-20	Agriculture
West	Industrial and Commercial	M (Industrial) and GC (General Commercial)	Retail commercial center
Project Site	Industrial	M (Industrial)	Vacant

* Areas to the south and east are in the unincorporated area of San Joaquin County. Lodi General Plan designations show the City's land use policy if the area were annexed and within the corporate boundaries. County of San Joaquin General Plan and Zoning apply to these areas and currently define permitted land use types.

Figure 1: Lodi General Plan



The Industrial General Plan land use designation is described as follows:

> *The Industrial classification includes a mix of heavy manufacturing, warehousing, general service, storage, and distribution activities. This category includes the General Mills factory and existing uses along the railroad and east of SR-99. Industrial sites are available within and adjacent to the existing cluster of industrial uses in the east side of the city. The maximum FAR for this designation is 0.6.*

Figure 2: Zoning

The M (Industrial) zoning district is described as follows:

> *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. [Lodi Zoning Code, emphasis added]*

Development standards for the M zoning district are summarized below.

Table B: MCO Zone Development Standards

Setbacks	
Front	10 feet
Street Side	10 feet
Side	No setback required
Rear	No setback required
Floor Area Ratio	0.60
Height Limit	70 feet
Landscaping	Per Zoning Code Chapter 17.30
Parking	Per Zoning Code Chapter 17.32

Existing Land Use

The site is currently vacant and unimproved, except for driveway access that crosses the site to reach the Holiday Inn Express hotel to the north. The area around the project site is retail/office to the west and north (in the city) and agricultural to the east and south (in the unincorporated area of San Joaquin County).

An aerial photo and street views of the project site are shown below.

Figure 3: Existing Site and Vicinity Aerial View

Site boundary is approximate. See detailed site plans for exact project boundary

Figure 4: Existing Site Aerial

Site boundary is approximate. See detailed site plans for exact project boundary

Photos of the site in its existing condition are shown below.

Figure #5: Existing Site

View of project site from Kettleman Ln, looking northeast

View of project site from Kettleman Ln, looking north

View of project site from Kettleman Ln, looking northwest

PROPOSED PROJECT

The applicant is proposing to build a new Hilton Hotel based on that company's "Tru" brand. The Tru brand was launched by Hilton in 2016, and targets younger, budget-conscious travelers. Tru hotels offer breakfast and an in-hotel convenience store[1], and have rooms generally smaller than other Hilton brands.

The Tru hotel line is currently entering California, starting with hotels currently under construction or proposed in Lathrop and San Bernardino. The Lodi location would be the third Tru hotel in California.

From Hilton's Tru web site:[2]

> *Say hello to a brand-new hotel experience from Hilton that's vibrant, affordable and young-at-heart. It's energetic, yet relaxing and comfortable. It's familiar, and it's also unexpected. It's completely unprecedented, it's uniquely Tru.*

Representative photos of the interior of Tru hotels are shown below.

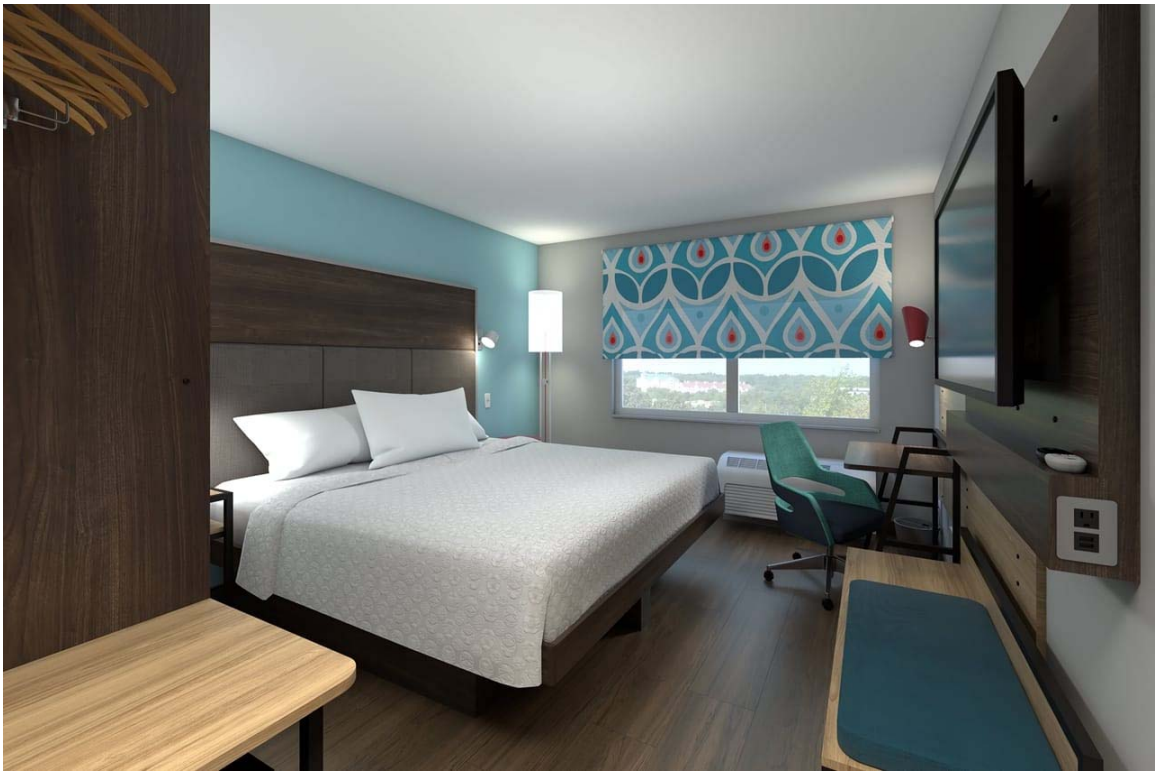
[1] A separate application to sell alcoholic beverages at the hotel will be considered by the Planning Commission

[2] https://tru3.hilton.com/en/our-story/index.html

Figure 6: Tru Hotels

Lobby interior, showing concierge (center) and individual workspaces (left)

Lobby interior, showing in-hotel convenience store.

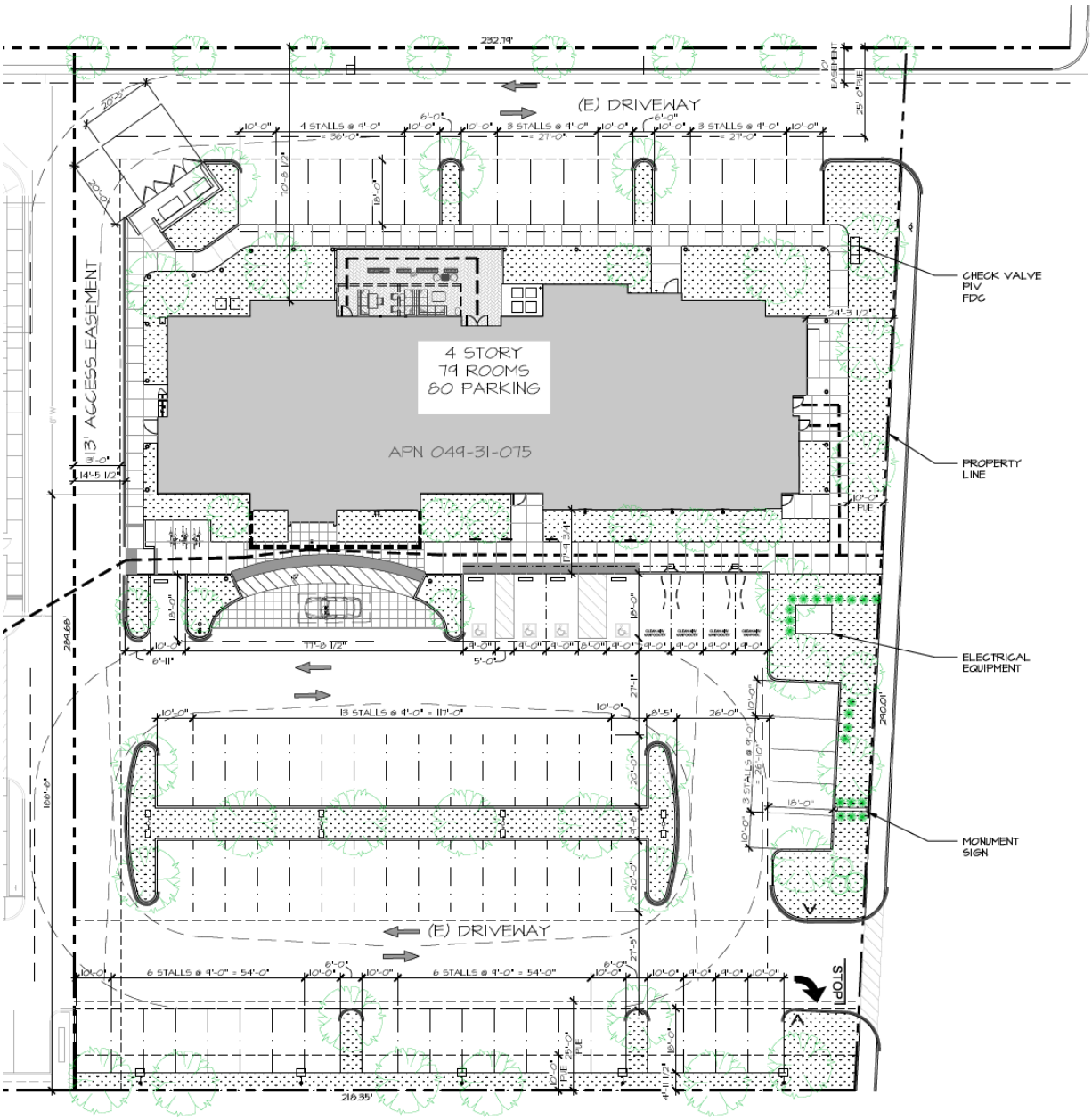


Typical guest room

Site Plan and Architecture

A site plan of the proposed development is shown below. The proposed hotel is located in the center of the site, with parking (a total of 75 spaces) located adjacent to the building. Most of the parking is located west of the building.

Figure 7: Proposed Site Plan



The proposed hotel would have four floors, with the lobby and common areas on the ground floor. An outdoor ground floor lounge area is proposed on the east site of the building.

Proposed building elevations are shown below.

Building Elevations

The proposed building will be sheated in a combination of painted stucco and colored laminate panels. Windows will be trimmed in clear anodized aluminum.

Figure 8: West and East Elevations

The hotel entrance is on the west-facing elevation, framed in yellow.

Perspective drawings of the proposed hotel are shown below.

Figure 9: West-Facing Elevation Perspective (View from NW)

Figure 10: West-Facing Elevation Perspective (View from SW)

Figure 11: South-Facing Elevation (View from SE)

Additional drawings of the hotel in greater detail are included in the appendices to this report.

The design of the proposed hotel is based on a corporate template which has been used to build similar hotels in other cities nationwide, although staff and the architect have made improvements to the standard template for the Lodi location.

Shown below is a recently constructed (2019) Tru hotel in Sebring, Florida.

Figure 12: Existing Tru Hotel, Sebring, FLA

Hilton Tru Hotel, Sebring, Florida

Hilton Tru Hotel, Sebring, Florida

Parking and Pedestrian Access

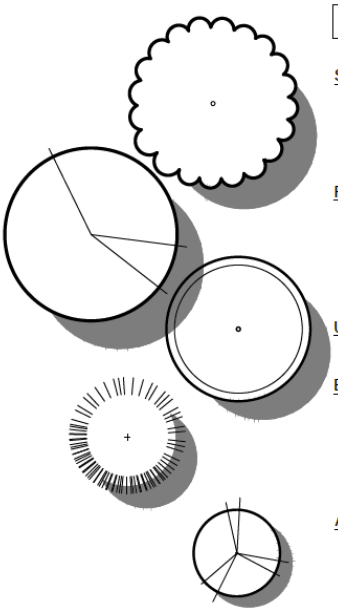
The proposed parking lot includes 82 parking spaces, including 4 handicapped-accessible spots. The project also proposes 5 short-term bicycle parking spaces (racks) and one bicycle locker.

Pedestrian access is provided via connections to the public sidewalk on Kettleman Lane and internal walkways.

Landscaping

The proposed project includes landscaping throughout the site and along the Kettleman Lane frontage. The proposed landscape plan is shown below.

Figure 13: Proposed Landscaping



BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Street Trees - 5 ea.				
Pistacia chinensis 'Keith Davey'	Chinese Pistache	24" box	40'x35'	Low
Quercus coccinea	Scarlet Oak	24" box	60'x40'	Low
Quercus lobata	Valley Oak	24" box	60'x40'	Low
Zelkova serrata	Zelkova	24" box	40'x35'	Mod.
Parking Lot Trees - 18 ea.				
Acer rubrum 'Red Sunset'	Red Maple	15-gal	40'x35'	Mod.
Pistacia chinensis 'Keith Davey'	Chinese Pistache	15-gal	40'x35'	Low
Quercus suber	Cork Oak	15-gal	50'x40'	Low
Ulmus parvifolia	Chinese Evergreen Elm	15-gal	50'x40'	Mod.
Zelkova serrata	Zelkova	15-gal	40'x35'	Mod.
Upright Accent Trees - 1ea.				
Brachychiton populneus	Bottle Tree	24" box	40'x30'	Low
Evergreen / Screen Trees - 8 ea.				
Brachychiton populneus	Bottle Tree	24" box	40'x30'	Low
Pinus eldarica	Afghan Pine	24" box	50'x20'	Low
Quercus spp.	Evergreen Oak	24" box	50'x50'	Low
Rhus lancea	Sumac	24" box	25'x30'	Low
Schinus molle	California Pepper Tree	24" box	35'x35'	Low
Accent Trees - 14 ea.				
Acer palmatum	Japanese Maple	24" box	20'x20'	Mod.
Cercis canadensis 'Forest Pansy'	Redbud	24" box	20'x25'	Low
Lagerstroemia spp.	Crape Myrtle	24" box	20'x15'	Low

ANALYSIS

The following sections address several topics associated with the proposed project:

- Compliance with M zoning district development standards
- Architecture and Landscape design
- Landscaping and site improvements
- Parking

Staff's analysis of these issues is provided below.

Compliance with M Development Standards

The MCO zoning district includes the following development standards, which are shown with the proposed project's measurements. As shown, the project complies with the development standards of the MCO zone.

Table B: M Zoning District Development Standards

	M Standard	Proposed Project	Compliance
Setbacks			
Front	10 feet	20+ feet	Yes
Street Side	10 feet	NA (no street side yard)	Yes
Side	No setback required	NA	Yes
Rear	No setback required	NA	Yes
Floor Area Ratio	0.60	0.15	Yes
Height Limit	70 feet	48 feet, 6 inches	Yes

Architectural and Landscape Design

The Lodi Zoning Code (section 17.24.050) includes design guidelines of industrial projects which are,

> *"… intended to provide clear and useful* ***recommendations*** *for the design, construction, review, and approval of industrial development …"* [emphasis added]

The guidelines in 17.24.050 (included in their entirety as an attachment to this report) cover a variety of areas, including:

- Building Orientation
- Building Design and Architecture
  - Massing and Scale
  - Articulation and Detail
  - Roofs
  - Building Materials and Colors
- Parking and Circulation
- Landscaping
- Lighting
- Equipment, Service Area, and Refuse Area Screening
- Metal Buildings

Based on staff's review, The proposed hotel generally complies with the recommendations in Zoning Code section 17.24.050. The only guidelines which are not clearly met relate to building orientation and acceptable colors:

Building Orientation:

- *New buildings shall be oriented toward the adjoining public streets, so that public entrances are a focal point on the building and site layout.*

Colors:

- *Use earthtone colors and keep the number of colors used on the building and within the overall streetscape to a minimum.* [17.24.050.D.4.d]

- *Building color shall not be used as signage, branding, or business identification.* [17.24.050.D.4.g]

<u>Building Orientation</u>

While the building's entrance is oriented to face west (not toward Kettleman Lane to the south), staff notes that the entrance will be visible from Kettleman Lane. Also, rotating the building to face toward Kettleman Lane would create problems with vehicle access to the Holiday Inn Express parcel. Therefore, staff feels that the proposed hotel satisfies this design recommendation to the degree feasible.

Building Colors

Staff is mindful of these recommendations, but feels that the colors proposed are appropriate for the type of use and are in keeping with the type of hotel proposed.

While the proposed colors are part of the "branding" for the Tru hotel line, the use of colors here does not involve the kind of branding (e.g., fast food outlets and the like) which the recommendations in the Zoning Code was intended to discourage.

Parking

The Zoning Code requires the following parking for the uses proposed in the new retail building:

- Hotel: 1 space for each guest room

Based on these standards, the project requires 79 parking spaces, one for each room. The 82 parking spaces provided exceed the required parking.

The Lodi Zoning Code requires that commercial[3] uses provide at least 4 bicycle parking stalls or 20 percent of required off-street parking, whichever is greater. For the proposed project, this results in a requirement for 16 bicycle parking spaces (79 x 0.2 = 15.8).

The proposed conditions of approval require the applicant to provide additional bicycle parking spaces to meet the requirement of the Zoning Code.

FINDINGS

The Lodi Municipal Code (Section 17.14.040 F) requires that the SPARC make the following findings in order to approve a site plan and architectural review application:

1. *The design and layout of the proposed project would:*

    a. *Be consistent with the development and design standards/guidelines of the applicable zoning district;*

    b. *Not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards;*

    c. *Maintain and enhance the attractive, harmonious, and orderly development contemplated by this development code; and*

    d. *Provide a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.*

2. *The proposed development:*

[3] Although the project is located in an Industrial zoning district, the "industrial" uses for which the Zoning Code provides bicycle parking standards—"industrial, manufacturing and processing"—do not accurately reflect the proposed project. Staff has therefore applied the more appropriate "Commercial, services, recreation, education and public assembly" standard.

a. *Would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and*

b. *Has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines* [Zoning Code 17.040.020.E]

Staff's recommendations are shown below:

1a. The design and layout of the proposed project would be consistent with the development and design standards/guidelines of the applicable zoning district;

Analysis: The proposed building complies with the development standards of the M district, including minimum and maximum height, floor area ratio, and parking. The project will provide more parking than is required by the Zoning Code.

1b. The design and layout of the proposed project would not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards;

Analysis: The proposed project will not create any impediments to surrounding developments. The project includes safe, pedestrian access, separated from vehicle traffic, into the site from adjacent public sidewalks.

1c. The design and layout of the proposed project would maintain and enhance the attractive, harmonious, and orderly development contemplated by this development code; and

Analysis: The project's design, colors, and materials are appropriate for the type of building, and meet or exceed the standard set by the approval of the nearby Candlewood Suites and Holiday Inn hotels. The materials and colors which reflect a high level of design and quality.

1d. The design and layout of the proposed project would provide a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.

Analysis: The proposed project includes colors consistent with the type of building, and would be constructed with durable materials and finishes.

2a. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and

Analysis: There is no evidence in the record to suggest that the proposed hotel would result in any detriments to the public health, safety, or welfare. The project has been designed to be consistent with the Zoning Code and applicable public works, building, and other codes and requirements.

2b. Has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.

Analysis: The proposed project is exempt from environmental review per CEQA section 15332, as discussed below.

ENVIRONMENTAL REVIEW

The proposed project meets the criteria for a Class 32 exemption per CEQA Guidelines section 15332. CEQA defines projects in Class 32 as follows:

"Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services."

The project complies with all of these requirements:

a) The project is consistent with the Lodi General Plan, which designates the industrial land use district for a mix of uses including "general service," which includes the proposed hotel use. The M (industrial) land use district allows hotels with a Use Permit.

b) The project site is within the city, surrounded by existing development, and less than five acres in size.

c) The project site has been entirely developed in the past and contains no habitat for wildlife species.

d) The project is not expected to result in any traffic, noise, air quality, or water quality impact. The types of uses expected to occur in the proposed building are typical of the MCO zoning district, and would not generate significant levels of traffic, noise, or other impacts.

e) The project site is served with all needed utilities by the City and other agencies.

CONDITIONS OF APPROVAL

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

PUBLIC HEARING NOTICE

Legal Notice for this item was published in the Lodi News Sentinel on Saturday, June 13 2020. Eight (8) 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.

RECOMMENDED MOTION

Staff recommends that the Planning Commission approve a Site Plan and Architectural Review PL2020-019, subject to the attached conditions of approval.

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

> "I move that the Site Plan and Architectural Review Commission approve site plan and architectural review PL2020-019, subject to the conditions of approval."

