1. ROLL CALL

2. MINUTES – “December 12, 2018”

3. REVIEW ITEMS
   a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Oakmont of Lodi project containing 82 residential elderly care facility units – 2740 South Stockton Street and 333 Lebaron Boulevard. (Applicant: OSL Properties LLC / Oakmont of Lodi; File Number: 2018-48 SP; CEQA Determination: Exempt Per Section 15153)

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

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

6. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**NOTICE: Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.**

Right of Appeal:
If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of $300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.
1. **CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, December 12, 2018 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Della Monica, Slater, Stafford, Yocum and Chair Kiser

Absent: Committee Members None

Also Present: City Planner Craig Hoffman and Administrative Secretary Kari Chadwick

2. **MINUTES**

“August 8, 2018”

**MOTION / VOTE:**

The Site Plan and Architecture Review Committee on motion of SPARC Member Slater, Yocum second, unanimously approved the Minutes of August 8, 2018 as written.

3. **PUBLIC HEARINGS**

a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of Site Plan and Architectural Review of the Reynolds Ranch Senior Apartment Community project containing 150 residential units – 212 Rocky Lane, 2740 South Stockton Street and 333 Lebaron Boulevard. (Applicant: Skinner Ranch Holdings; File Number: 2018-45 SP; CEQA Determination: Exempt Per Section 15153)

City Planner, Craig Hoffman, gave a brief presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Mr. Hoffman responded to a question that Member Yocum had asked him earlier in the day regard the reason why the Committee isn’t receiving a detailed landscape plan by stating that the landscape plans have become a bit more difficult to create with the State requirements, and they take a bit more time to create.

Chair Kiser stated that when the original project was approved in 2006 the developer was supposed to be using Purple Pipe to assist in reclaiming water runoff. Mr. Hoffman confirmed that is still happening.

Vice Chair Slater asked staff to forward the final landscape plan. Mr. Hoffman stated that he will forward the final drawings to the Committee Members.

Member Della Monica stated his appreciation for the project.

**Hearing Opened to the Public**

- Dale Gillespie, applicant, came forward to answer questions.
Chair Kiser stated his appreciation of this project and the development as a whole. He asked what the price point is going to be for these apartments. Mr. Gillespie deferred that question to his partner who answered from the audience. He stated that because of the extra staffing that will be necessary the estimate is for the rent to be twenty to thirty percent more than Rubicon where a one-bedroom unit currently rents for $1595 per month.

All members disclosed that they were contacted by the applicant regarding the project.

- Member Slater stated his appreciation for the project.
- Member Stafford stated his appreciation for the project.
- Member Yocum stated his appreciation for the project.
- Donnie Garibaldi, applicant, came forward to answer questions. He stated that the landscaping will be tropical in nature with a variety of Palm trees. Mr. Garibaldi invited the members to come out and look at the landscaping at the Rubicon project. He added that the irrigation for the project was the most expensive portion of the project.
- Chair Kiser asked if there will be any solar installed with this project. Mr. Johnston answered from the audience by stating that it will be plumbed in for future installation.
- Member Della Monica asked if there will need to be an alteration to the site plan to accommodate the water retention. Mr. Hoffman stated that there will not be a need.

Public Portion of Hearing Closed

MOTION / VOTE:
The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Slater second, approved the request for Site Plan and Architectural Review for the Reynolds Ranch Senior Apartment Community project containing 150 residential units located at 212 Rocky Lane, 2740 South Stockton Street and 333 Lebaron Boulevard subject to conditions of approval as outlined in the staff report. The motion carried by the following vote:

Ayes: Commissioners – Della Monica, Slater, Stafford, Yocum and Chair Kiser
Noes: Commissioners – None
Absent: Commissioners - None

4. COMMENTS BY THE PUBLIC
None

5. COMMENTS BY SPARC MEMBERS AND STAFF
None

6. ADJOURNMENT
There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:39 p.m.

ATTEST:

Craig Hoffman
City Planner
MEETING DATE: January 23, 2019

APPLICATION NO: 2018-48 SP

REQUEST: Request of Site Plan and Architectural Review Committee (SPARC) to consider Site Plan and Architectural Review of the Oakmont of Lodi project containing 82 residential elderly care facility units – 2740 South Stockton Street and 333 Lebaron Boulevard. (Applicant: OSL Properties LLC / Oakmont of Lodi; File Number: 2018-48 SP; CEQA Determination: Exempt Per Section 15153)

LOCATION: 2740 South Stockton Street
058-660-16

333 Lebaron Boulevard
058-560-26

APPLICANT: OSL Properties LLC / Oakmont of Lodi
Mr. Will Gallaher
9240 Old Redwood Highway. Suite 200
Windsor, CA 95492

PROPERTY OWNER: Skinner Ranch Holdings, LP
Mr. Dale Gillespie, member
1420 S. Mills Ave. Suite M
Lodi, CA 95242

RECOMMENDATION
Staff recommends the Site Plan and Architectural Review Committee approve the request of OSL Properties LLC / Oakmont of Lodi for the Oakmont of Lodi project containing 82 residential elderly care facility units with associated site improvements at 2740 South Stockton Street and 333 Lebaron Boulevard, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

SUMMARY
The applicant proposes to construct a new 82 unit senior apartment building. The project includes a two story building consisting of approximately 89,000 sq ft. The site includes landscaping, parking lot with garages / storage spaces. Project description is included as Attachment B.

Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.
PROJECT/AREA DESCRIPTION

General Plan Designation: Commercial
Zoning Designation: PD(39)
Property Size: 14.3 acres – Project is 3.73 acres

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BACKGROUND

The project site is located within the Reynolds Ranch planned development area. This project site was part of an annexation in 2006 and has been designated previously for senior medium density housing and then commercial development. The property is zoned PD(35), which allows for innovative and creative development that will enhance the City of Lodi. The project site is currently vacant.

The original Reynolds Ranch planned development anticipated a commercial core surrounded by medium density and high density residential development. This has morphed into more commercial development with the 2010 General Plan. With the development of the Rubicon 156 unit apartment complex and the 142 unit Revel senior apartment complex, the overall project is starting to look more like the original transit oriented development that would be more of a mixed use project / development.

The approval of this project is solely architecture. This use is allowed within the PD(35) development.

The project site will be 3.73 acres of a 14.3 acre property.

PROPOSAL

The applicant is proposing to construct a residential care facility for the elderly project that includes the following:

- There will be a two story – 89,000 sq ft building with site improvements.
- The project includes 82 units including: studio units, one bedroom units and two bedroom units.
- The facility will include common lobby, lounge, reading room, central dining area with central kitchen, café, activity rooms, beauty salon, fitness center, media room and offices.
- The project includes 24 hour staffing with a special needs area for residents with memory impairments.
- The building has a top of ridgeline height of 26 feet. There are a few rooftop pop-up to break the horizontal plan. The tallest feature is approximately 36 ft in height.
• The project provides for 66 parking spaces. The project is over-parked per our standards.
• The project includes 15 covered garage spaces.
• There is an outside recreation area internal to the building.
• There is a secured outside area along the southern building frontage.
• The project continues with an agrarian look and texture. This is consistent with the commercial buildings, park structures, and Rubicon Apartments.

Staff has reviewed the project for setbacks, lot coverage, parking requirements, height standards, compatibility with adjacent properties and design expectations from the Reynolds Ranch Planned Development Guidelines and the multi-family design guidelines.

The project meets the requirements of the zoning code and includes design elements that tie into the commercial development as well.

The applicant has created a comprehensive design package for the project, included as Attachment C.

FINDINGS

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

1. The design is consistent and compatible with the design standards/guidelines of the applicable zoning district. Comment: The project incorporates elements of the design from the commercial development, creating a comprehensive design for Reynolds Ranch development.