ALTERNTIVE SPARC ACTIONS

- Approve the request with attached or alternate conditions
- Deny the project
- Continue the item to a future Planning Commission meeting

Respectfully Submitted,

Eric Norris
Contract Planner

John R. Della Monica Jr.
Community Development Director

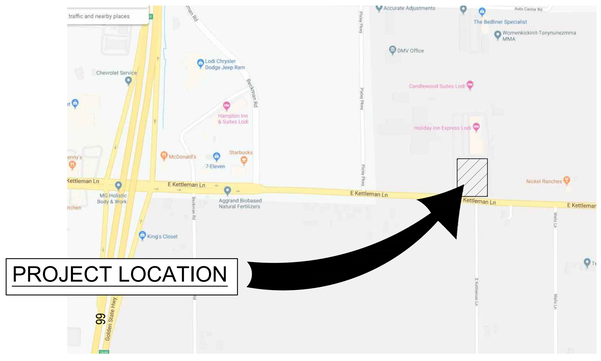
ATTACHMENTS:

A. Detailed Plans
B. Comment Letters
C. Conditions of Approval

DO NOT SCALE DRAWING

TRU BY HILTON

1337 E. KETTLEMAN LANE
LODI, CA 95240



VICINITY MAP

NORTH

PROJECT INFORMATION

BUILDING DATA:	
TRU BY HILTON:	
MAIN LEVEL	9,845 S.F.
2ND FLOOR	9,570 S.F.
3RD FLOOR	9,570 S.F.
4TH FLOOR	9,570 S.F.
TOTAL BUILDING AREA	38,660 S.F.
BUILDING HEIGHT:	47'-9"
NUMBER OF STORIES:	4
PARKING ANALYSIS:	
PARKING REQUIRED:	
GUESTROOMS (79 x 1):	79
TOTAL	79
PARKING PROVIDED:	
STANDARD:	76
ACCESSIBLE:	04
TOTAL PARKING SPACES PROVIDED	80
BIKE PARKING ANALYSIS:	
BIKE PARKING REQUIRED:	
SHORT-TERM (20 x 5%):	04
LONG-TERM (MINIMUM OF 1):	01
TOTAL	05
BIKE PARKING PROVIDED:	
SHORT-TERM:	06
LONG-TERM:	01
TOTAL	07
SITE DATA:	
SITE LOCATION:	1337 E. KETTLEMAN LANE LODI, CA
SITE AREA:	65,346 SQ. FT. OR 1.5 ACRES
LANDSCAPING:	11,568 SQ. FT. OR 21%
HARDSCAPING:	34,734 SQ. FT. OR 62%
BUILDING FOOTPRINT:	9,875 SQ. FT. OR 17%
CURRENT ZONING:	INDUSTRIAL
SITE PARCEL INFO	044-310-75
JURISDICTION:	CITY OF LODI
CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	SERVICE HOSPITALITY R1, S2
APPLICABLE CODES:	2019 C.B.C., C.P.C., C.M.C., C.E.C., C.F.C., C.G.C., AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS

PROJECT TEAM:

ARCHITECT
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EMAIL: DAVID@REDINCARCHITECTS.COM

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EMAIL: BPATEL3201@GMAIL.COM

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OFFICE:(209) 368-6618
CONTACT: STEVE PECHIN
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LANDSCAPE ARCHITECT
SAM HARNED LANDSCAPE ARCHITECTURE
P.O. BOX 2275
OAKDALE, CA 95361
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CONTACT: SAM HARNED
EMAIL: SAM@HARNEDLA.COM

INDEX OF DRAWINGS

ARCHITECTURAL:

A000	COVER SHEET, PROJECT INDEX, SHEET INDEX
A100	SITE PLAN
A200	FLOOR PLANS
A201	TYPICAL ROOMS
A300	ROOF PLAN
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS

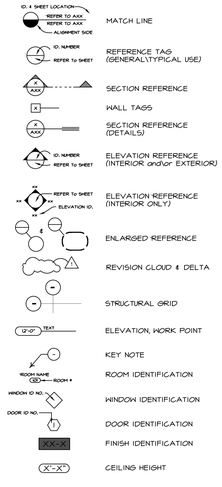
CIVIL:

C1	PRELIMINARY SITE PLAN EXHIBIT
C2	PRELIMINARY GRADING EXHIBIT
C3	PRELIMINARY UTILITY PLAN EXHIBIT

LANDSCAPE:

L1	PRELIMINARY LANDSCAPE PLAN

INDEX OF DRAWING SYMBOLS



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SEAL:

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DAVID E. BURKETT
C-33260
REN. 03-31-21
STATE OF CALIFORNIA

CONSULTANT:

tru by HILTON™

CALIFORNIA

CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
1337 E. KETTLEMAN LN.

LODI

REVISIONS:

RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	044-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
COVER SHEET
PROJECT INDEX
SHEET INDEX

SHEET NO.:

A000

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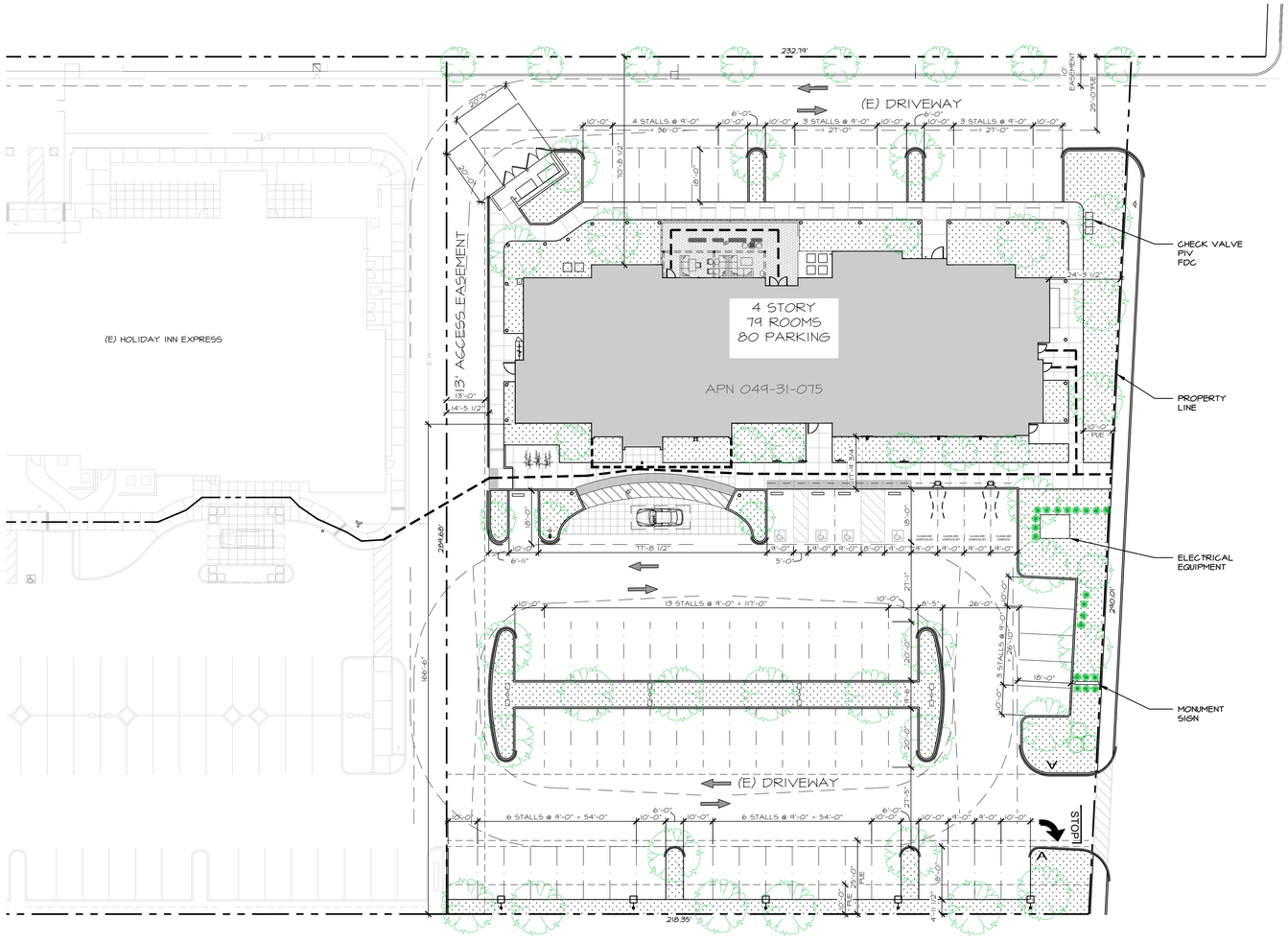


1 OVERALL SITE PLAN
1" = 20'-0"

NORTH

KETTLEMAN LN LODI CA

PROJECT INFORMATION

BUILDING DATA:	
TRU BY HILTON:	
MAIN LEVEL	9,945 S.F.
2ND FLOOR	9,570 S.F.
3RD FLOOR	9,570 S.F.
4TH FLOOR	9,570 S.F.
TOTAL BUILDING AREA	38,660 S.F.
BUILDING HEIGHT:	47'-9"
NUMBER OF STORIES:	4
PARKING ANALYSIS:	
PARKING REQUIRED:	
GUESTROOMS (79 x 1):	79
TOTAL	79
PARKING PROVIDED:	
STANDARD:	76
ACCESSIBLE:	04
TOTAL PARKING SPACES PROVIDED	80
BIKE PARKING ANALYSIS:	
BIKE PARKING REQUIRED:	
SHORT-TERM (80 x 5%):	04
LONG-TERM (MINIMUM OF 1):	01
TOTAL	05
BIKE PARKING PROVIDED:	
SHORT-TERM:	06
LONG-TERM:	01
TOTAL	07
SITE DATA:	
SITE LOCATION:	1337 E. KETTLEMAN LANE LODI, CA
SITE AREA:	65,346 SQ. FT. OR 1.5 ACRES
LANDSCAPING:	11,568 SQ. FT. OR 21%
HARDSCAPING:	34,139 SQ. FT. OR 62%
BUILDING FOOTPRINT:	9,875 SQ. FT. OR 17%
CURRENT ZONING:	INDUSTRIAL
SITE PARCEL INFO	049-310-75
JURISDICTION:	CITY OF LODI
CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	SERVICE HOSPITALITY R1, S2
APPLICABLE CODES:	2019 C.B.C., C.P.C., C.M.C, C.E.C, C.F.C, C.S.C, AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS

GENERAL NOTES:

A. CONTRACTOR TO VERIFY THAT ALL SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. SEE CIVIL GRADING AND DRAINAGE PLANS FOR MORE INFORMATION.

B. KNOX SECURITY SYSTEM REQUIRED. LOCATION OF BOX TO BE ADJACENT TO MAIN ENTRY AND MOUNTED AT 6'-0" A.F.F. GENERAL CONTRACTOR TO VERIFY KNOX BOX LOCATION WITH OWNER AND FIRE MARSHAL.

C. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL LOW VOLTAGE SYSTEMS AND REQUIRED CONDUIT PLACEMENT PRIOR TO POURING CONCRETE.

D. FIRE HYDRANTS TO COMPLY WITH CITY OF **LODI** ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.

E. FIRE SPRINKLER RISER(S) SHALL BE LOCATED WITHIN TEN (10) FEET OF AN EXTERIOR PERSONNEL DOOR INSIDE AN ENCLOSED CLOSET WITH AN EXTERIOR-ACCESS DOOR. DOOR SHALL BE LABELED WITH A SIGN INDICATING "FIRE RISER ROOM". SIGNAGE REQUIRED STATING "FIRE ALARM PANEL" REQUIRED AT LOCATION. PROVIDE PER CITY OF **LODI** STANDARDS. PROVIDE 36 INCHES OF CLEARANCE FROM THE STANDPIPE OR ATTACHED ADDITIONAL RISERS.

F. GENERAL CONTRACTOR TO CONTACT THE FIRE DEPARTMENT FOR ASSISTANCE IN DETERMINING FIRE LANE LOCATIONS AND SIGNAGE REQUIREMENTS.

G. SCREENING IS TO BE PROVIDED FOR ALL GROUND MOUNTED EQUIPMENT PER **BRAND STANDARDS.**

H. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR (PAINT GREEN IF LOCATED IN LANDSCAPE).

I. SIGNS REQUIRE SEPARATE PERMIT.

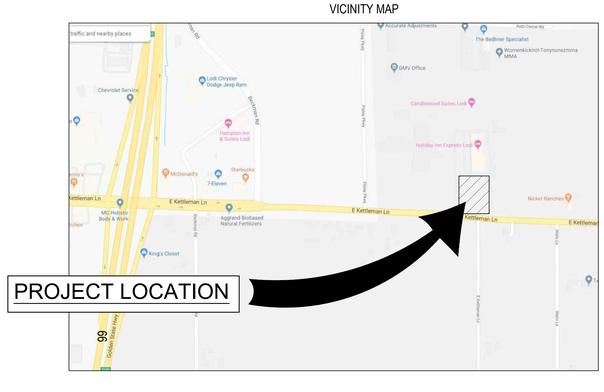
J. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

K. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

L. PROVIDE MIN. 5'-0" SQ. CLEAR AND LEVEL LANDING AT EXTERIOR DOORS.

M. 4" WIDE PAINTED PARKING LOT STRIPING - PARKING STALLS SHALL BE STRIPED PER CITY OF **LODI**

VICINITY MAP



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STATE OF CALIFORNIA

CONSULTANT:

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CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
1337 E. KETTLEMAN LN.
LODI CALIFORNIA

REVISIONS:

RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	049-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.:
A100

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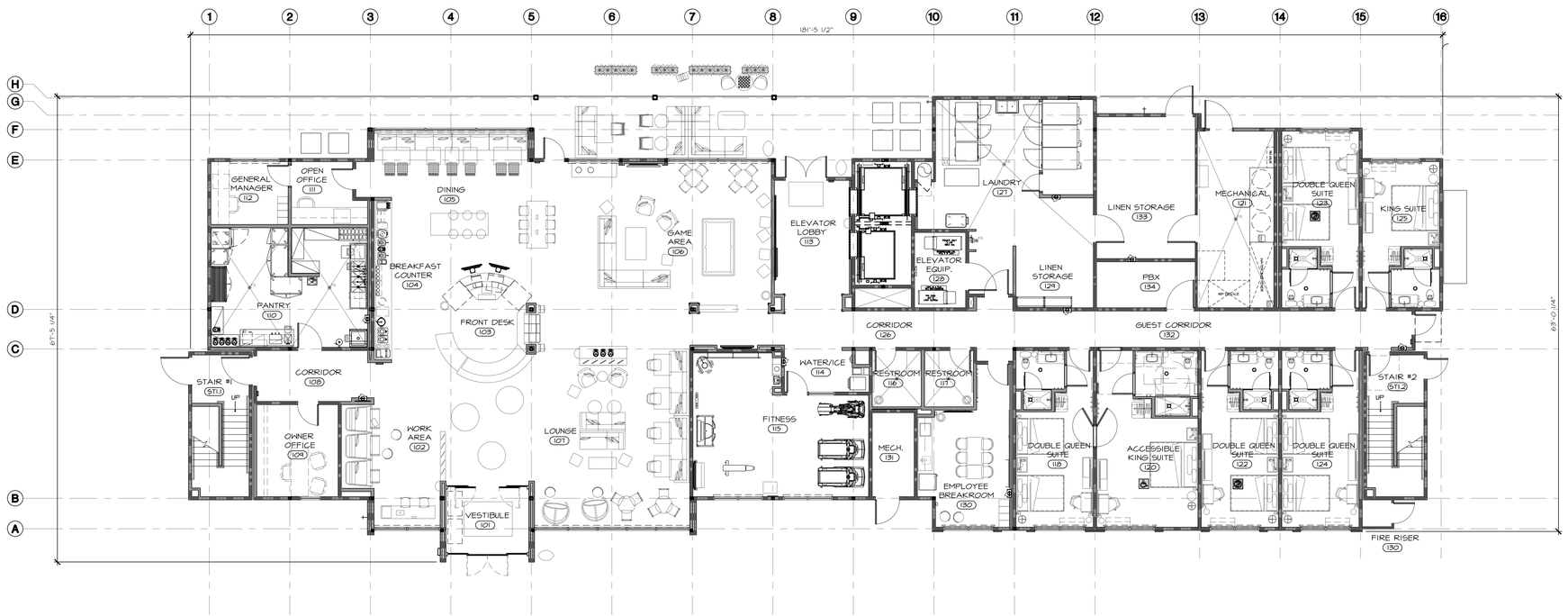
2 2ND - 4TH FLOOR PLAN
1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

NORTH

BUILDING INFO	GROSS SQFT	NET SQFT
1ST FLOOR	9,445 +/-	8,900 +/-
2ND FLOOR	9,570 +/-	8,300 +/-
3RD FLOOR	9,570 +/-	8,300 +/-
4TH FLOOR	9,570 +/-	8,300 +/-
TOTAL	38,660 +/-	33,800 +/-

GUEST ROOM COUNT BREAKDOWN

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR		NOTES:
KING	1	13	13	13	44	56% KING 44% QUEEN
DOUBLE QUEEN	4	7	7	7	32	
CONNECTING DOUBLE QUEEN	1	2	2	2	7	
ACCESSIBLE KING	1	1	1	1	4	
ACCESSIBLE DOUBLE QUEEN	-	1	1	1	3	
TOTAL	7	24	24	24	79	

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1337 E. KETTLEMAN LN.

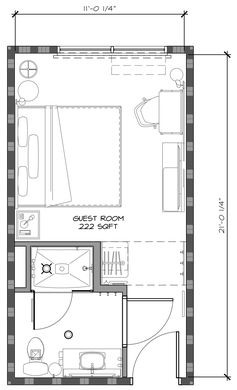
LODI

REVISIONS:

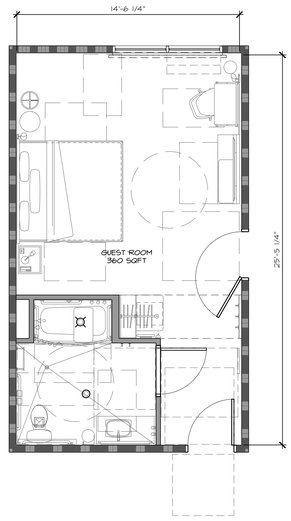
RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	049-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
FLOOR PLANS

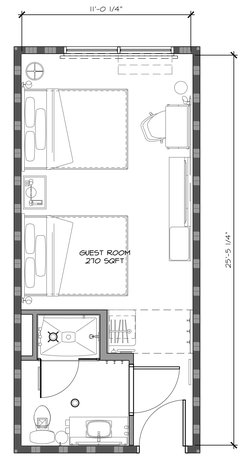
SHEET NO.:
A200



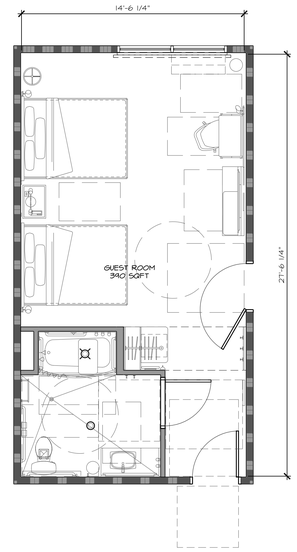
1 STANDARD KING
1/4" = 1'-0"



2 ACCESSIBLE KING
1/4" = 1'-0"



3 STANDARD DOUBLE QUEEN
1/4" = 1'-0"



4 ACCESSIBLE DOUBLE QUEEN
1/4" = 1'-0"

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1337 E. KETTLEMAN LN.

LODI

REVISIONS:

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RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	049-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
TYPICAL ROOMS

SHEET NO.:

A201

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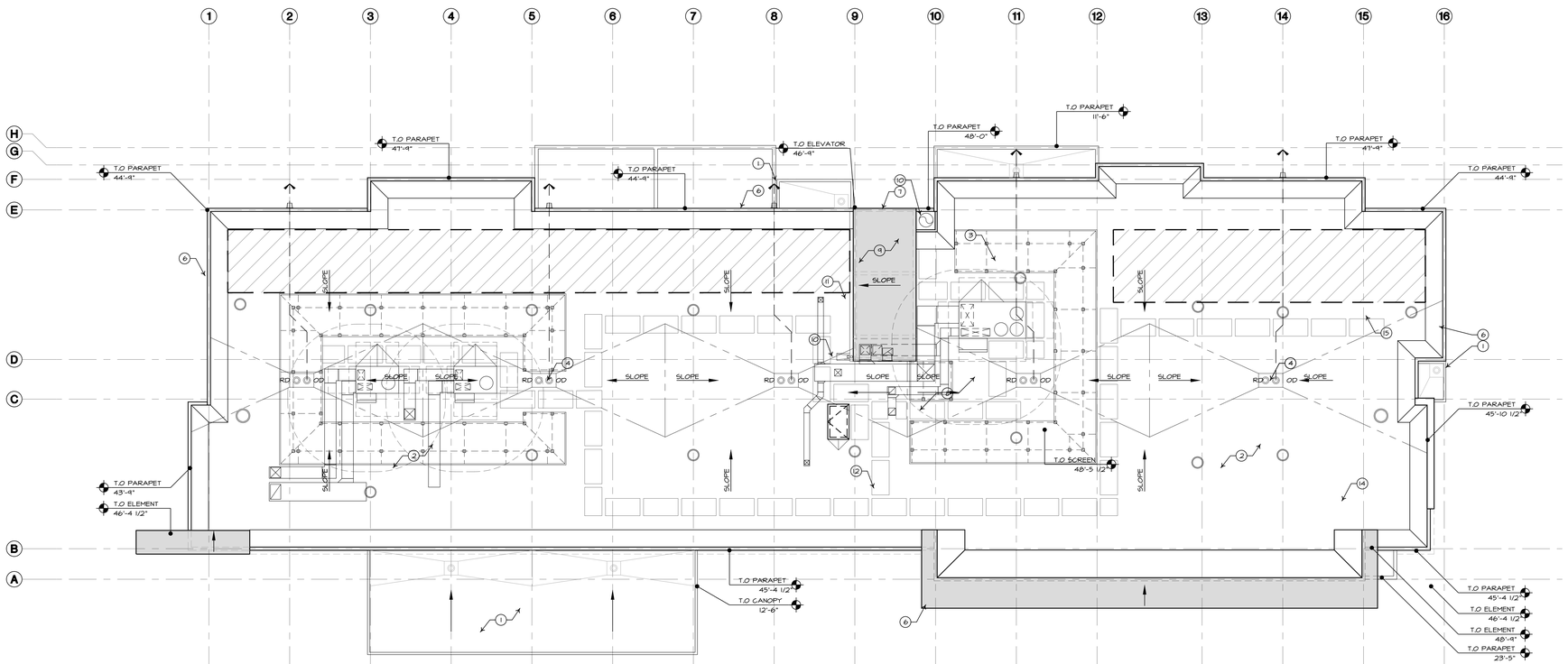
KEYNOTES

1. ROOF CANOPY BELOW
2. MEMBRANE ROOF, SLOPE STRUCTURE TO TRAIN TOWARDS ROOF DRAINS/GUTTERS
3. TAPERED INSULATION CRICKET
4. ROOF LEADER AND OVERLFOW DRAIN TO THROUGHWALL SCUPPER
5. ROOF HATCH ACCESSED VIA AN ALTERNATING TREAD STAIR
6. ROOF PARAPET
7. GRAVEL STOP EDGE
8. MAKE UP AIR UNIT ON ROOF CURB
9. ELEVATOR OVERRUN PENTHOUSE
10. LAUNDRY CHUTE VENT
11. ALUMINUM GUTTER AND DOWNSPOUT
12. MECHANICAL EQUIPMENT SCREEN TO HIDE EQUIPMENT - PROVIDE CLEARANCE AND ACCESS AS REQUIRED
13. SPASHBLOCK
14. WALKWAY/PROTECTION PAD IN CONTRASTING COLOR TO ROOF
15. EXHAUST FAN HOOD



1 ROOF PLAN
1/8" = 1'-0"

NORTH

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CONSULTANT:

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LODI

REVISIONS:

RED PROJECT #	19012
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	044-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
ROOF PLAN

SHEET NO.:

A300

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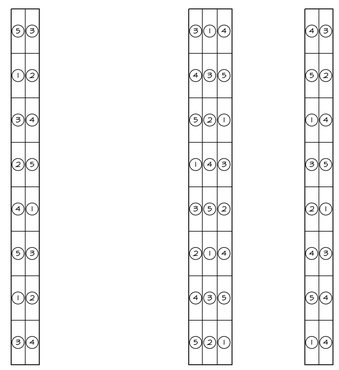
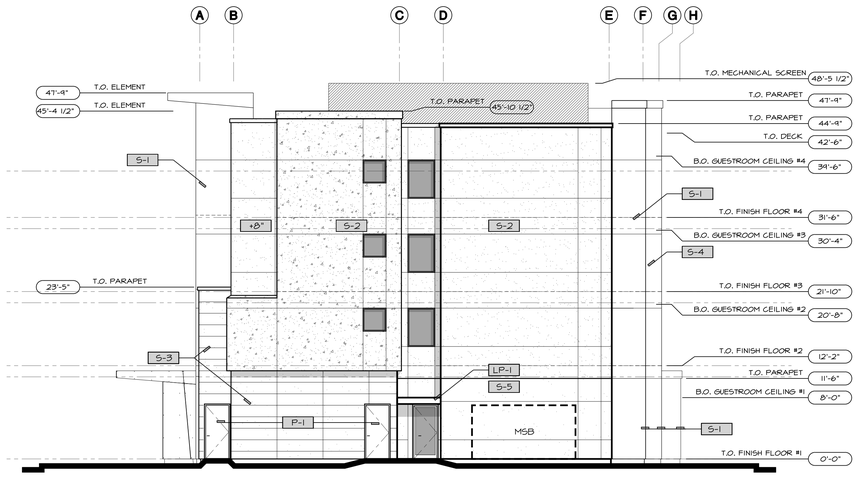
FEATURE WALL

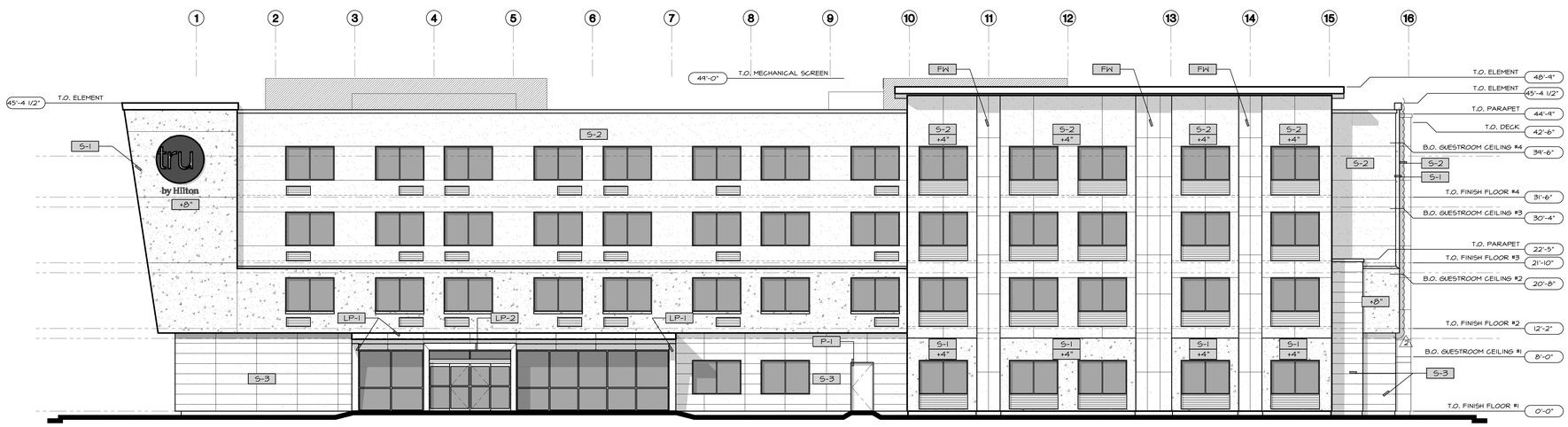
FW	1	PAINTED STUCCO SYSTEMS- SMOOTH STUCCO, COLOR TO MATCH - PANTONE PMS PROCESS YELLOW
FW	2	PAINTED STUCCO SYSTEMS- SMOOTH STUCCO, COLOR TO MATCH - PANTONE PMS PROCESS CYAN
FW	3	PAINTED STUCCO SYSTEMS- SMOOTH STUCCO, COLOR TO MATCH - PANTONE PMS #317C
FW	4	PAINTED STUCCO SYSTEMS- SMOOTH STUCCO, COLOR TO MATCH - PANTONE PMS #2455C
FW	5	PAINTED STUCCO SYSTEMS- SMOOTH STUCCO - COLOR TO MATCH -PANTONE PMS #2685C



3 COLOR DIAGRAM
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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REN. 03-31-21
STATE OF CALIFORNIA

CONSULTANT:

tru by HILTON™

CALIFORNIA

CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
1337 E. KETTLEMAN LN.

LODI

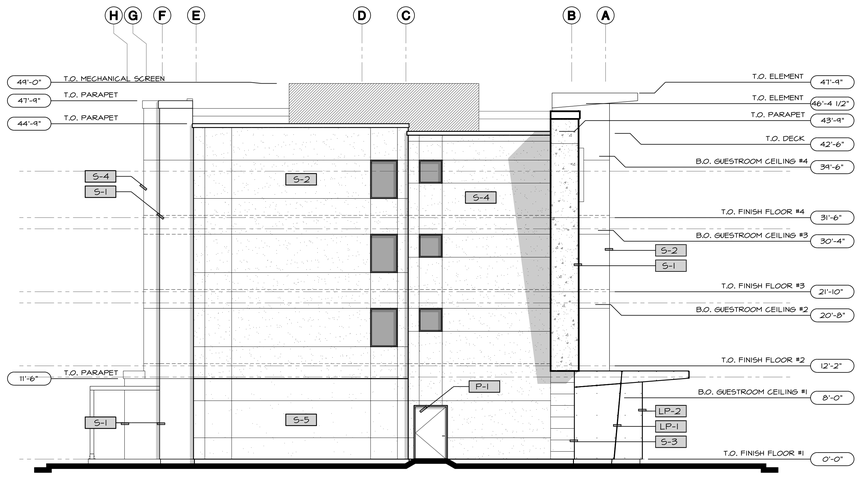
REVISIONS:

RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	049-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

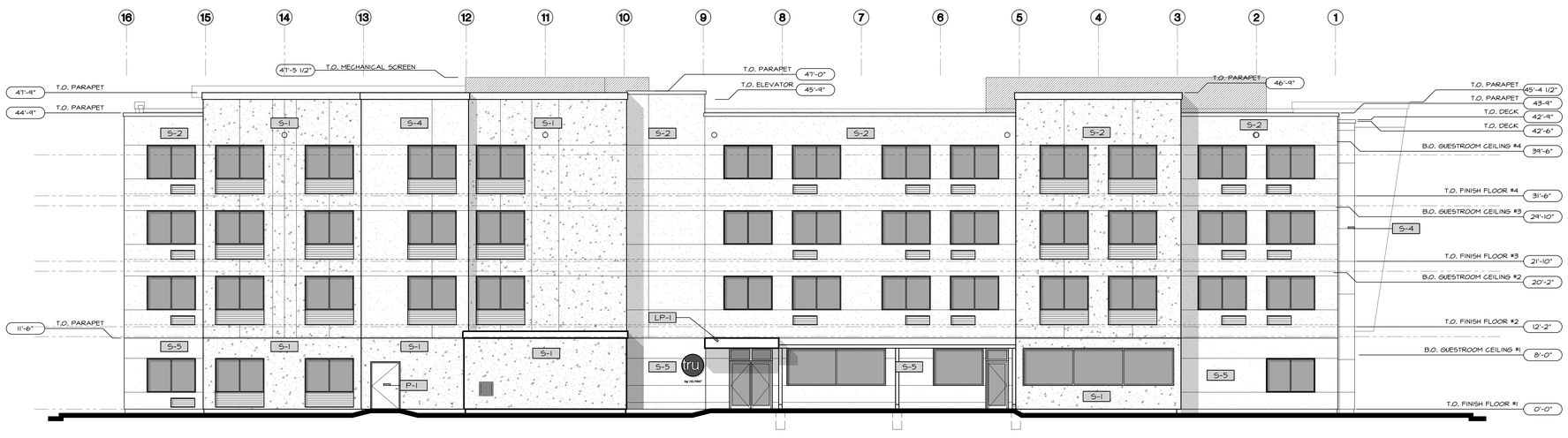
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:

A400



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
1337 E. KETTLEMAN LN.

LODI

REVISIONS:
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RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	049-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A401

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IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

0 1/4" 1/2" 1" 2"

2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

S-1	PAINTED STUCCO SYSTEM: LIGHT SAND STUCCO, COLOR TO MATCH - PANTONE 7C BLACK
S-2	PAINTED STUCCO SYSTEM: LIGHT SAND STUCCO, COLOR TO MATCH - DRYVIT - #613B OVERCAST
S-3	PAINTED STUCCO SYSTEM: ROUGH SAND STUCCO, COLOR TO MATCH - DRYVIT - #207 GLACIER
S-4	PAINTED STUCCO SYSTEM: LIGHT SAND STUCCO, COLOR TO MATCH - DRYVIT - PANTONE PMS PROCESS CYAN
S-5	PAINTED STUCCO SYSTEM: LIGHT SAND STUCCO, COLOR TO MATCH - DRYVIT - #615A TATTLETALE
LP-1	HIGH PRESSURE LAMINATE PANEL: TRESPA METEON - UNI COLOUR A22.1.6 ROYAL BLUE SATIN FINISH
LP-2	HIGH PRESSURE LAMINAET PANEL: TRESPA METEON - UNI COLOUR A41.0.6 MOJITO GREEN SATIN FINISH
S-1	PAINT: BENJAMIN MOORE EXTERIOR PAINT - 1548 NIGHTFALL/HIGH GLOSS FINISH
SF-1	STOREFRONT & WINDOW ASSEMBLY: CLEAR ANODIZED ALUMINUM
FW	FEATURE WALL: SEE DIAGRAM

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DESIGN DRAWINGS FOR:

TRU BY HILTON

LODI CALIFORNIA

REVISIONS:

APN #	196-270-23
DATE:	09.07.2018
DRAWN:	H. COLLINS
CHECKED:	D. BURKETT

COLOR ELEVATIONS

PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the 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

Trees shall be a mix of 15-gallon (min.) and 24" box size. Minimum 25% of trees will be 24" box trees, and 30% of the required trees shall be evergreen; final location of these trees to be determined with improvement plans.

BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Street Trees - 5 ea.				
Pistacia chinensis 'Keith Davey'	Chinese Pistache	24" box	40'x35'	Low
Quercus coccinea	Scarlet Oak	24" box	60'x40'	Low
Quercus lobata	Valley Oak	24" box	60'x40'	Low
Zelkova serrata	Zelkova	24" box	40'x35'	Mod.
Parking Lot Trees - 18 ea.				
Acer rubrum 'Red Sunset'	Red Maple	15-gal	40'x35'	Mod.
Pistacia chinensis 'Keith Davey'	Chinese Pistache	15-gal	40'x35'	Low
Quercus suber	Cork Oak	15-gal	50'x40'	Low
Ulmus parvifolia	Chinese Evergreen Elm	15-gal	50'x40'	Mod.
Zelkova serrata	Zelkova	15-gal	40'x35'	Mod.
Upright Accent Trees - 1ea.				
Brachychiton populneus	Bottle Tree	24" box	40'x30'	Low
Evergreen / Screen Trees - 8 ea.				
Brachychiton populneus	Bottle Tree	24" box	40'x30'	Low
Pinus eldarica	Afghan Pine	24" box	50'x20'	Low
Quercus spp.	Evergreen Oak	24" box	50'x50'	Low
Rhus lancea	Sumac	24" box	25'x30'	Low
Schinus molle	California Pepper Tree	24" box	35'x35'	Low
Accent Trees - 14 ea.				
Acer palmatum	Japanese Maple	24" box	20'x20'	Mod.
Cercis canadensis 'Forest Pansy'	Redbud	24" box	20'x25'	Low
Lagerstroemia spp.	Crape Myrtle	24" box	20'x15'	Low

Shrubs

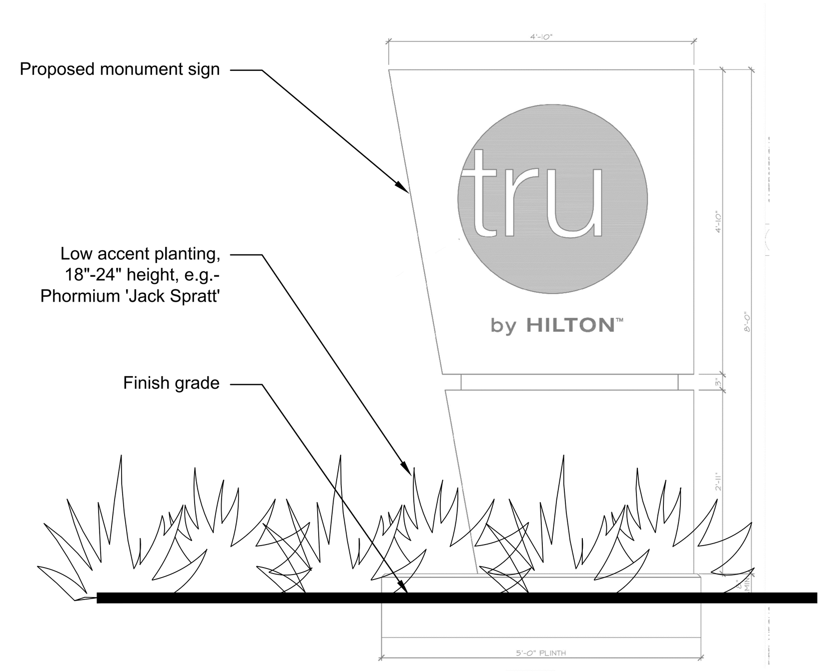
BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Upright Evergreen Shrubs				
Cupressus sempervirens 'Tiny Towers'	Italian Cypress (dwarf)	15-gal	8'x2'	Low
Juniperus virginiana 'Taylor'	Taylor Juniper	15-gal	25'x3'	Low
Thuja occidentalis	Arborvitae	15-gal	12'x3'	Mod
Low Hedge				
Callistemon viminalis 'Little John'	Little John Bottlebrush	5-gal	3' x 3'	Low
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5-gal	4' x 4'	Mod.
Ligustrum japonicum 'Texanum'	Privet	5-gal	4' x 4'	Low
Nandina domestica 'Compacta'	Heavenly Bamboo	5-gal	4' x 3'	Low
Olea europaea 'Little Ollie'	Little Ollie Olive	5-gal	5' x 5'	Low
Rhaphiolepis umbellata	Yedda Hawthorn	5-gal	42" x 42"	Low
Accent/ Flowering Shrub				
Berberis thunbergii	Japanese Barberry	5-gal	5' x 5'	Mod.
Cistus purpureus	Rockrose	5-gal	4' x 4'	Low
Dietes vegeta	Fortnight Lily	5-gal	3' x 3'	Low
Hemerocallis spp.	Evergreen Daylily	5-gal	3'x3'	Mod.
Lantana camara/hybrid	Lantana	5-gal	2' x 5'	Low
Phormium tenax var.	New Zealand Flax	5-gal	3' x 4'	Low
Low Shrub				
Dietes vegeta	Fortnight Lily	5-gal	3' x 3'	Low
Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5-gal	4'x3'	Low
Pittosporum tobira 'Wheelers Dwarf'	Pittosporum	5-gal	2'x4'	Mod.
Rhaphiolepis indica	India Hawthorn	5-gal	3' x 5'	Mod.
Vines				
Clinging vines planter at trash enclosure wall				
Ficus pumila	Creeping Fig	1 gal.		Mod.
Parthenocisus tricuspidata	Boston Ivy	1 gal.		Mod.

Groundcovers

BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Ornamental Grasses and Grasslike Plants				
Calamagrosits acutiflora "KF"	Feather Reed Grass	1-gal	5' x 42"	Low
Muhlenbergia capillaris	Pink Muhly	1-gal	3' x 6'	Low
Muhlenbergia dubia	Pine Muhly	1-gal	30" x 30"	Low
Muhlenbergia rigens	Deer Grass	1-gal	4' x 4'	Low
Pennisetum alpocuroides	Fountain Grass	1-gal	3'x3'	Low
Accent Groundcover				
Dianella revoluta 'Little Rev'	Flax Lily	1-gal	30"x30"	Low
Hemerocallis spp.	Evergreen Daylily	1-gal	3'x3'	Mod.
Lantana montevidensis	Trailing Lantana	1-gal	2'x5'	Low
Liriope muscari	Lily Turf	1-gal	18"x18"	Mod.
Phormium tenax	New Zealand Flax	1-gal	2' x 2'	Low
Teucrium chamaedrys	Germander	1-gal	24" o.c.	Low
Trachelospermum jasminoides	Star Jasmine	1-gal	2'x7'	Mod.
Spreading Groundcover				
Baccharis pilularis	Dwarf Coyote Brush	1-gal	60" o.c.	Low
Juniperus spp.	Juniper	1-gal	60" o.c.	Low
Myoporum parvifolium	Myhoporum	1-gal	60" o.c	Low
Trachelospermum asiaticum	Asian Jasmine	1-gal	48" o.c.	Mod.

Mulch

Mulch to be evenly distributed throughout all planters. Mulch to be sourced from recycled material, shredded or chipped ("Gorilla Hair" is not acceptable), nitrogen stabilized, maximum 3/4". Install at min. 3" depth. Provide sample for approval prior to installation.