2. The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards. Comment: The project is consistent with the overall physical development of the site. The site has been proposed for medium density senior development since 2006 and is a major design feature of the Reynolds Ranch mixed use project. The project properly relates to essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and access points by providing adequate distances among buildings, and pedestrian circulation areas in accordance with code requirements;

3. The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code. Comment: The proposed addition is visually, physically and functionally compatible with the existing site and neighborhood characteristics because the architecture complements adjacent buildings and the site plan is planned to function as part of the overall development.

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. The project is conditioned to include
design features that enhance path of travel, improve walkways and improve ADA access within the site.

6. The project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The Reynolds Ranch Final EIR, (SCH#2006012113) including comments and responses to comments, was certified by the City Council on August 30, 2006. An addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008.

Subsequently, the City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 2009022075, for the City of Lodi General Plan. This General Plan designated the project site as Commercial.

The EIR addressed the impacts of the total scope of the new commercial, residential impacts on the community of the various phases of the project. The proposed project yields no potential new impacts related to the original Project, which would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Reynolds Ranch EIR.

No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15153 and no further environmental review is required.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant’s request for the Oakmont of Lodi project, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys’ fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.

3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.

5. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.

6. All signs shall be in strict compliance with the City of Lodi’s Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.

7. Landscape plans will be submitted to Planning for review and shall meet State water / drought tolerant design.

8. The project shall meet the overall development requirements and conditions from the Reynolds Ranch Residential project – Planning Commission Resolution 14-05.

9. There is a 12 foot PUE at the back edge of sidewalk. All structures need to be out of the PUE area.

10. The project will need to pay for 3.73 acres of SJ Habitat Mitigation costs.

Lodi Electric Utility

11. Per municipal code, this property shall receive electric service from the City of Lodi Electric Utility. To receive electric service, Lodi Electric is in need of the following information:

An application for service (available at www.lodielectric.com). This should be accompanied by the following:

- Site-plan
- Square-footage information of each structure
- HVAC tonnage and count information for each structure
- Information about any unusual or large loads

Sufficient time (several months at a minimum) for our due-diligence, research, project pipeline and necessary work. Lodi Electric is usually substantially faster than other utilities in the area (which for comparison can take a year or more to produce a final-design), however, for the above reasons and more, to avoid delays in their projects, applicants need to engage with Lodi Electric and provide all of the required information many months in advance). At this point, the Utility has had not received any information directly from the applicant. Please be sure to engage with the Utility.

Space for setting and accessing various equipment. Exact quantities and dimensions, cannot yet be determined at this stage, however, it is known that that project will need to allocate various spaces.

Various PUE’s. At this stage it’s premature to identify precise locations, however, the utility will likely require areas as-needed for various pieces of pad-mounted equipment.

Building Department - General Comments:

12. The construction of the new building(s) and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations
and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.

13. All buildings and structures shall have the required fire separation distance separation to the property lines and other structures as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each structure, as per 2016 CBC, Sections 705, Tables 601, 602, 705.8 and 716.5

14. Fire rated separation may be required between different occupancies in the building as per 2016 CBC, Section 508.4 and Table 508.4

15. Plans shall show fire rated separation between dwelling units in accordance with 2016 CBC, Section 708 and fire rated horizontal assemblies between the 2nd floor residences and 1st floor occupancies in accordance with Section 711. 2016 CBC, Section 420

16. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2

17. Where the occupant load for any area of the building exceeds 49, the plans shall show:
   a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
   b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
   c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
   d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
   e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
   f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
      1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT".
      2. Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
         a. "EXIT STAIR DOWN"
         b. "EXIT RAMP DOWN"
         c. "EXIT STAIR UP"
         d. "EXIT RAMP UP"
      3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
      4. Each exit access door from an interior room or area that is required to have a visual exit sign shall be identified by a tactile exit sign with the words, “EXIT ROUTE”.
      5. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words “TO EXIT”. 2016 CFC, Section 1013.4.
18. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4

19. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2” changes in elevation, (3) are minimum 48” in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36” wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.

20. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

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

1) A 9’ wide x 18’ deep accessible parking space(s) with 5’ wide striped access aisle. “Van accessible” parking spaces shall be a minimum 12’ wide x 18’ deep with a 5’ wide access aisle or 9’ wide with an 8’ wide access aisle. 2016 CBC, Section 11B-502.2

2) The access aisle(s) may be located on either side of the accessible parking space(s), except “van accessible” parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3

3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36” on center in a color contrasting with the aisle surface, preferable blue or white. The words “NO PARKING” shall be painted in 12” high white letters in each access aisle. 2016 CBC, Section 502.3.3

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

21. Plans to specify location and provide complete and adequate details of the following required parking signage:

A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8

B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state “Minimum Fine $250”. 2016 CBC, Section 11B-502.6

C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
22. Plans to specify and show all sales, service and information counters are a maximum of 34” high or specify and show a minimum 36” wide counter area that is not more than 34” aff. 2016 CBC, Sections 11B-227, 11B-904.4

23. Plans to provide complete and adequate details for elevator to serve the second floor. Additionally, the elevator(s) shall comply with 2016 CBC, Section 1124A. 2016 CBC, Section 11B-206.2.3

24. In buildings equipped with an elevator, all units are considered covered multi-family dwelling units. Covered multi-family dwelling units shall be adaptable and accessible as specified by 2016 CBC, Sections 1128A.1, 1104A, 1106A.

25. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.

26. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3

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

27. In addition to the restrooms provided for the guest rooms, plumbing fixtures will be required for all other uses in the building. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified by 2016 CPC, Table 422.1.

28. The plans show the proposed building exceeds 6,000sqft. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system.

29. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.

30. Fire alarm, as required by the 2016 CFC, shall be submitted under separate permit and cover by a C-10 licensed contractor.
31. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC’s shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC’s shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.

32. The building is required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room with the following:
   a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
   b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36” x 80”.
   c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate “FIRE CONTROL ROOM” with 3” tall letters that contrast with their background.
   d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6’ above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS & Y chains and exterior doors and essential rooms as determined by the Chief.
   e) Fire control rooms for commercial buildings shall be a minimum dimension of 5’ x 7’ not less than 35 square feet.
   f) The fire sprinkler riser shall be located at least 12” from any wall. Fire riser SHALL NOT block doorway.
   g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3’ in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.

33. Plans to specify and show a fire access lane to extend within 150’ of all portions of the structure. Fire access lane to be a minimum of 24’ wide. Dead end fire access lanes in excess of 150’ in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with “Fire Lane” in 4” high white letters, ¾” stroke at intervals not less than 50’) and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080

Public Works
The Public Works Department has the following comments regarding the approval of the SPARC review for a new 82-unit residential care facility project located west of Reynolds Ranch Parkway and north of LeBaron Boulevard (previously Reynolds Ranch Phase 3B):

34. Provide proper signage specifying right turn only at the Reynolds Ranch Parkway entrance/exit. One way only signage will be required in the Reynolds Ranch Parkway median.

35. One water and wastewater service is permitted per parcel. Existing, unused water and wastewater services shall be abandoned at the public main by City Forces, if applicable. Developer will be charged for work by City Forces based on time and materials.
36. Installation of curb, gutter, sidewalk, driveways, landscaping, street trees and street lights along the Le Baron Boulevard and Reynolds Ranch Parkway street frontages shall be in conformance with City Standards.

37. Project design and construction shall be in compliance with applicable terms and conditions of the City’s Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
   a) Stormwater Development Standards will be required for this project.
   b) State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer and must be paid prior to map filing or commencement of construction operations, whichever occurs first.


39. 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.

40. All existing Public Utility Easements shall be identified and labeled. All monument signs, garages, car ports, trash enclosures, and other vertical structures shall be located outside of public utility easements.