Monument Sign Planting

LANDSCAPE AREA CALCULATIONS

Total Site Area:	65,346 sf.
Total Landscape Area:	12,652 sf. (19%)
Parking Lot Area:	31,600 sf
Parking Lot Landscape Area (5% min. req'd):	4,570 sf (14%)

PARKING LOT TREE REQUIREMENTS

Number parking spaces:	80
Req'd trees (1 tree per 4 parking spaces):	20
Trees Provided:	22

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETo): Lodi West (46.7)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	2,812 sf	50,258
Shrubs	Low	Drip (0.81)	0.3	9,840 sf	105,521
			Total:	12,652 sf	155,780

Estimated Total Water Use (ETWU):	155,780 gal.
Maximum Applied Water Allowance (MAWA):	164,847 gal.
Estimated Sitewide ETAF:	0.43
Maximum Allowable ETAF:	0.45

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, 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.

NORTH

0' 10' 20' 40'

scale: 1" = 20'-0"

811 Know what's below. 811 before you dig.

Sam Harned Landscape Architecture
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal: LICENSED LANDSCAPE ARCHITECT, R. Samuel Harned, Lic. #4881, Signature, 12/31/20 Renewal Date, Date, STATE OF CALIFORNIA

Prepared for:

Project:

TRU by Hilton - Lodi

W. KETTLEMEN LANE, LODI

Revision:

No.	Desc.	MM/DD/YY

Date:	19 MAY 2020
Drawn:	RSH
Checked:	RSH
Project No.:	20-003
Scale:	1" = 20'-0"

Sheet:

Preliminary Landscape Plan

L-1

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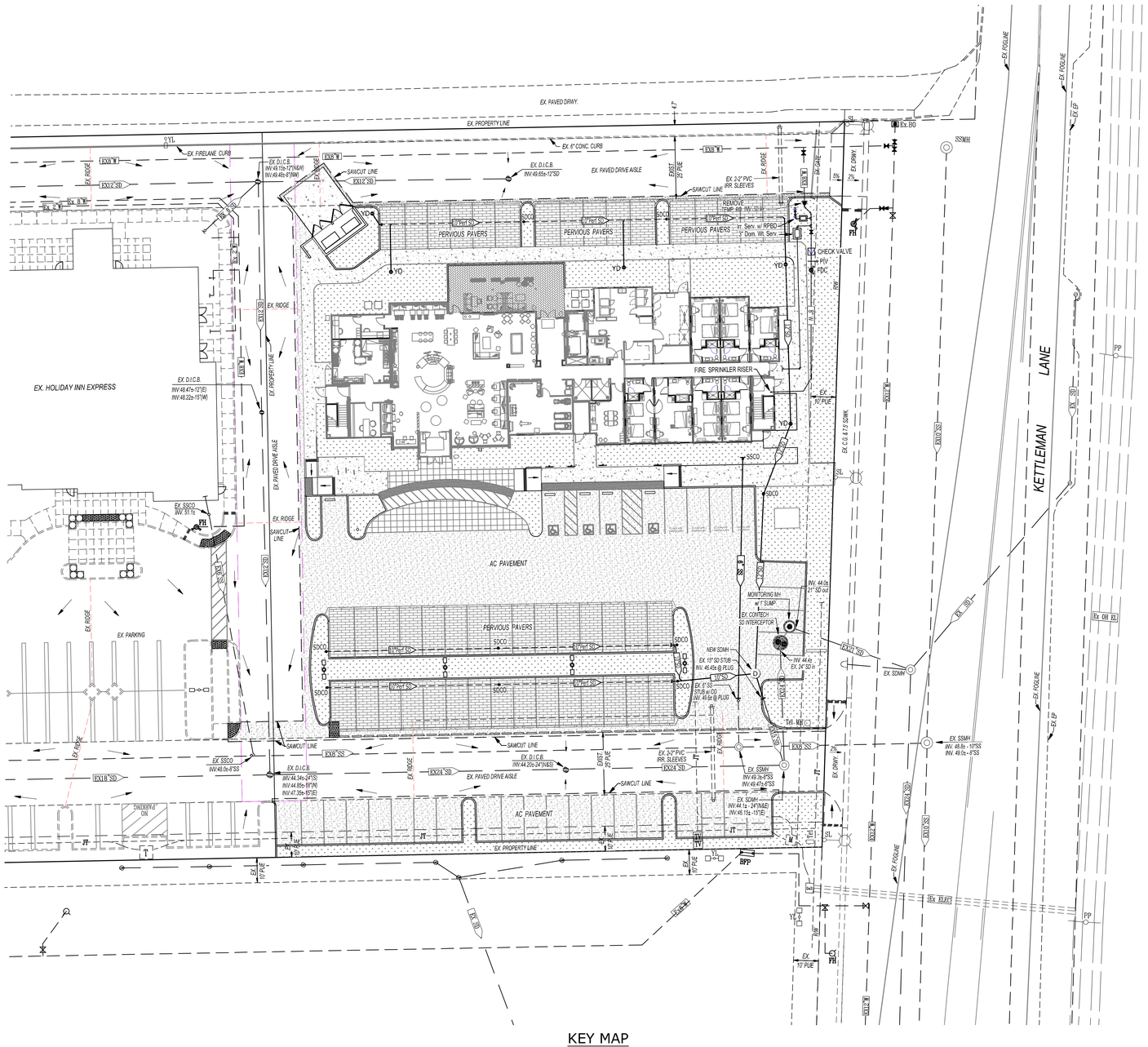
CIVIL SITE IMPROVEMENTS
FOR TRU BY HILTON



KEY MAP

Scale: 1"=20'

BENCH MARK DATUM:

CITY OF LODI BENCHMARK NO. 1233 BRASS DISC
LOCATED IN TOP OF CURB AT THE NORTHWEST CORNER
OF PIXLEY PARKWAY AND KETTLEMAN LANE.
ELEVATION: 53.47

ABBREVIATIONS

AB	AGGREGATE BASE	L	ARC LENGTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LF	LINEAL FEET
AWWA	AMERICAN WATER WORKS ASSOCIATION	LPG	LOW PRESSURE GAS
APPROX.	APPROXIMATELY	LS	LUMP SUM
ACP	ASBESTOS CEMENT PIPE	MH	MANHOLE
AC	ASPHALT CONCRETE	MAX.	MAXIMUM
AVB	ATMOSPHERIC VACUUM BREAKER	MIN.	MINIMUM
BK.	BACK	MISC	MISCELLANEOUS
BOW	BACK OF WALK	OG	ORIGINAL GROUND
BCR	BEGIN CURB RETURN	OD	OUTSIDE DIAMETER
BC	BEGIN CURVE	PM	PARKING METER
BM	BENCH MARK MONUMENT	PAVT.	PAVEMENT
CIPCP	CAST-IN-PLACE CONCRETE PIPE	PVC	POLYVINYLCHLORIDE
CIP	CAST IRON PIPE	PP	POWER POLES
CL	CENTERLINE	PVB	PRESSURE VACUUM BREAKER
C-C	CENTER TO CENTER	P/L	PROPERTY LINE
CL.	CLASS	PUE	PUBLIC UTILITY EASEMENT
COMM.DR.	COMMERCIAL DRIVEWAY	PB	PULL BOX
CONC.	CONCRETE	R	RADIUS
CP	CONCRETE PIPE	REG.	REGULATORY
CONST.	CONSTRUCT	REINF.	REINFORCE,(ED),(ING)
CONST. JT.	CONSTRUCTION JOINT	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RC	RELATIVE COMPACTION
CY	CUBIC YARDS	RCV	REMOTE CONTROL VALVE
C,G & S	CURB, GUTTER & SIDEWALK	RES. DR.	RESIDENTIAL DRIVEWAY
DIA.	DIAMETER	R/W	RIGHT OF WAY
DIST.	DISTANCE	SS	SANITARY SEWER
DR.	DRIVEWAY	SHT.	SHEET
DR. TYPE	DRIVEWAY TYPE	SIC8	SIDE INLET CATCH BASIN
DICB	DROP INLET CATCH BASIN	SPEC.	SPECIFICATION
D.I.	DUCTILE IRON	SP	SPRINKLER HEAD
EA.	EASH	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	STD.	STANDARD
ELEV.	ELEVATION	STA.	STATION
ECR	END CURB RETURN	SD	STORM DRAIN
EC	END CURVE	SL	STREET LIGHT CONDUIT
EXIST.	EXISTING	SUBD.	SUBDIVISION
EX. 0.00	EXISTING ELEVATION	MON.	SURVEY MONUMENT
EXP. JT.	EXPANSION JOINT	T	TELEPHONE (UNDERGROUND)
FG	FINISH GRADE	TCM	TELEPHONE CABLE MARKER
FH	FIRE HYDRANT	TP	TELEPHONE POLE
FL	FLOWLINE	TV	TELEVISION (UNDERGROUND)
GALV.	GALVANIZED	TC	TOP OF CURB
GV	GAS VALVE	TS	TRAFFIC SIGNAL CONDUIT
GB	GRADE BREAK	TW	TREE WELL
GP	GUY POLE	TYP.	TYPICAL
HPG	HIGH PRESSURE GAS	VCP	VITRIFIED CLAY PIPE
HOR.	HORIZONTAL	W	WATER
IW	INDUSTRIAL WASTE	WSB	WATER SERVICE BOX
ID	INSIDE DIAMETER	WV	WATER VALVE
INV.	INVERT	WP JT.	WEAKENED PLANE JOINT
JP	JOINT USE POLE		

LEGEND

EXISTING		PROPOSED
wmb	WATER METER	W
	WATER VALVE	
	BLOWOFF	
	FIRE HYDRANT	FH
	FIRE DEPARTMENT CONNECTION	FDC
	BACKFLOW PREVENTION DEVICE	
Irr.	IRRIGATION BOX	
ICV	IRRIGATION CONTROL VALVE	
	SIDE INLET CATCH BASIN	
dicb	DROP INLET CATCH BASIN	
	YARD DRAIN	YD
D	STORM DRAIN MANHOLE/RISER	SDMH or RSER
S	SANITARY SEWER MANHOLE	SSMH
	STREET LIGHT	SL
	YARD LIGHT	YL
JP	JOINT POLE	
PP	POWER POLE	
	GUY ANCHOR	
or	SIGN	or
G	GAS METER	GM
	TREE	
12" SS	SANITARY SEWER LINE	12" SS
12" SD	STORM DRAIN LINE	12" SD
12" W	WATER LINE	12" W
GAS	GAS LINE	GAS
	FENCE	
	CONCRETE PAVEMENT	
54.55 P	PAVEMENT ELEVATION	54.55 P
54.35 G	GROUND ELEVATION	54.38 G
54.45 EP	EDGE OF PAVEMENT ELEVATION	54.52 EP
53.02 BOW	BACK OF WALK ELEVATION	54.75 BOW
53.93 TC	TOP OF CURB ELEVATION	54.65 TC
54.35 FL	FLOW LINE ELEVATION	54.18 FL
54.47 lip	LIP OF GUTTER ELEVATION	54.30 LIP

WDID#_____

CIVIL SHEET INDEX:

C-1 KEY SHEET
C-2 SITE TOPOGRAPHY AND DEMOLITION PLAN
C-3 GRADING AND DRAINAGE PLAN
C-4 UTILITY PLAN
C-5 NOTES and DETAILS
C-6 ADDITIONAL DETAILS

RED INC ARCHITECTS
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209.522.8900

SEAL:

LICENSED ARCHITECT DAVIDE BURKETT C-33260 REN. 03-31-21 STATE OF CALIFORNIA

CONSULTANT:
Baumbach & Piazza, Inc.
Civil Engineers
Land Surveyors
323 West Elm Street
Lodi, CA 95240
(209) 368-6618
BP Project: 20-002

tru by HILTON

CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
LODI CA

LODI CALIFORNIA

REVISIONS:
1 Planning Resubmittal 05/28/20

RED PROJECT #	19072
HILTON #	–
PLANNING #	–
PERMIT #	–
APN #	049–31–075
DATE:	10.08.19
DRAWN:	H.COLLINS
CHECKED:	D.BURKETT

SHEET TITLE:

CIVIL
TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER STEVEN E. PECHIN No. 42764 Exp. 03/31/22 CIVIL STATE OF CALIFORNIA

SHEET NO.:

C-1

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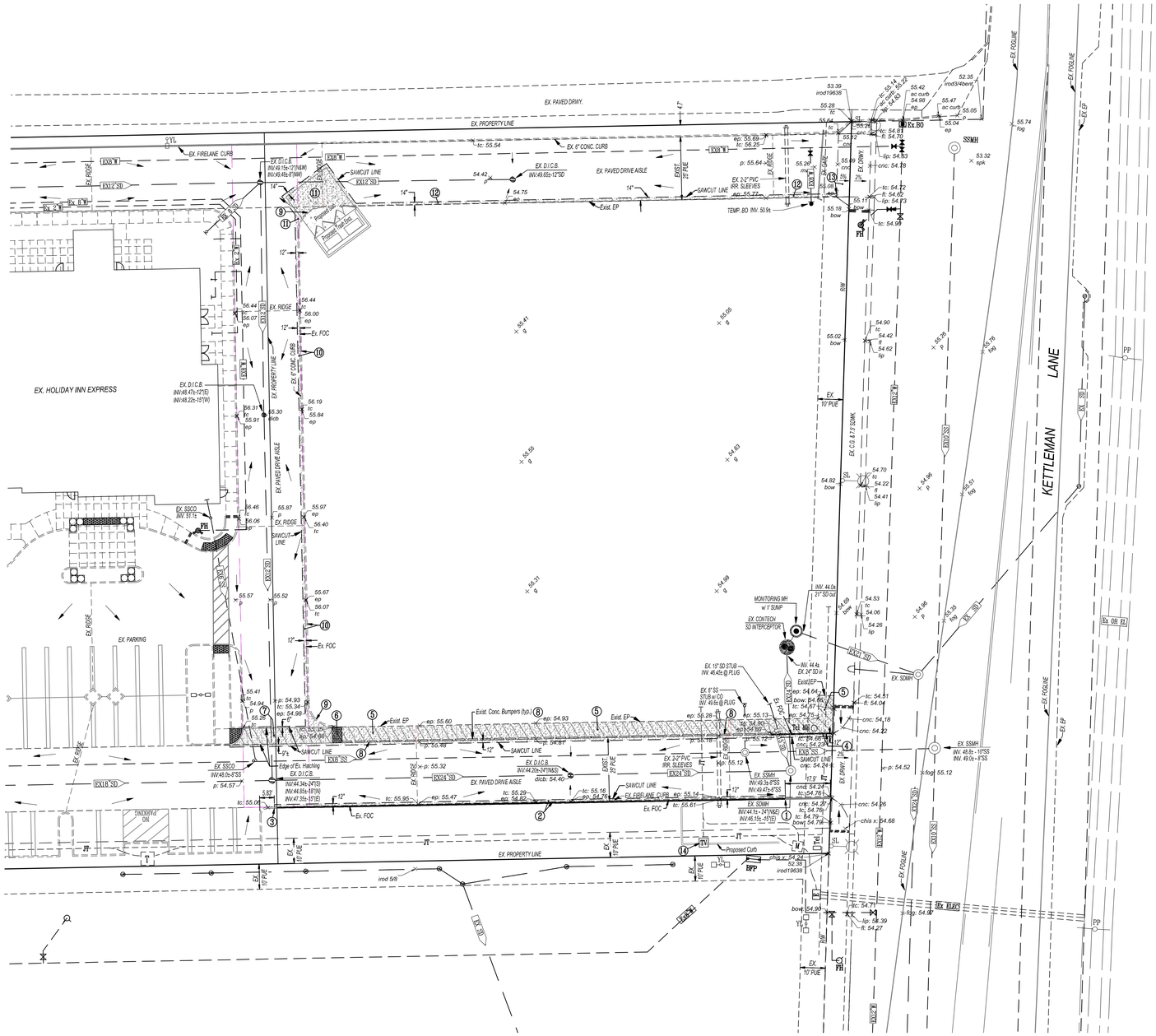

LEGEND

wmb	WATER METER
	WATER VALVE
	BLOWOFF
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	BACKFLOW PREVENTION DEVICE
IRR.	IRRIGATION BOX
ICV	IRRIGATION CONTROL VALVE
	SIDE INLET CATCH BASIN
dicb	DROP INLET CATCH BASIN
	YARD DRAIN
D	STORM DRAIN MANHOLE/RISER
S	SANITARY SEWER MANHOLE
	STREET LIGHT
	YARD LIGHT
	JOINT POLE
pp	POWER POLE
	GUY ANCHOR
	SIGN
G	GAS METER
	TREE
EX12"SS	SANITARY SEWER LINE
EX24"SD	STORM DRAIN LINE
EX8"W	WATER LINE
EX4"G	GAS LINE
	FENCE
54.55 p	PAVEMENT ELEVATION
54.35 g	GROUND ELEVATION
54.45 ep	EDGE OF PAVEMENT ELEVATION
55.02 bow	BACK OF WALK ELEVATION
54.93 tc	TOP OF CURB ELEVATION
54.35 fl	FLOW LINE ELEVATION
54.47 lip	LIP OF GUTTER ELEVATION
	REMOVE EXISTING AC PAVEMENT

TOPOGRAPHY NOTE

Existing underground utilities and topographic features are plotted from available records and field observations. Completeness and accuracy of existing utility locations shown in these plans are not guaranteed. The contractor shall be responsible for notifying and coordinating with all appropriate utility companies for the location of all utilities within the construction area. Existing underground utilities shall be protected. The contractor shall contact all utility agencies to mark their utilities in the field at least 48 hours before excavation. The contractor shall notify and coordinate all work with any agency requiring removal or relocation of their utilities. Call "USA" (800) 227-2600.

DEMOLITION NOTES:

1. SAWCUT EXISTING CURB AND PAVEMENT. REMOVE EXISTING CURB AND 12-INCH WIDE PAVEMENT STRIP TO NORTH. EXISTING RED CURB SOUTH (17.9'±) IS TO REMAIN.
2. REMOVE CURB AND 12-INCH WIDE PAVEMENT STRIP.
3. SAWCUT EXISTING CURB AND PAVEMENT. REMOVE EXISTING CURB AND 12-INCH WIDE PAVEMENT STRIP TO SOUTH. EXISTING CURB NORTH IS TO REMAIN.
4. REMOVE CURB (24.3'±) AND 12-INCH WIDE PAVEMENT STRIP.
5. REMOVE HATCHED AC WALKWAY (WIDTH VARIES 5.5' TO 6.2').
6. REMOVE TRUNCATED DOME PANEL.
7. REMOVE HATCHED AC PAVEMENT (REMOVAL WIDTH - 7.8' ±).
8. REMOVE ALL EXISTING CONCRETE BUMPERS.
9. REMOVE EXISTING CONCRETE CURB.
10. REMOVE EXISTING CONCRETE CURB AND ADJACENT 12-INCH WIDE PAVEMENT STRIP.
11. REMOVE PAVEMENT TO ALLOW FOR PROPOSED TRASH ENCLOSURE APPROACH SLAB. SAWCUT LINE TO BE 14 INCHES OUTSIDE THE PROPOSED EDGE OF SLAB.
12. REMOVE 14-INCH WIDE PAVEMENT STRIP.
13. BEGIN SAWCUT AT BACK OF EXISTING CONCRETE DRIVEWAY APRON. EXISTING CONCRETE APRON AND DRIVEWAY TO REMAIN.
14. RELOCATE EXISTING CATV BOX TO BEHIND THE PROPOSED CURB.

NOTE: WHERE WORK EXTENDS BEYOND PROPERTY LINE, THE CONTRACTOR MUST OBTAIN APPROVAL TO PERFORM WORK ON ADJACENT PROPERTIES.

WDID#_____

BENCH MARK DATUM:

CITY OF LODI BENCHMARK NO. 1233 BRASS DISC
LOCATED IN TOP OF CURB AT THE NORTHWEST CORNER
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ELEVATION: 53.47

RED INC ARCHITECTS
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1217 J STREET, MODESTO, CA 95354
209.522.8900

SEAL:

LICENSED ARCHITECT
DAVIDE BURKETT
C-33260
REN. 03-31-21
STATE OF CALIFORNIA

CONSULTANT:
Baumbach & Piazza, Inc.
Civil Engineers
Land Surveyors
323 West Elm Street
Lodi, CA 95240
(209) 368-6618
BP Project: 20-002

tru by HILTON

CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
LODI CA

LODI CALIFORNIA

REVISIONS:
1. Planning Resubmittal 05/28/20

RED PROJECT #	19072
HILTON #	–
PLANNING #	–
PERMIT #	–
APN #	049–31–075
DATE:	10.08.19
DRAWN:	H.COLLINS
CHECKED:	D.BURKETT

SHEET TITLE:

SITE TOPOGRAPHY
and
DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
STEVEN E. PECHIN
No. 42764
Exp. 03/31/22
CIVIL
STATE OF CALIFORNIA

SHEET NO.:

C-2

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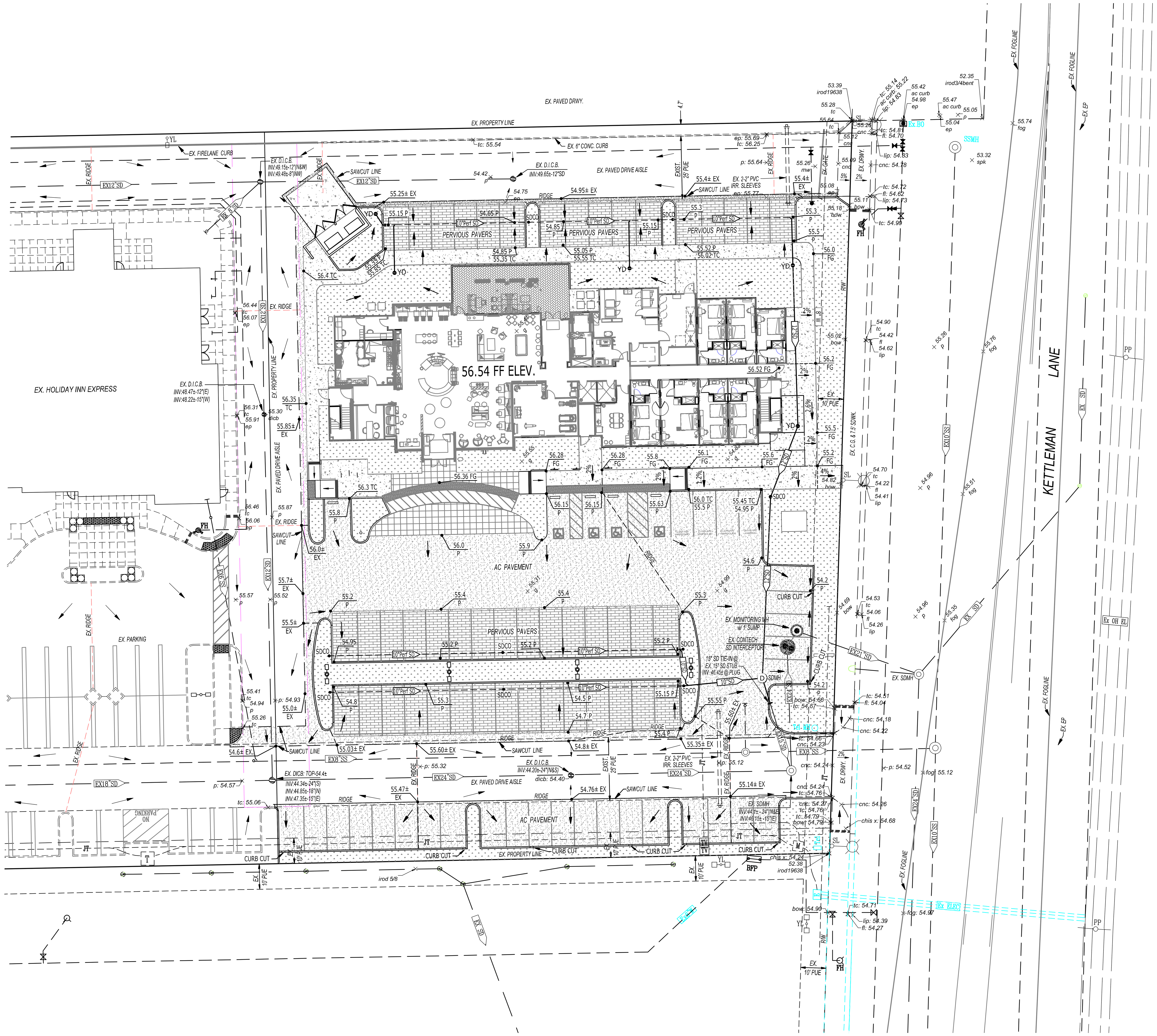

Scale: 1"=20'

LEGEND

EXISTING GROUND ELEVATION	+ 54.35 g
EXISTING PAVEMENT ELEVATION	+ 54.55 p
EXISTING EDGE OF PAVEMENT ELEVATION	+ 54.45 ep
EXISTING TOP OF CURB ELEVATION	+ 54.93 tc
EXISTING BACK OF WALK ELEVATION	+ 55.02 bow
EXISTING GUTTER FLOWLINE ELEVATION	+ 54.35 fl
EXISTING LIP OF GUTTER ELEVATION	+ 54.47 lip
PROPOSED TOP OF CURB ELEVATION	54.85 TC
PROPOSED FINISHED GRADE CONCRETE ELEVATION	54.87 FG
PROPOSED PAVEMENT ELEVATION	54.35 P
PROPOSED FLOW DIRECTION ARROWS	
CONCRETE PAVEMENT	

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SHEET TITLE:

GRADING and DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER STEVEN E. PECHIN No. 42764 Exp. 03/31/22 CIVIL STATE OF CALIFORNIA

SHEET NO.:

C-3

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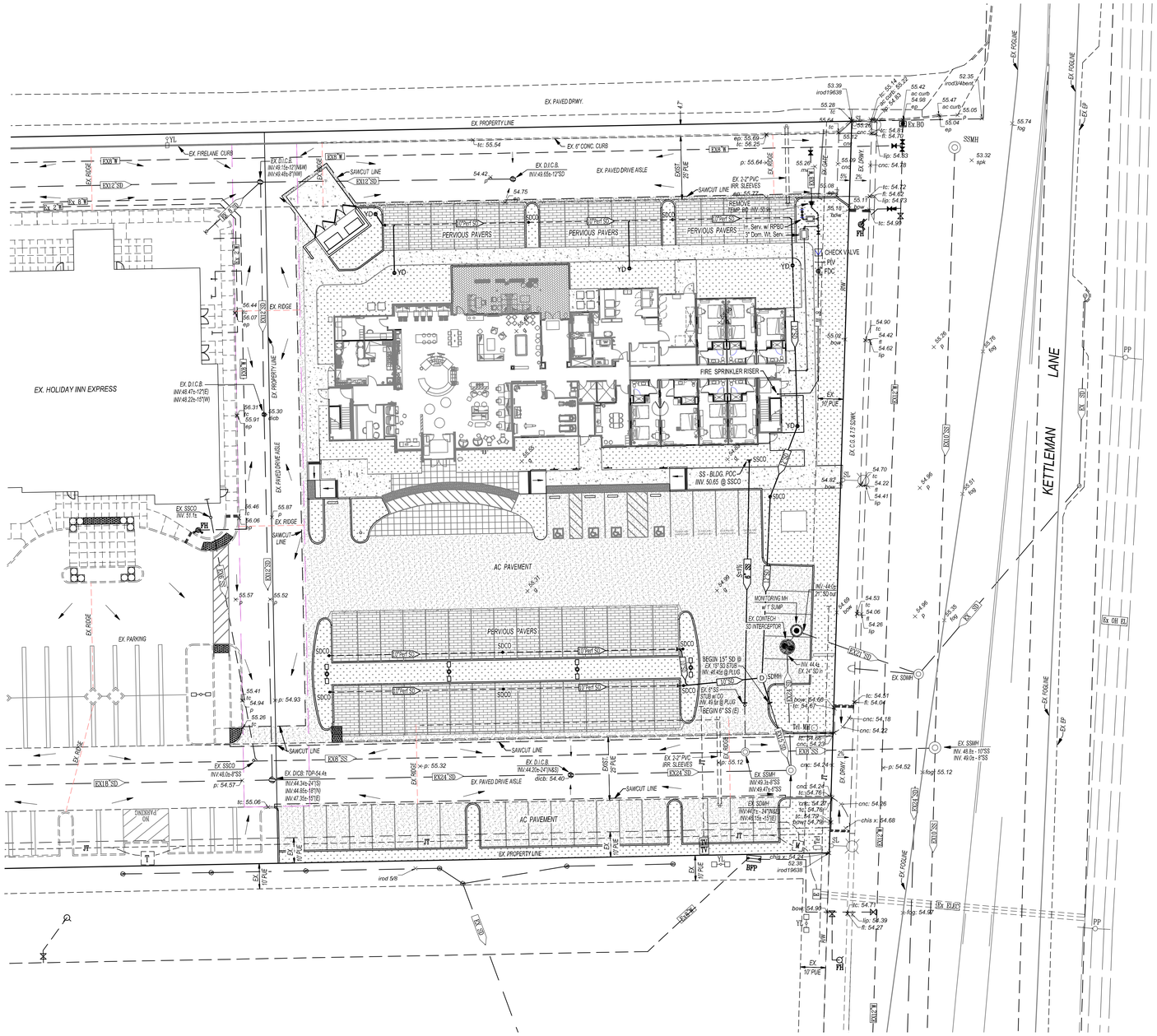

LEGEND

EXISTING SEWER LINE	12"SS
EXISTING STORM DRAIN LINE	24"SD
EXISTING WATER LINE	8"W
PROPOSED SANITARY SEWER LINE	4"SS
PROPOSED STORM DRAIN LINE	12"SD
PROPOSED WATER LINE	8"W

RED INC ARCHITECTS

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SEAL:

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DATE:	10.08.19
DRAWN:	H.COLLINS
CHECKED:	D.BURKETT

SHEET TITLE:

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER STEVEN E. PECHIN No. 42764 Exp. 03/31/22 CIVIL STATE OF CALIFORNIA

SHEET NO.:

C-4

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GENERAL NOTES

1. All construction materials and workmanship shall conform to City of Lodi Public Improvement Design Standards, Construction Specifications and Standard Plans unless specifically shown otherwise on these plans.
2. City of Lodi standard plans applicable to this project include: 114, 119, 129, 201, 301, 309, 310, 401, 402, 405, 406, 407, 408, 411, 413, 415-A, 415-B, 501-A, 501-B and 501-C.
3. The Contractor shall make an on-site inspection prior to providing any proposals to determine any and all items not shown as bid items on the proposal sheets, but which may be necessary to perform a complete and acceptable job.
4. Baumbach and Piazza, Inc. (Engineer) will not be responsible for or liable for any unauthorized changes to or uses of these plans. All changes to these plans shall be in writing and must be approved by Engineer and all local agencies having jurisdiction. The Contractor shall be responsible for reporting all conflicts, errors, omissions, etc. to the Engineer immediately upon discovery. If so directed by the Director of Public Works, the Contractor shall stop work until mitigations can be made. Any costs incurred resulting from the Contractor's failure to stop as directed, shall be the responsibility of the Contractor.
5. It is agreed that field conditions may require changes to these plans. A written estimate for cost of changes shall be prepared by Contractor and approved by Owner prior to making changes. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety for all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner, Architect and Civil Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner, Architect or Civil Engineer.
6. The Contractor shall obtain all necessary encroachment permits for the project and be in receipt of such permits and approved plans prior to beginning of construction.
7. The Contractor shall obtain all necessary building permits for the project and be in receipt of such permits and approved plans prior to beginning of construction.
8. A pre-construction meeting shall be scheduled by the Contractor prior to construction. The Contractor shall notify the Engineer, City Inspector and all utility agencies at least one week prior to the date of the meeting. The Contractor's job superintendent and all major sub-contractors shall attend.
9. Excavation safety requirements include obtaining a CAL OSHA permit or letter of notification to the City before commencing excavations over five feet deep. Refer to City Construction Specification 6-19.4 "Excavation Safety" for additional requirements.
10. A project identification sign shall be installed as shown on the plans, prior to grading. The sign shall have:
    Project Name: TRU BY HILTON
    Developer:
    Engineer: Baumbach and Piazza; (209) 368-6618
    Contractor:
    Lettering: Blue or Black on White (or equivalent contrast) 2" high min.
    Install prior to rough grading.
11. Contractor is to verify the depth and/or location in the field of all existing utilities before the start of construction.
12. All manholes are to be set flush with the finsh grade, unless otherwise indicated.
13. All planter areas shall be backfilled and finish grade by landscape contractor. General contractor shall remove asphalt concrete if necessary.
14. Engineer shall be provided with compaction tests of all trenches under asphalt, and of all building pads and roadway compaction, prior to paving. Include costs of tests in other items of work. Engineer to approve final grading and compaction prior to any paving.
15. Some Work will be required to be inspected by the City Building and Public Works Departments. They shall be notified not less than 24 hours in advance of inspection, unless otherwise stated on permit.
16. All sanitary, and storm drain lines are at critical slopes and grades shall be set by the Engineer.
17. Utility Pipe horizontal and vertical clearances shall comply with State Health Standards.
18. Contractor/Applicant shall obtain an Encroachment Permit issued by the Public Works Department prior to any work within City Right-of-Way, or City Easement.

UTILITY NOTES

1. Existing underground utilities were plotted from available records. Existing underground utilities shall be protected. The Contractor shall be responsible for contacting all utility agencies to mark their utilities in the field at least 48 hours before excavation. The Contractor shall notify and coordinate all work with any agency requiring removal or relocation of their utilities. Completeness and accuracy of existing utility locations shown in these plans are not guaranteed. Call "USA" (800) 227-2600.
2. Underground utilities in the street and sidewalk area shall be installed before construction of curb, gutter, sidewalk or paving. These utilities include services, fire hydrant laterals, street light conduit, electric, gas, cable TV and telephone lines.

STORM DRAIN NOTES

1. Storm Drain pipe shall be PVC SDR35 with rubber gasketed joints.
2. Minimum cover on storm drain lines shall be 30 inches.
3. All off-site storm drains shall be cleaned prior to final acceptance.

SANITARY SEWER NOTES

1. Sanitary sewer pipe shall be PVC per ASTM D3034, SDR35, with joints conforming to ASTM D3212.
2. All sanitary sewer lines shall be balled prior to final acceptance. PVC pipe shall be tested for over deflection by means of an approved 5% mandrel, hand-pulled through the lines, in presence of owner's agent.

WATER NOTES

1. Water used in any phase of construction, such as backfill compaction, dust control, testing or other work herein required, shall be included in the unit price or lump sum bid for the respective item of construction or items of work.
2. Water mains shall be CL. 150 PVC (AWWA C-900) or alternate pipe conforming to the City of Lodi specifications.
3. Domestic Water Service lines shall have a minimum cover of 24". Fire lines shall have a minimum cover of 30".
4. Testing of water lines shall be per City of Lodi Building Department requirements.
5. Domestic and irrigation water lines contractor and utility contractors to coordinate work with grading and underground contractor. Compaction of underground utilities to be provided by installing contractor.
6. Separation of water and sewer lines (including crossings) shall meet or exceed the latest standards of the State of California Department of Health Services.
7. Fire hydrant assembly shall include the following: Tee, 6" lateral, 6" valve and complete fire hydrant assembly.
8. Removal of existing temporary blowoff and connection to existing 8" water service shall be done per City Standard Plan 409 and any other applicable City of Lodi requirements.

DUST CONTROL NOTES

1. Contractor shall take all necessary precautions to keep dust to a minimum. Cost to be included in other items of work. See Grading Plan and the Storm Water Pollution Prevention Plan (SWPPP).
2. Dust Control is the Contractor's sole responsibility when working on-site, and all dust control work shall be included in the bid. The Contractor shall also water the site, as an extra, when requested by the City or the Owner.
3. All motors shall be kept properly tuned and maintained.
4. Earth moving activities shall cease if wind exceeds 20 mph average over one hour.
5. On-site vehicle speeds shall be limited to 15 mph.
6. All areas with vehicle traffic should be watered periodically for stabilization of dust emissions.
7. The area disturbed by clearing, earth moving or excavation activities should be minimized at all times.
8. All material transported on or off-site shall either be sufficiently watered or securely covered to prevent excessive amount of dust.
9. When conditions are dry, all material excavated or graded should sufficiently watered to prevent excessive amount of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
10. All operations shall comply with the requirements of the San Joaquin Valley Unified Air Pollution Control District.

CLEARING AND GRADING NOTES

1. Grading operations shall comply with the recommendations contained in the Soils Report for this project by _____, Project No. _____ dated _____, and within these plans, and with the dust control requirements on this sheet under "DUST CONTROL NOTES". Compaction shall be to 90% R.C. min., unless otherwise noted in these plans or the soils report. Fill shall not be installed in layers exceeding 8" thickness.
2. Grading shall be completed before starting any underground construction. Refer to attached grading plan.
3. Site vegetation within the limits of the construction area, including trees, shrubs, stumps, etc. shall be removed (including roots) and hauled from the site.
4. This project may not balance. Grades will not be adjusted. Import Fill shall meet the requirements of the soils report and be certified as acceptable for this project by the Geotechnical Engineer. Expansive soils are not allowed. Excess material shall become the property of the contractor and removed from the site.
5. The contractor, at his expense, shall retain the services of a Geotechnical Engineer to certify that the required compaction has been met and to test the concrete for compliance with the specifications.
6. Tolerance on compacted subgrades is as follows: Paved areas (concrete and asphalt) and Flatwork areas: 0.05'±; all other areas: 0.1'±.
7. No wells, septic tanks or other underground tanks are known to exist on this site. Any wells found shall be abandoned per San Joaquin County Standards.
8. Should any irrigation lines be encountered, the Contractor shall remove them.

EROSION/SEDIMENT CONTROL NOTES

It is the intent of the Owner that lot erosion and silt entering the City Storm Drain System be kept to a minimum. Therefore, the Owner and/or Contractor shall provide the following services:

1. The Developer/Owner is responsible for obtaining required State of California permit(s) for discharge of storm water runoff associated with construction activity pursuant to National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. Contact Regional Water Quality Control Board. Central Valley Region at (916)255-3000.
2. Paved Aisleway and Roadway adjacent to the project site should be swept as needed to remove silt which may have accumulated from construction activities. Sweep daily if needed.
3. The Contractor shall be responsible for installing & maintaining the Best Management Practices (BMPs) outlined in the Storm Water Pollution Prevention Plan (SWPPP) and Erosion/Sediment Control Plan for this project. BMPs include: catch basin filters, inlet protection, fiber rolls and stabilized construction entrance/exit.
4. All catch basins shall be sealed until the completion of the project. If site work extends into the rainy season, other measures may be taken as required by the City and the Engineer at no additional cost to the owner. All storm drainage traps shall be cleaned prior to acceptance. No eroded soil shall be allowed in the Public Right of Way.
5. The Contractor will be required to clean existing storm drain downstream of this project, as necessary. Determine existing condition, with Engineer and City Inspector, prior to construction. Pumped water to be collected and removed from the site.
6. The Contractor must provide and maintain a concrete washout area. See SWPPP Map and Erosion/Sediment Control Plan for this project.
7. Refer also to "Erosion and Sediment Control Plan" for additional notes.

PAVING NOTES

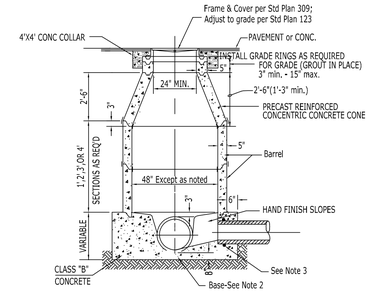
1. AC mix design shall meet City of Lodi Standards.
2. The A.C. mix design shall indicate the percentage passing each sieve size, percent asphalt recommended, percent voids, stability and maximum theoretical unit weight at each asphalt content used to arrive at the recommended optimum bitumen content (OBC). The OBC shall be selected to meet all the requirements of Section 39 and produce air voids in the compacted mixture at 3 to 5%.
3. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
4. A.C. surface shall be cut to a neat, straight line as shown on plans and any exposed edge and/or vertical edge of existing concrete or base material shall be tacked with emulsion prior to paving. The exposed base material shall be graded, recompacted, and resealed prior to paving.
5. Any existing concrete surface to be removed shall be sawcut to a neat, straight line and exposed edge shall be tacked with emulsion prior to paving.
4. Traffic flow and access entryway to Motel 6 and Auto Dealership shall not be obstructed at any time. Existing property owners to be notified 48 hours minimum in advance of start of construction.

CONCRETE NOTES

1. Any existing concrete surface to be removed shall be sawcut to a neat, straight line.
2. All soft and yielding material and other portions of the subgrade which will not compact readily when rolled or tamped shall be removed as directed and replaced with suitable material placed and compacted. The subgrade shall be thoroughly compacted with suitable equipment so as to have uniform density at moisture contents of not less than standard optimum (ASTM D1557). All utility trenches and structure excavations shall be backfilled to natural or finished grade as soon as conditions permit. All backfill shall be compacted with mechanical tampers in layers of not over 6 in. loose material. In order to prevent differential heave, the backfill material shall be the same material as that of the subgrade adjacent to the trench.
3. Quality Control and Inspection: Owner shall retain Geotechnical Engineer to verify the adequacy of all compaction requirements. The above will also approve the Contractor's mix design and test the concrete at the minimum rate of 1 cylinder per 75 yards (Minimum of 1 per day). Written reports shall be sent to Owner and/or the Engineer.
4. Waste water generated by concrete work to be captured and vacuumed prior to entering city storm drain system.