41. Sight distance easement maybe required for the driveway on Le Baron exiting the facilities to accommodate safe traffic movement. The plans and maps shall show such easements if required.

42. Dedication of all street right-of-way and necessary public utility easements for the construction of public improvements may be required.

43. 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.

44. Prior to any work within City Right-of-Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.

45. As a matter of information, the on-site water system will likely need to be looped and should be considered in the design.

46. The on-site parking lot shall conform to Standard Plan 134.

47. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.

48. Landscape design shall comply with the City of Lodi’s Water efficient landscape requirements detailed in Lodi Municipal code 17.30.070.

49. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.

50. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant’s responsibility to ensure that monuments are properly protected and/or
perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.

51. All on-site water wells and septic systems 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.

52. Obtain the following permits:
   a) Building permit issued by the City of Lodi Building Division.
   b) Encroachment permit from the Public Works Department.

53. Payment of the following fees prior to building permit issuance unless noted otherwise:
   a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
   b) Abandonment of existing water and wastewater services by City Forces, if applicable.
   c) Water Meter fees.
   d) Habitat Conservation Fee.
   e) Regional Transportation Impact Fee (RTIF).
   f) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
   g) Encroachment Permit Fee.
   h) Any applicable reimbursement agreement fees at time of building permit issuance.

54. Payment of the following fee prior to temporary occupancy or occupany of the building unless noted otherwise:
   a) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
   b) Wastewater Capacity Impact Mitigation Fee.
   c) County Facilities Fees.
   d) Water Treatment Facility Impact Mitigation Fee.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

55. Any fees due the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.

56. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

57. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted.
58. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

PUBLIC HEARING NOTICE:
Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, January 12 2019. Twelve (12) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted

Craig Hoffman
City Planner

ATTACHMENTS:
A. Vicinity / Aerial Map
B. Rubicon at Reynolds Ranch Project Description
C. Site Plan and Color Elevations
LeBaron Blvd. and Reynolds Ranch Parkway
PARKING ANALYSIS

SURFACE: 51 (3 ACCESSIBLE)
GARAGE: 15 (1 ACCESSIBLE)
TOTAL: 66 (4 ACCESSIBLE)
1. All lighting shall meet the applicable 2013 California Green Building Standards Code.
2. Lighting shall be equipped with vandal resistant covers in areas adjacent to the public right of way, as required.
3. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours of darkness to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
4. Site lighting shall be directed and installed to prevent off-site glare.
5. Glare from any on-site luminous source, including on-site lighting shall not exceed (0.5) foot-candle at property line. This does not include any streetlighting of public sidewalks.
6. Values below 0.2 FC comply with IESNA recommended min. of 0.13 FC for private parking.
R-1: ROOFING
"PABCO" COMP SHINGLES
COLOR: WEATHERED WOOD

B-1: BODY
STUCCO 20/30 SAND FINISH
COLOR: KELLY-MOORE
21 "BONE"

B-2: BODY
LAP SIDING "HARDIEPLANK"
COLOR: KELLY-MOORE
KM3950-3 "ROCKVALE"

W-1: WINDOWS
"CASCADE" VINYL FRAMES
COLOR: ALMOND

TR-1: TRIM
MATERIAL VARIES
COLOR: KELLY-MOORE
KM4603-5 "GRAND AVENUE"

TR-2: TRIM
MATERIAL VARIES
COLOR: KELLY-MOORE
KM4360-1 "ARCTIC WHITE"

MTL-1: METAL RAILING
WROUGHT IRON
POWDER COATED
COLOR: FLAT BLACK

ST-1: CAST STONE TRIM
ELDORADO STONE
COLOR: KELLY-MOORE
36 "NAVAJO WHITE"

ST-2: STONE VENEER
ELDORADO STONE
"COASTAL REEF"
COLOR: PEARL WHITE

OAKMONT OF LODI