STAKING NOTES

1. Baumbach and Piazza, Inc. (Engineer) shall set all survey controls and construction stakes as necessary for completion of work. The Contractor shall be responsible for the preservation of all survey and construction stakes. Survey and construction stakes that are lost or destroyed due to Contractor's negligence will be set by the Engineer at the Contractor's expense.
2. When requesting construction stakes, the Contractor is required to notify Baumbach & Piazza 48 hours in advance of our crews beginning work. It is the Contractor's responsibility to schedule construction staking a minimum of 48 hours prior to commencement of any construction. Engineer assumes no responsibility for any costs incurred for construction shutdowns or delays when not given this advance notice.
3. The Contractor shall be responsible for the protection of all existing survey monuments and other survey markers during construction. All such monuments or markers destroyed or lost during construction shall be replaced at the Contractor's expense and will require 48 hours notice from the Contractor to replace said monuments.
4. The Contractor shall not perform any work due to staking error without first consulting with the Engineer. In the event the cost of any item of corrective work exceeds $500.00, permission to proceed must be received in writing from the Engineer. No liability will be assumed by the Engineer for the costs of work performed in violation of this provision.
5. Certain utility locations are dimensioned from "back of walk" or "back of curb." Those utilities such as but not limited to, fire hydrants, water and sewer services, street lights and utility boxes will be referenced to back of walk or back of curb. It is the responsibility of the contractor to align these utilities so as not to create an encroachment upon sidewalk and/or curb and gutter placement.
6. Whenever the note "verify" is indicated on these plans, the Contractor shall expose these facilities prior to the start of any construction. After the Contractor has completed exposing said facilities, he shall notify the Engineer and request they verify that the horizontal, vertical alignments, measurements, etc., are in substantial conformance with these plans to the Engineer's satisfaction. In the event that said facilities are determined not to be in substantial conformance, the Engineer reserves the right to revise these plans to reflect their found conditions. The following is a partial list of items to be verified:
    A. All drainage connection points.
    B. All sewer connection points.
    C. All water connection points.
7. If the site is not staked by the Engineer, the surveyor shall provide written confirmation to the Engineer that all utility tie-in points have been verified prior to any construction.
8. The Contractor is to provide an offsite field verification of the horizontal and vertical location of all grading and/or forms prior to placement of any proposed improvements such as pavements, curbs, gutters, sidewalks, and/or building foundations. If the Contractor does not verify the proposed improvements prior to their placements, the Contractor assumes full responsibility for the correct placement of said improvements.
9. If any construction staking is done by someone other than Baumbach & Piazza, Inc., notice is hereby given that the firm of Baumbach & Piazza, Inc. or the Owner will not assume any responsibility for errrors or omissions if any, which might occur and which could have been avoided, corrected or mitigated if Baumbach & Piazza, Inc. had performed the staking work, or if Baumbach & Piazza, Inc. had been contacted prior to staking regarding any questions of ambiguity in the plans, interpretation of the plans, or engineering inconsistencies contained in these plans.

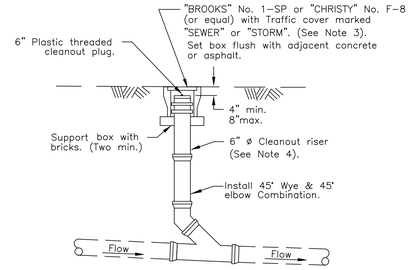


NOTES:

1. Barrel, cone & grade ring sections shall conform to ASTM C47B, latest revision. Manufacturer to be approved by Engineer.
2. Base shall consist of cast-in-place Class B concrete per Sec. 90 CalTrans Std. Specification. Prefabricated bases shall conform to Note 1 and be placed on 4" of fresh concrete bedding.
3. Rubber ring waterstop or manhole adaptor required for PVC pipe installations.
4. Backfill around Manhole shall be compacted to 90% R.C. min.

TYPICAL MANHOLE

(No Scale)

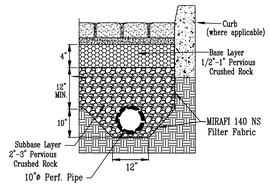


NOTES:

1. 45° Wye & 45° elbow combination shall be Polyvinyl Chloride (PVC) per ASTM D-3034 SDR 35 or Ductile Iron (ASTM A746).
2. Backfill shall conform to City of Lodi Standard Plans.
3. In traffic areas use "Christy" G-5 box W/G-5C lid.
4. For Storm Drain installation, use 8" PVC riser and fittings.
5. Refer also to City of Lodi Standard Plans & Specifications.

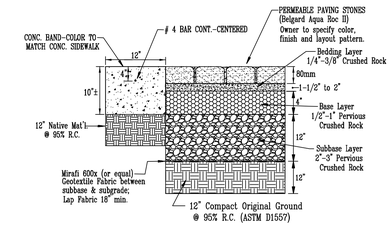
SANITARY SEWER/STORM DRAIN CLEANOUT

No Scale



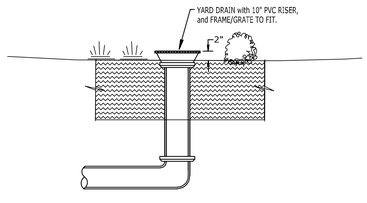
PERVIOUS PAVER UNDERDRAIN

(NO SCALE)



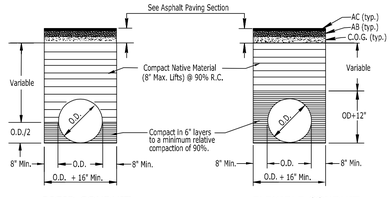
PERVIOUS PAVER STRUCTURAL SECTION

(NO SCALE)



YARD DRAIN

(NO SCALE)



RIGID CONDUIT FLEXIBLE CONDUIT

NOTES:

1. Relative compaction of materials shall be tested in accordance with the State of California, Dept. of Transportation Testing Manuals, test method No. California 216 or 231.
2. All existing pavement shall be neatly cut to line prior to trench excavation.
3. Special bedding requirements may be shown on the plans or specified in special provisions.

TYPICAL TRENCH BACKFILL

(No Scale)

REGISTERED PROFESSIONAL ENGINEER STEVEN E. RECHTIN No. 42764 Exp. 03/31/22 CIVIL STATE OF CALIFORNIA

RED INC ARCHITECTS
RED INC ARCHITECTS
1217 J STREET, MODESTO, CA 95354
209.522.8900

SEAL:

LICENSED ARCHITECT DAVID BURKETT C-33260 REN. 03-31-20 STATE OF CALIFORNIA

CONSULTANT:

Baumbach & Piazza, Inc.
Civil Engineers
Land Surveyors
323 West Elm Street
Lodi, CA 95240
(209) 368-6618
BP Project: 20-002

tru by HILTON

CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
LODI CA

LODI CALIFORNIA

REVISIONS:

1 Planning Resubmittal 05/28/20

RED PROJECT #	19072
HILTON #	–
PLANNING #	–
PERMIT #	–
APN #	049-31-075
DATE:	10.08.19
DRAWN:	H.COLLINS
CHECKED:	D.BURKETT

SHEET TITLE:

NOTES and DETAILS

SHEET NO.:

C-5

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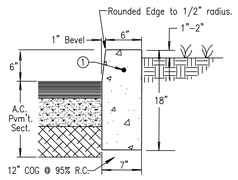
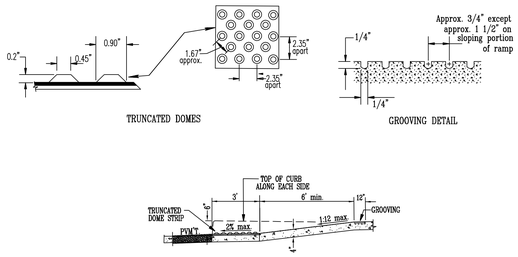


1 #4 x 18" long steel dowel, greased and wrapped one side, through expansion joints.

INSTALL EXPANSION JOINTS AT ALL ANGLE POINTS, CURVES, AND AT 100' CENTERS ALONG STRAIGHT LINES.

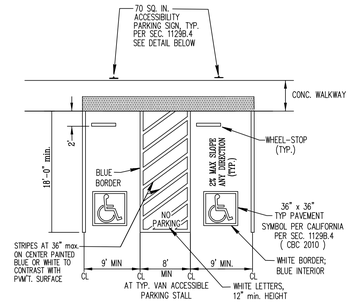
RAISED LANDSCAPE CURB

(No Scale)



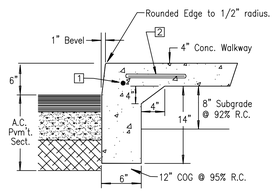
TYPICAL RAMP SECTION

(NO SCALE)



ACCESSIBLE PARKING

(NO SCALE)



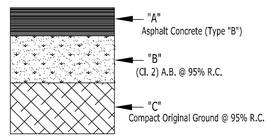
1 #4 x 18" long steel dowel, greased and wrapped one side, through expansion joints.

2 #4 x 12" long steel dowel, greased and wrapped one side, @ 48" on-center. (This dowel only required if curb and sidewalk are poured separately).

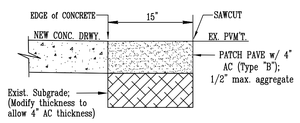
INSTALL EXPANSION JOINTS AT ALL ANGLE POINTS, CURVES, AND AT 100' CENTERS ALONG STRAIGHT LINES.

RAISED CURB WITH SIDEWALK

(No Scale)



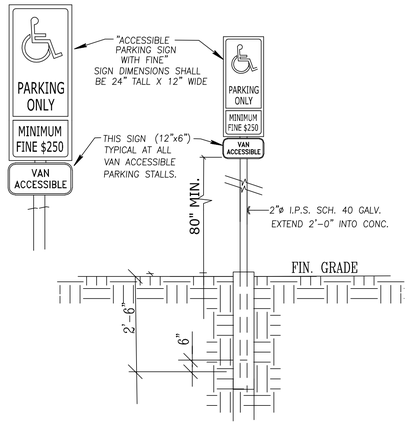
PAVEMENT AREA	SECTION THICKNESS		
	"A"	"B"	"C"
PARKING AREAS	3"	8"	12"
MAIN DRIVE AISLES	3.5"	10"	12"



DEEP-LIFT PATCH PAVE SECTION

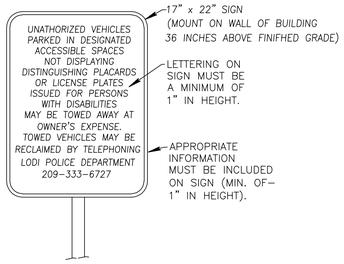
ASPHALT PAVING SECTIONS

NO SCALE



ACCESSIBLE PARKING SIGN WITH FINE

N.T.S.



"UNAUTHORIZED VEHICLE" SIGN

N.T.S.

DO NOT SCALE DRAWING

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RED INC ARCHITECTS

RED INC ARCHITECTS
1217 J STREET, MODESTO, CA 95354
209.522.8900

SEAL:

LICENSED ARCHITECT DAVID E. BURKETT C-33260 REN. 03-31-21 STATE OF CALIFORNIA

CONSULTANT:

Baumbach & Piazza, Inc.
Civil Engineers
Land Surveyors
323 West Elm Street
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SHEET TITLE:

ADDITIONAL DETAILS

REGISTERED PROFESSIONAL ENGINEER STEVEN E. KECHIN No. 42764 Exp. 03/31/22 CIVIL STATE OF CALIFORNIA

SHEET NO.:

C-6

TINA ANAGNOS
44 BASINSIDE WAY
ALAMEDA, CA 94502
(510) 847-7895
TINAANAGNOS@GMAIL.COM

June 15, 2020

David Burkett, AIA
Principal Architect
RED INC Architects
1217 J St.
Modesto, CA 95354
David@REDincArchitects.com

Bhavesh Patel
458 33rd Ave.
San Francisco, CA 94121

Via USPS certified mail/email

Re: Use Permit/SPARC 2020-19 SP 1337 E. Kettleman Lane, Lodi, CA 95240 and Request for Planning Commission File Number 2020-022U

Dear Mr. Burkett and Mr. Patel:

By way of introduction, my name is Tina Anagnos writing on behalf of Popi Anagnos, who owns the property located at 5485 East Kettleman Lane, Lodi, CA, which adjoins the property located at 1337 East Kettleman Lane, Lodi, California.

This is in response to the notice of public hearing to consider Site Plan and Architectural Review for the Tru Hilton Hotel development and request for the Planning Commission approval of a new Tru Hilton Hotel at 1337 E. Kettleman Lane, Lodi, CA. We would like this letter to be included in the public record of the relevant public committees relating to the approval of the application for construction and development of the Tru Hilton Hotel.

I object to the approval the application and construction of a new hotel with additional units on the property adjoining the Holiday Inn Express, located (1377 Kettleman Lane) which has approximately 89 units, and near the Candlewood Suites (1345 E Kettleman Lane) which has about 95 units. Between the two properties there is already 184 hotel units located next to our residence and vineyard. Assuming full occupancy, between the two hotels that means that there would be a total of 736 people adjacent to my property if the hotels were fully occupied (assuming 4 people/unit as stated by the hotels). A third hotel with additional capacity of 83 guestrooms would significantly increase the

population to almost 1,000 just a few feet away from my mother's home. If no controls are in place, I am concerned about property damage and a significant impact on the use and enjoyment of her property.

She is a farmer and widow. For more than ten years she has shared the property line with the hotel businesses (Holiday Inn Express and Candlewood Suites) and has concerns as a result of the construction and operation of those businesses. It is because of these issues, namely trespassing by patrons, debris and rubbish blowing onto her property from those businesses, public nuisance, threatening behavior by their patrons and lack of any demonstrable controls by the hotel, as well as damage to her property during the course of construction, that she is opposed to the granting of a use permit for the proposed hotel. She has had ongoing problems with the Holiday Inn Express, Candlewood Suites and its patrons that are also public record based upon prior letters submitted to Lodi City Planning Commission, Lodi City Council, as well as calls to the San Joaquin Sheriffs Department. She fully expects that these problems will only become greater with the construction of a fourth hotel.

We would be interested in having a Tru Hilton Hotel developed at 1337 E. Kettleman Lane in Lodi, if specific conditions are agreed upon in writing prior to approval and prior to the June 24, 2020 SPARC and Planning Commission Meeting. Below please see our specific concerns and requested conditions. Unfortunately, prior verbal agreements with the owners of the hotels at the City Planning Meeting regarding the construction of the two hotels have not been honored and we have experienced property damage with no accountability nor cooperation in repairing damage caused by construction activities, in addition to limitations related to the operation of the hotels and patron conduct. Please note that Craig Hoffman, formerly with the City of Lodi, had requested that we come to an agreement with the hotel applicants at that time. We did this in good faith, however, the ownership/management of the hotels have not complied with our stated requests and concerns.

Please note that I also have concerns relating to the safety of Popi Anagnos due to the trespassing behavior of patrons of the other hotels, as well as the protection of the vineyard which is her primary source of income.

Simply stated, our request is as follows:

1. Inclusion of this letter into the public record relating to the approval of development of the Tru Hilton Hotel located at 1337 East Kettleman Lane, Lodi, CA.
2. Our objection to approval of the application for development is to be noted within the public record of the SPARC and Planning Commission Meetings to be held on June 24, 2020 at 5:15PM and 7:00PM.
3. We would like to have the opportunity to participate in the above referenced meetings (see #2 above).
4. If approval is granted by the SPARC and Planning Commission to proceed with the development with Tru Hilton Hotel, that the approval is conditioned upon written satisfaction and agreement relating to our concerns and conditions documented below.

a. Ideally, the developers of the Tru Hilton Hotel would contact us prior to the meetings on June 24th so that we can come to an agreement on our stated concerns which would result in a document outlining what specific agreements and activities will take place during the course of construction and operation of the hotel. We would also expect that the documented agreement becomes part of the approval record and meeting agenda for the meetings of SPARC and Planning Commission on June 24, 2020.

Thank you for your consideration and cooperation. Please note that we are supportive of The City of Lodi's efforts to grow business, and subject to meeting our conditions and concerns, would welcome Tru Hilton Hotel. We have always tried to be good neighbors understanding that agriculture and the hotel business both derive benefit if both are successful and can co-exist.

You may contact me at 510-847-7895 (cell phone) if you have any questions or require further clarification. You may also contact me via email at tinaanagnos@gmail.com. I am also requesting that you send copies of all correspondence to my home address listed below.

Tina Anagnos
44 Basinside Way,
Alameda, CA 94502

Sincerely,

Tina Anagnos

cc:
Frederick Selk
44 Basinside Way
Alameda, CA 94502

Popi Anagnos
5485 East Kettleman Lane
Lodi CA 95240

Kari Chadwick
City of Lodi Planning Commission
221 W. One Street
Lodi, CA 95240
kchadwick@lodi.gov

John R. Della Monica
Jr. Community Development Director
City of Lodi Planning Commission
221 W. One Street
Lodi, CA 95240
J.Dellamonica@Lodi.gov

City of Lodi Planning Department
221 West Pine Street
Lodi, CA 95240

Planning Commission
pccomments@lodi.gov

Bill Cummins
Tiffany Gomes
Crystal Hicks
Julieann Martin
Debbie Olson
Mitchell Slater

SPARC
sparccomments@lodi.gov

Lisa Craig
Trenton Diehl
Peter Rosado
Roger Stafford
Mitchell Slater (Planning Commission Representative)

Conditions:

Health & Safety:

1. Installation of a continuous 7' chain link fence with privacy slats from Kettleman Lane all the way to my fence/gate along the property line of the Holiday Inn Express not allowing any passage points.

2. Installation of a surveillance system and cameras along the eastern property line from Kettleman Lane to the front gate of 5485 East Kettleman Lane. Please note that the proposed four-story hotel allows guests them to observe her daily habits as well and her coming and goings which makes her fearful of robbery, and burglary at the very least.

3. Installation of light poles along the eastern property line adjoining my vineyard for the to be constructed hotel.

4. Elimination of any plans for patio areas/public seating areas along the eastern side of the building wherein hotel patrols could sit, lounge, barbeque or otherwise congregate or gather.

5. No trees planted along the eastern property line fence. If so, trees should be planted 7' away from property line/fence. The trees grow over and have to be pruned. In addition instruction to gardeners to not blow leaves under the fences onto my mother's property.

6. No construction dust while she has a crop on the vines, typically June-October. Harvest is often earlier than October. Any adverse damage done to the crop will be reimbursed based upon the prior 3 year average.

7. Agreement to replace all pavement, concrete, and property damage as a result of compacting the soil and construction.

8. Hiring of security guards to patrol the property line the proposed new hotel from dusk to dawn.

9. Trespassing controls and limitations on patron activities on the east side of the hotel property adjoining the vineyard.

10. Debris control and clean up by the hotel during construction and operations due to the impact on vineyard crop output and crop quality.

.
Please note that the above is not meant as an exhaustive list of conditions, but constitutes a minimum set of conditions that we would be seeking. As you can understand, we are still in the process of fully understanding the impact of another new hotel upon the vineyard, and more importantly upon the overall feeling of security in her own home.

Historical Incidents/Health & Safety Issues:

1. Hotel customers trespassing on her property.
2. Garbage from hotel customers littering her property (including plastic bags, beer bottles, plastic cups).
3. Hotel customers dump barbeque ashes on her driveway.
4. Hotel customers use my driveway to take walks along her vineyard.
5. Hotel customers pick her fruit from trees on her property.
6. Hotel customers go into her vineyard which is her primary source of income as a crop.
7. Hotel customers come take group pictures in her vineyard. They use profanity towards her, even though when she has not spoken to them. This makes her scared because she lives alone and sometimes they have been drinking.
8. Hotel patron urinate on tree's, plants and grape vines on her property
9. Hotel customer's or their guest dogs defecate in her vineyard and on her property.
10. Hotel customers have a patio area on the East side, just a few feet away from my property, where they hang out and drink and get loud late into the evening
11. Hotel patrons constantly turn into her drive way only to discover that there is no way for them to turn around. This in turn requires them to make 3 point turns arounds which put the grape vines at risk of damage.

CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PL2020-019 – Site Plan and Architectural Review to construct a new hotel and associated parking, landscaping, and site improvements on a 1.5-acre site at 1337 E Kettleman Lane.				
Assessor's Parcel Number: 049-310-75				
SPARC Review Date: June 24, 2020				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Lodi Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date Print Name	Must be completed to finalize approval	Planning Department	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof,	Ongoing	Planning Department	

DRAFT

CONDITIONS OF APPROVAL				
	that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act (CEQA), the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	The project shall be developed in accordance with the Site Plan and Architectural Review approved by the SPARC on June 24, 2020, including the approved site plan, architectural elevations, etc. The applicant may request modifications or revisions to the approved project as outlined in the Zoning Code.	Ongoing	Planning Department	
4.	This approval is contingent upon obtaining a Use Permit for the proposed hotel use.	Ongoing	Planning Department	
5.	This approval does not include signs. Signs shall be subject to separate review and approval by the Planning Department to ensure compliance with the sign regulations in the Lodi Zoning Code.	Ongoing	Planning Department	
6.	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.	Ongoing	Public Works	

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CONDITIONS OF APPROVAL				
	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.			
7.	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.	Ongoing	Public Works	
8.	Existing water, wastewater, and storm water services to the parcel shall be utilized for this project, if possible. Otherwise the developer is responsible to abandon any unused connections and install new service connections to the public facilities at the developer's expense.	Ongoing	Public Works	
Prior to Issuance of Building Permit				
9.	The applicant shall comply with all of the conditions from the Building and Safety Department, attached.	Prior to issuance of building permit	Building and Planning Departments	
10.	The applicant shall submit a photometric plan showing compliance with Building Code, including a minimum of one footcandle of light from all building exits to safe dispersal areas.	Prior to issuance of building permit	Building and Planning Departments	
11.	Landscape plans which are in substantial conformance with the project plans as approved by the SPARC shall be submitted to and approved by the Planning Director. A licensed Landscape Architect shall prepare the plans. All landscape and irrigation plans shall be consistent with the requirements of Zoning Code Chapter 17.30, Landscaping, and other applicable codes and requirements.	Prior to issuance of building permit	Planning Department	

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CONDITIONS OF APPROVAL				
12.	Landscape plans shall be submitted to the City which include the following: a. Complete project title and address. b. Square footage of on-site landscape (and off-site where applicable). c. Plan preparation date. d. City of Lodi project number PL2020-019 shall be shown on all plans. e. Match lines, limit lines, property lines, project limit lines. f. The following items need to be located on the site plan and a detail identifying them: walls, fences, easements, right-of-way, street names, building footprint(s). g. Dimensioned setbacks for all buildings and parking areas. h. All existing trees and major shrubs, indicating whether they are to remain or be removed i. Owner/developer name, address, telephone number, facsimile number, project manager's name, email. j. Planting Plans and Irrigation Design Plans shall be prepared by a landscape architect licensed by the State of California. The licensed landscape architect shall sign the plans verifying that the plans comply with this City of Lodi Water Efficient Regulations. Include Landscape Architects name, registration number, address, telephone number, and email. k. Provide intended irrigation approach/written statement of the type of irrigation design approach and equipment intended to be utilized for the subsequent construction plans. l. Plant legend, including the following: ▪ Botanical Name ▪ Common Name ▪ Container Size	Prior to issuance of building permit	Planning Department	

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CONDITIONS OF APPROVAL				
	▪ On-center spacing (not required for trees) ▪ WUCOLS rating (very low, low, moderate, high) m. A note that all exposed surfaces of non-turf areas (soil area) within the landscape area shall be identified to receive a minimum of 3-inch layer of mulch. n. Notes, details, and specifications shall be included. o. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.			
13.	Trees shall be installed at the following minimum sizes: • Street Trees: 24-inch box • Upright Accent Trees: 24-inch box • Evergreen/Screen Trees: 24-inch box • Accent Trees: 24-inch box • Parking Lot Trees: 15-gallon	Prior to issuance of building permit	Planning Department	
14.	The applicant shall provide details on the design of bicycle racks and/or lockers providing for at least 16 bicycles for review and approval by the Planning Director.	Prior to issuance of building permit	Planning Department	
15.	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. The stomwater plan shall be submitted for approval prior to improvement plans submittal.	Prior to issuance of building permit	Public Works	
16.	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.	Prior to issuance of building permit	Public Works	
17.	All existing easements shall be clearly identified and labeled across all plansets submitted for the project. The developer shall dedicate any necessary easements for the construction of public improvements.	Prior to issuance of building permit	Public Works	

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CONDITIONS OF APPROVAL				
Prior to Issuance of Final Certificate of Occupancy				
18.	Installation of an appropriately sized grease waste interceptor shall be in compliance with City of Lodi Standard Plan 204, if required.	Prior to Issuance of Final Certificate of Occupancy	Public Works	
19.	If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.	Prior to Issuance of Final Certificate of Occupancy	Public Works	
20.	All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. If the Project Landscape Architect has provided inspection of the landscaping, the Project Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to Issuance of Final Certificate of Occupancy	Planning Department	

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Item 4b.

CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: June 24, 2020

APPLICATION NO: 2020-021 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the expansion of an existing building at the "Estate Crush" business, 2 W Lockeford Street (Applicant: Robert Colarossi; File Number: 2020-021 SP; CEQA Determination: Exempt Per Section 15332)

LOCATION: 2 W Lockeford Street
APN: 043-025-05

APPLICANT: Robert Colarossi
2 W Lockeford Street
Lodi, CA 95240

PROPERTY OWNER: Robert Colarossi
2 W Lockeford Street
Lodi, CA 95240

RECOMMENDATION

Staff recommends approval of this project by the Site Plan and Architectural Review Committee.

PROJECT/AREA DESCRIPTION

General Plan Designation:	Downtown Mixed Use
Zoning Designation:	DMU (Downtown Mixed Use)
Property Size:	17,100 sq. ft. / 0.39 acres

SUMMARY

The applicant, Robert Clarossi, is proposing to build an addition to his existing "Estate Crush" facility on W Lockeford Street in order to provide more storage space for wine barrels.

Estate Crush is a business which offers custom wine-making services to grape growers. The facility also includes a retail store offering wine and related items for sale.

The addition to the building requires Site Plan and Architectural Approval. No other discretionary approvals are required.

BACKGROUND

The following sections describe the site and its regulatory setting:

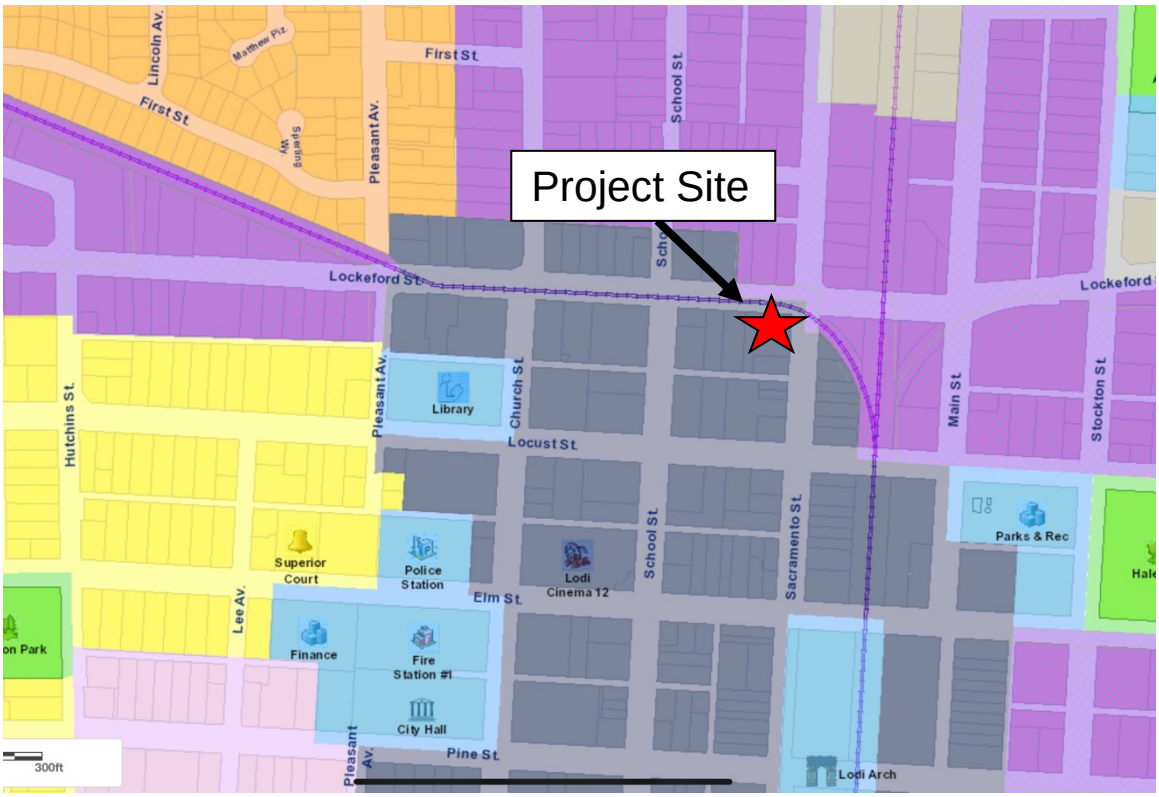
- General Plan and Zoning
- Downtown Development Standards and Guidelines

- Downtown Parking District
- Existing Land Uses

General Plan and Zoning

The site is designated Downtown Mixed Use on both the General Plan Land Use Map and the Zoning Map, as shown below.

Figure 1: General Plan



The Downtown Mixed Use land use designation is described as follows:

> *Downtown Mixed Use*
>
> *Downtown Mixed Use is intended for a variety of commercial, office, public, and medium- and highdensity residential uses on infill sites in the vicinity of Lodi's downtown. This classification encompasses an expanded downtown area, across the railroad tracks and extending past Main Street. This designation seeks to enable improved connections and coherence, but does not seek to expand downtown to the Eastside neighborhood; rather, the Eastside is expected to maintain its own character.*
>
> *Retail uses or eating and drinking establishments are required at the ground level (see Chapter 4: Community Design and Livability for specified sites). This category will maintain the mix, scale and character of downtown development, while providing opportunities for redevelopment of vacant, and underutilized sites. The maximum FAR for this designation is 3.0, which includes all residential and non-residential uses combined. At this intensity all parking is expected to be provided offsite; if on-site parking is provided, lower development intensities, as specified in the Zoning Ordinance, would be allowed.* [Lodi General Plan Land Use Element]

Figure 2: Zoning

The Downtown Mixed Use (DMU) zoning district is described as follows:

> *DMU (*Downtown *Mixed Use) District. The DMU zoning district is applied to the* downtown *area, and is intended to allow for a* ***broad range of commercial land uses primarily located on the ground floor****. Residential uses may also be allowed in this district. The maximum FAR is 3.00. The DMU zoning district is consistent with the* downtown *mixed use land use designation of the general plan.* [Lodi Zoning Code, emphasis added]

The site is in the northernmost portion of the Downtown Mixed Use area.

Downtown Development Standards and Guidelines

The site is located within the area covered by the City's Downtown Development Standards and Guidelines, adopted in 1997 to "…create and establish land use policies and design guidelines…" and "… serve as the tool kit for shaping Downtown Lodi's future."

The Downtown Development Standards and Guidelines that apply to this project include:

- Land Use
- Building Height and Setbacks
- Parking, Access and Landscaping
- Design Guidelines

Applicable standards and guidelines are discussed later in this report.

Downtown Parking District

The project site is located in the Downtown Parking District, established by the City to provide funding for the construction of shared parking, including the parking structure at Sacramento and Pine streets. By providing shared parking lots in the downtown, the Parking District eliminates the need for on-site parking for new uses in the downtown.

Existing Land Use

The site is currently occupied by the existing Estate Crush business, as shown below. The entire site has been developed and is covered by either building or paving.

Figure 3: Existing Building

The area north of the site, across Lockeford Street, is a mix of commercial uses and single family homes, as shown in the aerial photo later in this report. South of Lockeford Street are a mix of

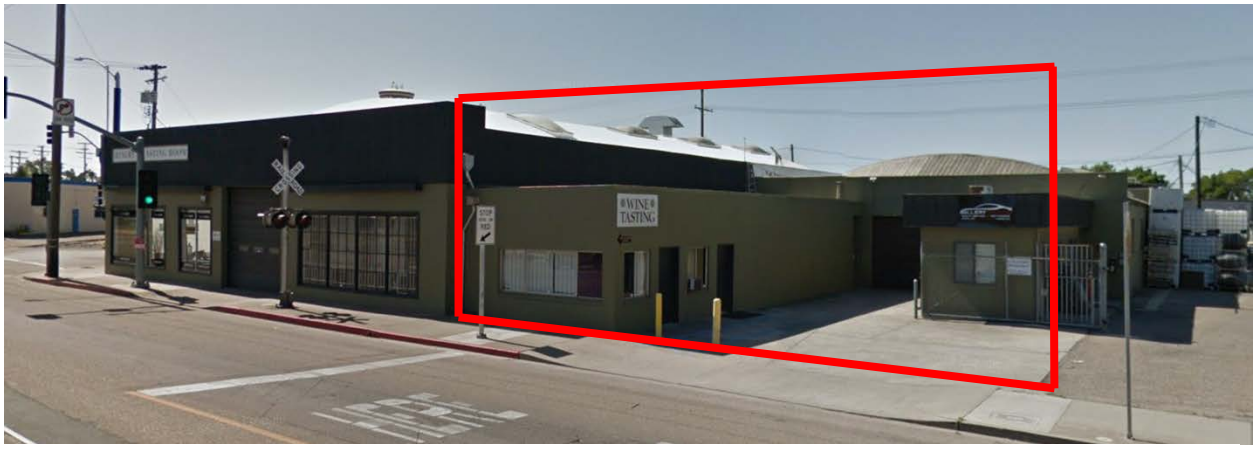
mostly commercial uses. About two blocks to the west is the recently approved Boxcar food court facility.

Figure 4: Aerial Photo

PROPOSED PROJECT

The applicant is proposing to construct additional indoor storage area at the Estate Crush facility, replacing an existing outdoor area. The illustrations below show the existing façade and the proposed improvements.

Figure 5: Existing and Proposed Lockeford Street Façade
(Proposed Addition Outlined in Red)



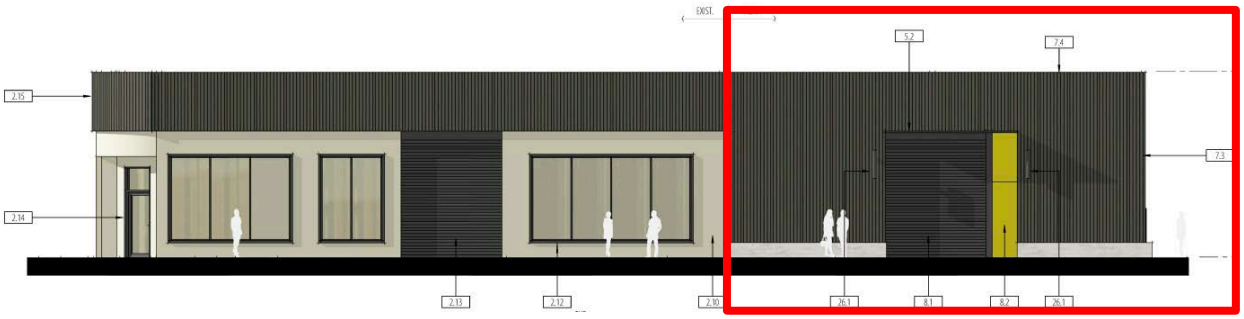


Figure 6: Proposed Site Plan
(Proposed Addition Outlined in Red)

Figure 7: Lockeford Street Elevation

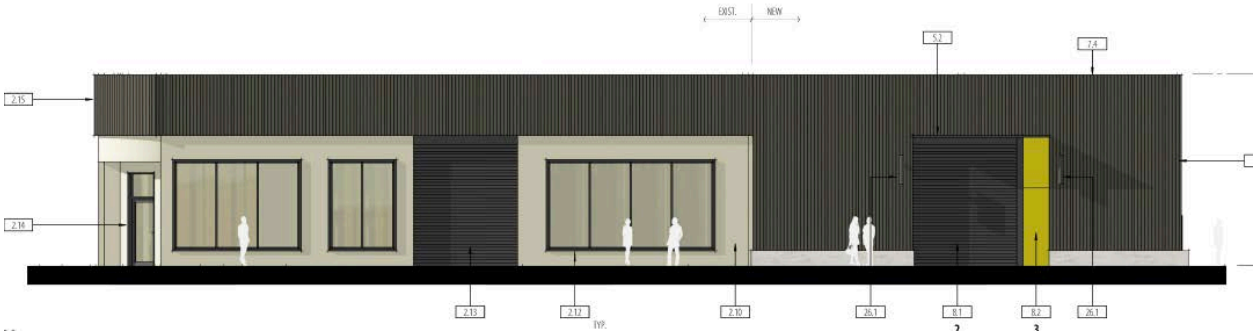
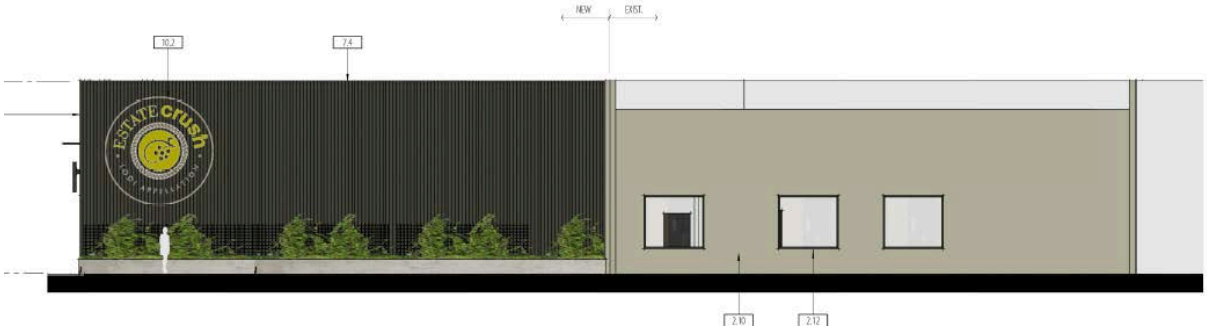


Figure 8: West-Facing Elevation



Architectural Design

The proposed addition retains the architectural design of the existing building.

An illustration of the proposed project from approximately the same vantage point as Figure 3 is shown below. Detailed elevations and site plans for the proposed project are included in the attachments to this report.

Figure 9: Perspective Illustration (Before and After)

The applicant is proposing a color palette that uses shades of dark bronze, grey, and olive green which are already used on the existing structure. The proposed material palette is shown below.

Figure 10: Proposed Materials

ANALYSIS

The following sections address several topics associated with the proposed project:

- Development Standards
- Architectural Design
- Parking
- Vehicle Access

Staff's analysis of these issues is provided below.

Development Standards

The following development standards of the DMU (Downtown Mixed Use) zoning district apply to the proposed project:

Front setback:	None
Street Side setback:	None
Side setback:	None
Rear setback:	None

Height Limit: Minimum 20 feet, Maximum 6 stories/75 feet

Floor area ratio: 3.0 maximum

The project complies with all of these standards. The proposed building would be 20 feet in height and meets the minimum height standard. The floor area ratio with the new addition would be approximately 1, which is less than the 3.0 maximum.

Architectural Design

The applicant is proposing an addition to the existing building which makes use of materials and colors already used on the building. The corrugated metal wall panels which currently extend across the top portion of the building would cover the entire height of the addition on the Lockeford Street frontage and would wrap around the western façade (see the elevation illustrations earlier in this report).

The proposed project is also similar in style to the recently approved bowling alley center at Lockeford/N Sacramento, and the Boxcar food court at Lockeford/Church, which both reflect a more modern, industrial aesthetic, as shown below. Both of these new buildings use corrugated metal as part of their design theme.

Figure 11: Bowling Alley

Figure 12: Boxcar Food Court

The City's "Downtown Development Standards & Guidelines" (1997), which apply to an area that includes the Estate Crush business, provide suggestions for the design of new buildings. These

include recommendations about “Building Composition,” “Storefronts,” “Building Increment,” “Special Architectural Features” and other considerations.

Taken as a whole, the recommendations in the Guidelines generally call for buildings which mimic the older, historic portions of the downtown.

The architectural recommendations, however, are not mandatory and are presented as,

> “… *statements to encourage improvement which is sensitive to the Downtown*.”

And while the illustrations and standards suggest historically themed designs, the Guidelines explicity state that,

> “*No particular architectural style is prescribed.*”

Staff has reviewed the proposed addition to Estate Crush in terms of the recommendations of the Guidelines. In summary, staff’s determination is that the proposed project’s architectural design and materials are not “historic,” they do respond to the general intent of the guidelines and implement the City’s desire for an improved and revitalized downtown.

Parking

Because the project is located in the Downtown Parking District, no onsite parking is required (other than ADA-accessible spaces). The City-owned downtown parking structure, combined with available onsite parking, is considered to provide adequate parking.

Vehicle Access

The proposed addition would include a roll-up door through which vehicles would enter the new barrel storage area. This will entail vehicles occasionally crossing the sidewalk to enter and leave the building. However, the Public Works Department has reviewed this aspect of the project and does not have any concerns. A proposed condition of approval related to the door is included to ensure that the door itself does not block the sidewalk:

> *“The proposed door way on Lockeford Street shall not encroach onto the public sidewalk/ROW when it is in the open position.*

These and other recommended conditions of approval are included in the attachments to this report.

ENVIRONMENTAL REVIEW

The proposed project meets the criteria for a Class 32 exemption per CEQA Guidelines section 15332. CEQA defines projects in Class 32 as follows:

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services."

The project complies with all of these requirements:

a) The project is consistent with the Lodi General Plan, which designates mixed use corridor land use district for a mix of commercial, office and residential uses.

b) The project site is within the city, surrounded by existing development, and less than five acres in size.

c) The project site has been entirely developed in the past and contains no habitat for wildlife species.

d) The project is not expected to result in any traffic, noise, air quality, or water quality impact. The types of uses expected to occur in the proposed building are typical of the MCO zoning district, and would not generate significant levels of traffic, noise, or other impacts.

e) The project site is served with all needed utilities by the City and other agencies.

ANALYSIS AND FINDINGS

Staff's analysis of the required findings for Site Plan and Architectural Review is provided below.

Findings: Site Plan and Architectural Review

Approval of a Site Plan and Architectural Review requires that the following findings can be made:

17.40.020.E: The applicable review authority may approve a site plan and architectural approval application only after first finding that:

1. The design and layout of the proposed project would:

a. Be consistent with the development and design standards/guidelines of the applicable zoning district;

b. Not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards;

c. Maintain and enhance the attractive, harmonious, and orderly development contemplated by this development code; and

d. Provide a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.

2. The proposed development:

a. Would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and

b. Has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.

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 project.

Staff recommends that the Committee make the following findings in order to approve the Site Plan and Architectural Review for the proposed project:

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment: The applicant is proposing a modern-themed addition to an existing building that is consistent with other recent approvals in the vicinity and uses colors and materials consistent with the existing building. The proposed project would in staff's opinion be a positive attribute for Lodi.

2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and does not create traffic or pedestrian hazards.* Comment: The proposal does not include any new buildings or improvements that would create traffic or pedestrian hazards. The proposal has reviewed by the Public Works department, which found no issues related to public safety.

3. *The project will maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed addition is visually compatible with the existing building. The project is similar in its aesthetic to the recently approved bowling center and will add to the overall level of quality of development in the area.

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 promotes visual environments that are of high aesthetic quality and variety.

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 is consistent with the Lodi Development Code and adopted City standards. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site of the proposed project is already served by all required utilities and public services.

6. *The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.* Comment: The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 exemptions consist of projects characterized as infill developments that, a) are consistent with the applicable general plan designation and applicable plan policies as well as applicable zoning designation and regulations, b) occur within city limits on a project site of no more than five acres substantially surrounded by urban development, c) the project site has no value as habitat for endangered, rare, or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and e) the site can be adequately served by all required utilities and public services. The project proposal for a change of use meets the requirements of the Class 32 CEQA exemption

CONDITIONS OF APPROVAL

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

PUBLIC HEARING NOTICE

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, June 13, 2020. Twenty-nine (29) 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.

RECOMMENDED MOTION AND OPTIONS

If the Commission agrees with staff's recommendation, the following motion is suggested:

"I move that the Commission find that the proposed site plan and architectural review application for the addition to the Estate Crush building at 2 W Lockeford Street is exempt from CEQA as a Class 32 exemption and that the Commission approve the proposed development number 2020-021, subject to conditions of approval."

If the Commission does not agree with staff's recommendation, the following options are available:

- Approve the project.
- Approve the proposed project with revised conditions of approval.
- Deny the proposed project.
- Continue this item to a future meeting and provide direction to staff and the applicant on changes desired by the Commission and/or additional information needed for the Commission to make a decision on the project.

Respectfully Submitted,

Eric Norris
Contract Planner

John R. Della Monica Jr.
Community Development Director

ATTACHMENTS:

A. Detailed Elevations and Site Plan
B. Conditions of Approval

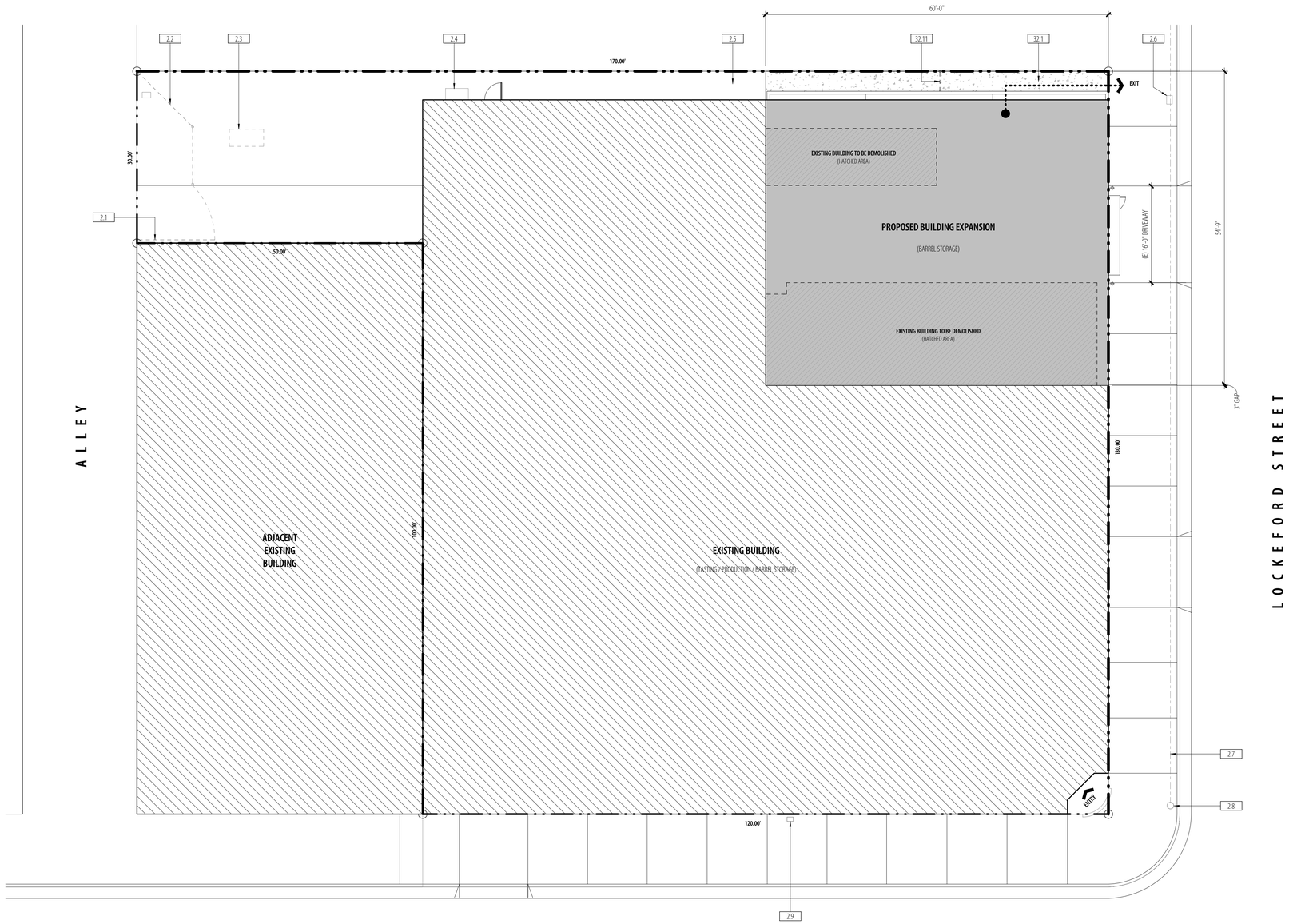
SPARC APPROVAL

ESTATE CRUSH EXPANSION

2 W LOCKEFORD ST
LODI, CA 95240

NJA
ARCHITECTURE

4/20/2020 1:08:19 PM

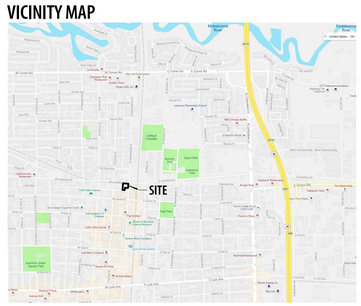


SITE PLAN

1 / 01 — 1" = 10'-0"

PROPERTY PLAN

VICINITY MAP



SITE INFO

APN:	043.025.05
ACRES:	0.39 AC
PAVING REMOVED:	1,964 SQ. FT.
PAVING ADDED:	226 SQ. FT.

BUILDING INFO

BUILDING REMOVED:	1,336 SQ. FT.
BUILDING EXPANSION:	3,000 SQ. FT.
GENERAL USE:	WINE STORAGE
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	S-1
OCCUPANT LOAD:	10
RISK CATEGORY:	II
NUMBER OF FLOORS:	1
SPRINKLERED:	NO
FIRE RATING:	YES

KEYNOTES

2.1	(E) CHAIN LINK GATE
2.2	(E) CHAIN LINK FENCE
2.3	(E) 350 GAL. SAND OIL INTERCEPTOR
2.4	(E) ELECTRICAL SERVICE PANELBOARD
2.5	(E) A.C. PAVING
2.6	(E) WATER METER
2.7	(E) POWER LINES ABOVE
2.8	(E) POWER POLE
2.9	(E) GAS METER
32.1	(N) CONCRETE PAVING
32.11	(N) 8 FT. HIGH CHAIN LINK FENCE

PROPERTY LINE

ASSUMED ACCESSIBLE PATH OF TRAVEL

NEW BUILDING / EXPANSION

EXISTING BUILDING

NEW CONCRETE WALK / FLAT WORK

NEW LANDSCAPE

NJA ARCHITECTURE

ARCHITECT
NJA ARCHITECTURE
212 W PINE STREET, STE #1
LODI, CA 95240
209.400.6080
www.njaarchitecture.com

CLIENT
ESTATE CRUSH
2 W LOCKEFORD ST
LODI, CA 95240
209.368.7595

PROJECT
ESTATE CRUSH EXPANSION
2 W LOCKEFORD ST
LODI, CA 95240

LICENSED ARCHITECT
JOHN A VIERRA
C-35199
10-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

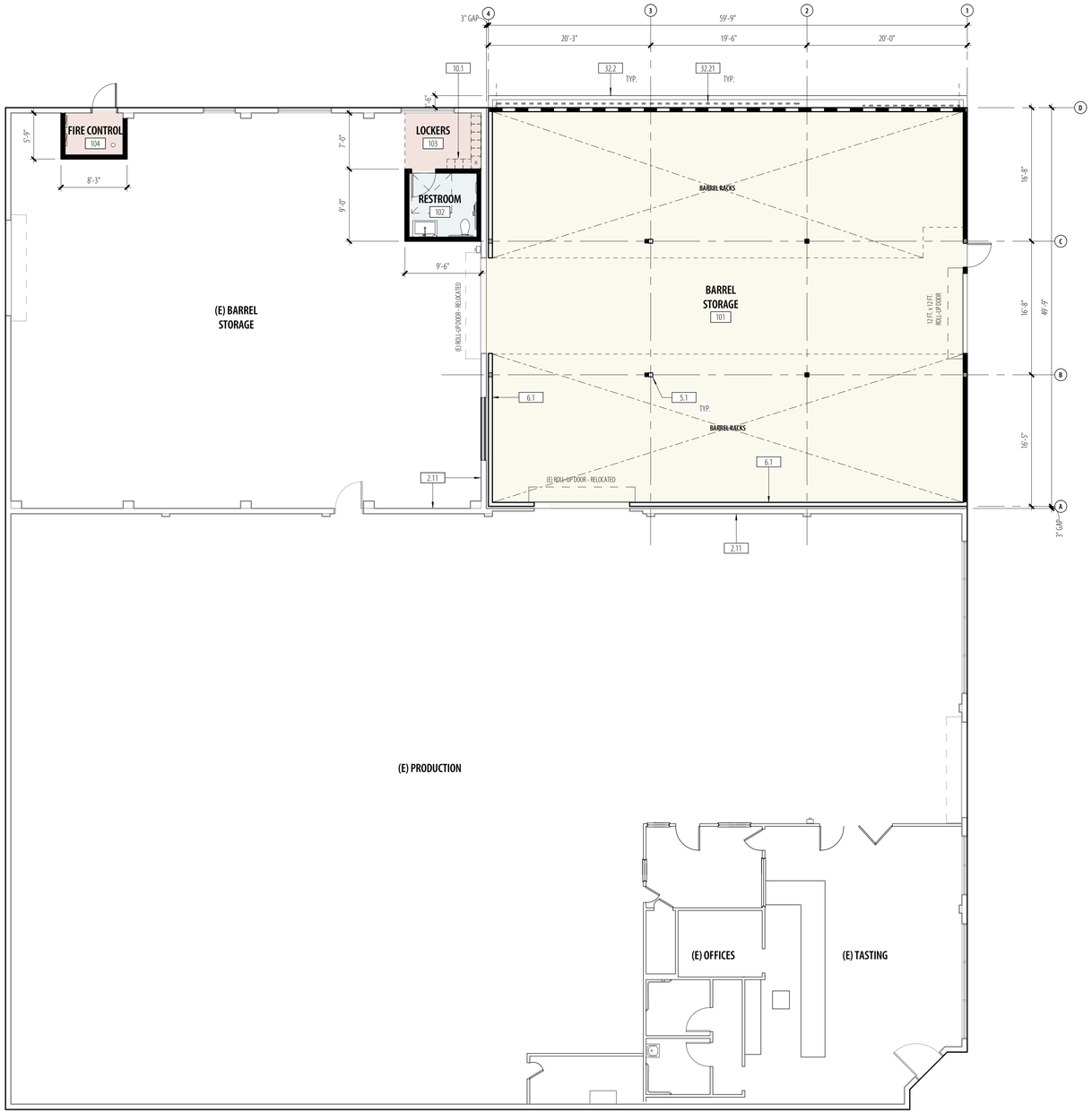
No.	Description	Date

SPARC APPROVAL
04.30.2020

SITE PLAN

01

4/30/2020 3:08:20 PM
Project No.: 20010



1
02

FLOOR PLAN

1/8" = 1'-0"

KEYNOTES

2.11	(E) 4-HOUR FIRE-RATED MASONRY WALL
5.1	T.S. COL. – S.S.D.
6.1	2-HOUR WOOD-FRAMED WALL
10.1	DOUBLE-FIBER MTL. LOCKERS
32.2	(N) 16" HIGH CONCRETE PLANTER
32.21	VERT. METAL SCREEN w/ VINES

ROOM NAME

101 — ROOM TAG: ROOM NAME / ROOM NO.

(E) WALL TO REMAIN

(N) STUD WALL - SEE WALL TYPES

1-HR. FIRE-RATED WALL - SEE WALL TYPES

2-HR. FIRE-RATED WALL - SEE WALL TYPES

M10.3 — WALL TAG & REFERENCE NO.

101 — DOOR TAG & REFERENCE NO. - SEE DOOR SCHEDULE

101 — FIRE RATED DOOR TAG & REFERENCE NO. - SEE DOOR SCHEDULE

1 — WINDOW TAG & REFERENCE NO. - SEE WINDOW SCHEDULE

S100 — STOREFRONT TAG & REFERENCE NO. - SEE SCHEDULE

10.0 — KEYNOTE TAG: SEQUENCE NO. / CSI DIV. NO.

NJA ARCHITECTURE

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LODI, CA 95240

LICENSED ARCHITECT
JOHN A VIERRA
C-35199
10-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

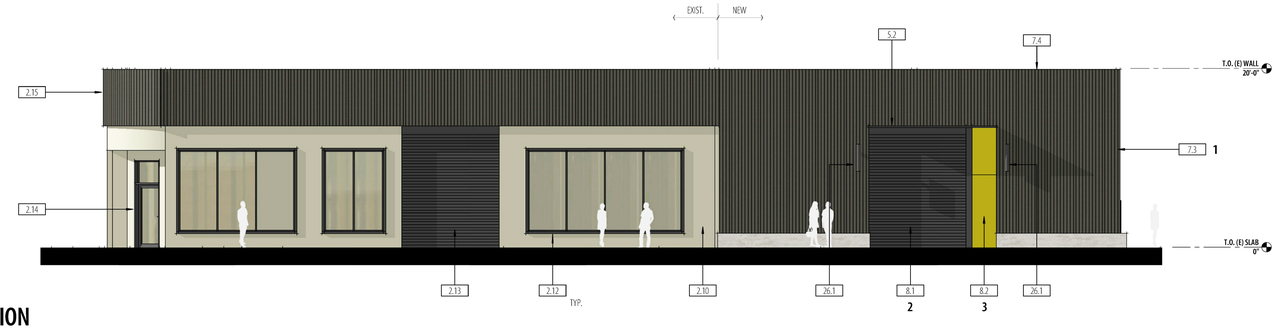
No.	Description	Date

SPARC APPROVAL
04.30.2020

FLOOR PLAN

02

4/30/2020 1:08:22 PM
Project No.: 20010



1
03

NORTH ELEVATION

1/8" = 1'-0"

2
03

WEST ELEVATION

1/8" = 1'-0"

KEYNOTES

2.10	(E) MASONRY WALL
2.12	(E) WINDOW
2.13	(E) ROLL-UP DOOR
2.14	(E) ENTRY DOOR
2.15	(E) VERTICAL CORRUGATED METAL PANEL
5.2	METAL PLATE ov/ DOOR
7.3	VERT. CORRUGATED MTL. PANEL – MATCH EXISTING
7.4	MFR. G.S.M. PARAPET COPING SYSTEM – PREFINISHED
8.1	ROLL-UP DOOR PER PLAN
8.2	H.M. DOOR PER PLAN
10.2	LOGO DECAL
26.1	EXT. WALL SCONCE

MATERIAL PALETTE

1 - METAL WALL PANEL
AEP SPAN, FLEX SERIES
DARK BRONZE

2 - STEEL ROLL-UP DOOR
DARK BRONZE

3 - HOLLOW METAL DOOR
OLIVE GREEN (MATCH LOGO)

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JOHN A VIERRA
C-35199
10-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

No.	Description	Date

SPARC APPROVAL
04.30.2020

EXTERIOR ELEVATIONS

03

4/30/2020 1:08:48 PM
Project No.: 20010

CONDITIONS OF APPROVAL				
Project No. 2019-21 (SPARC APPROVAL): for an addition to the building at 2 W Lockeford Street ("Estate Crush")				
Assessor's Parcel Number: 043-025-05				
SPARC Action: June 24, 2020				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions				
1.	The Applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the City of Lodi Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. _____ Applicant Signature Date	Must Occur to Finalize Approval	Community Development Department, Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
2.	The applicant, to the fullest extent permitted by law, shall indemnify, defend, and hold harmless the City, and its elected and appointed officials, directors, officers, employees, agents, departments, agencies, volunteers and instrumentalities thereof, from any and all claims, damages, losses, expenses (including reasonable attorney's fees and costs), demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, directors, officers, employees, agents, departments, agencies, volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, directors officers, employees, agents, volunteers, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City may, at its election, conduct the defense, or obtain independent legal counsel in defense of any claim related to this indemnification, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. The defense and indemnification obligations required herein are	Ongoing	Community Development Department, Planning Division	

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	undertaken in addition to, and shall not in any way be limited by any additional insurance obligations.			
3.	The project shall be developed in accordance with the project as approved by the Site Plan and Architectural Review Committee on June 24, 2020, including the approved site plan, architectural elevations, colors and materials, etc., attached to these conditions of approval and hereby incorporated in their entirety. The applicant may request modifications or revisions to the approved project as outlined in the Zoning Code.	Ongoing	Community Development Department, Planning Division	
Prior to Issuance of Building Permit				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Planning Conditions			
4.	This approval does not include signs. The applicant shall submit all signs for review and approval by the Planning Department.	Prior to Issuance of Building Permits	Community Development Department, Planning Division	
5.	The construction of the addition 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 California Building code.	Prior to Issuance of Building Permits	Building and Safety Department	
	Public Works Conditions			
6.	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 round 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.	Prior to Issuance of Building Permits	Public Works Department	

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7.	Submit a Project Stormwater Plan for a regulated project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.	Prior to Issuance of Building Permits	Public Works Department	
8.	All existing City Right-of-Way (ROW) and Public Utility Easements (PUEs) shall be identified and labeled. No structures shall be placed inside City ROW or PUEs.	Prior to Issuance of Building Permits	Public Works Department	
9.	The proposed door way on Lockeford Street shall not encroach onto the public sidewalk/ROW when it is in the open position.	Prior to Issuance of Building Permits	Public Works Department	
10.	Existing water, wastewater, and storm water services to the parcel shall be utilized for this project, if possible. Otherwise the developer is responsible to abandon any unused connections and install new service connections to the public facilities at the developer's expense.	Prior to Issuance of Building Permits	Public Works Department	
11.	If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.	Prior to Issuance of Building Permits	Public Works Department	
12.	As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.	Prior to Issuance of Building Permits	Public Works Department	
13.	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.	Prior to Issuance of Building Permits	Public Works Department	
14.	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.	Prior to Issuance of Building Permits	Public Works Department	

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15.	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.	Prior to Issuance of Building Permits	Community Development Department, Planning Division; Public Works Department	
16.	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. Abandonment of existing water and wastewater services by City Forces, if applicable. c. Installation of water and wastewater services by City Forces if existing services shall be upsized. d. Regional Transportation Impact Fee (RTIF). e. Encroachment permit fee. f. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.	Prior to Issuance of Building Permits	Community Development Department, Planning Division; Public Works Department	
Prior to Issuance of Final Certificate of Occupancy				
17.	Remove and replace all damaged or non ADA-conforming sidewalk, ramps, and used driveways fronting the parcel in conformance with City of Lodi Standard Plans.	Prior to Certificate of Occupancy	Public Works Department	
18.	Existing, unused driveways shall be removed and replaced with curb, gutter, and sidewalk in accordance with City of Lodi Standard Plans.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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