



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Conduct a Public Hearing to Consider the Appeals of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian Regarding the Decision of the Planning Commission to Approve:

- SPARC Review and Use Permit for COSTCO Wholesale Development; and
- SPARC Review for Reynolds Ranch Shopping Center including the Home Depot

MEETING DATE: May 5, 2010

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Conduct a Public Hearing to Consider the Appeals of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian Regarding the Decision of the Planning Commission to Approve:

- SPARC Review and Use Permit for COSTCO Wholesale Development; and
- SPARC Review for Reynolds Ranch Shopping Center including the Home Depot

BACKGROUND INFORMATION: The appellant, Brandt-Hawley Law Group, represents property owners Charles and Melissa Katzakian. The appeals have been filed for two separate Planning Commission actions that pertain to the Reynolds Ranch commercial center. The first appeal was filed following the Planning Commission approval on February 10, 2010 of a Use Permit and SPARC review for the COSTCO Wholesale portion of the center. The second appeal was filed following the Planning Commission approval on March 24, 2010 of a SPARC review for the Reynolds Ranch commercial center, which includes the proposed Home Depot. Pursuant to Lodi Municipal Code Section 17.72.110 and 17.81.070, the appeals were filed in a timely manner and the appropriate fees were paid.

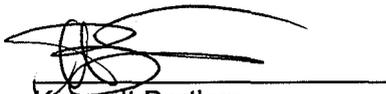
The Katzakians own and reside in the property that is bounded on the north, west and south by the development along the Highway 99 frontage Road. The house is also known as the Morse-Skinner Ranch House, which was listed on the National Register of Historic Places in 1986. It is this background that the Katzakians are basing their appeal. They argue that the original Reynolds Ranch project and Environmental Impact Report anticipated that the property would be converted from residential use to some commercial land use that would be more compatible with the proposed commercial center. This reuse has not taken place, nor is it planned in the immediate future. The attorney representing the Katzakians believes this constitutes a change in circumstance and therefore a Supplemental Environmental Impact Report should be required.

APPROVED: 
Blair King, City Manager

The Katzakians were aware of the original Reynolds Ranch application. Their property was included in the project description environmental document and all subsequent approvals. The Final Environmental Impact Report did consider the historic resource and mitigation measures were adopted consistent with the California Environmental Quality Act. The Katzakians did not protest these actions. Since the approval of the project, the negotiations between the applicant and the Katzakians have not been successful. At this time, the residence is a legal non-conforming use that has the required commercial entitlements to be used for other activities. The environmental review was appropriate and still provides the required review for these contemplated approvals to proceed. There is nothing contained in the documents that require the conversion of this property at the time of adjacent development. In fact, the project was always thought to be a multi-phased endeavor. We believe that at some point in the future, the property will be used for commercial purposes and the anticipated development of Reynolds Ranch will be completed.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable


Konradt Bartlam
Community Development Director

KB/kjc

Attachments:

1. Planning Commission Resolution PC 10-06 and 10-07
2. Staff Reports from the February 10, 2010 and March 24, 2010, Planning Commission meeting
3. Minutes for the February 10, 2010 and March 24, 2010, Planning Commission meeting
4. Appeal letters

RESOLUTION NO. P.C. 10-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR THE APPROVAL OF THE REQUEST OF DAVID BABCOCK, ON BEHALF OF COSTCO WHOLESALE FOR A USE PERMIT TO ALLOW FOR AN OFF-SALE BEER, WINE AND DISTILLED SPIRITS ALCOHOLIC BEVERAGE CONTROL LICENSE AND SPARC REVIEW OF THE PROPOSED COSTCO WHOLESALE WAREHOUSE LOCATED 322 EAST HARNEY LANE

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit and Site Plan and Architectural Review in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments; and

WHEREAS, an application was filed by David Babcock, on behalf of COSTCO Wholesale, 3581 Mount Diablo Blvd., Suite 235, Lafayette, CA 94549; and

WHEREAS, the project site is located at 322 East Harney Lane, more particularly described as Assessor's Parcel Numbers 058-130-09 and 058-130-10 and portion of 058-130-11; and

WHEREAS, the project site is zoned Planned Development 39; and

WHEREAS, the Project is consistent with all elements of the General Plan, and in particular, the following General Plan Goals and Policies:

- A. Land Use and Growth Management Element, Goal E, "To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi's market share."
- B. Land Use and Growth Management Element, Goal E, Policy 7, "In approving new commercial projects, the City shall seek to ensure that such projects reflect the City's concern for achieving and maintaining high quality."
- C. Land Use and Growth Management Element, Goal E, Policy 3, "The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways."

WHEREAS, the design and improvement of the site is consistent with all applicable standards adopted by the City. Specifically, the project has met the requirements of the Lodi Zoning Ordinance with particular emphasis on the standards for large retail establishments; and

WHEREAS, approval of the requested architectural drawings will allow the construction of a commercial building that will comply with the City's Zoning Ordinance and Building Code regulations; and

WHEREAS, the design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards; and

WHEREAS, the Community Development Department prepared an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, the Final EIR, including comments and responses to comments, was certified by the City Council on August 30, 2006; and

WHEREAS, an Addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008; and

WHEREAS, all legal prerequisites to the approval of this request have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. The approval of the project to construct a new 148,234 square foot COSTCO Wholesale warehouse and associated 16-pump gasoline station was considered as part of a previously approved EIR, whereby it was determined that there would not be significant impacts on the environment, cumulative or otherwise, provided mitigation measures were implemented. Those mitigation measures, which consists of intersection upgrades, will be implemented prior to a Certificate of Occupancy.
2. No new impacts were identified in the public testimony that were not addressed as normal conditions of project approval in the Initial Study.
3. The development takes into consideration physical and environmental constraints in that the new warehouse and gasoline station have been designed to take advantage of the existing grades and be integrated with the planned overpass improvements.
4. The development complies with the intent of the City development policies and regulations in that the General Plan, Goal E, Policy 3, which encourages increasing the tax base, creating employment opportunities for residents and attracting new businesses. The proposed Costco warehouse and associated gasoline station will not only add to the city's tax base but will also provide employment opportunities for residents.
5. The proposed development will be operated in a manner determined to acceptable and compatible with surrounding development in that conditions have been added that require the operator to maintain the property.
6. The sale of alcoholic beverages for off-premise consumption as part of a COSTCO Wholesale warehouse is a permitted use in the Planned Development 39 zoning District.
7. The sale of alcoholic beverages for off-premise consumption is a normal part of COSTCO Wholesale business operations and provides a convenience for customers of the business.
8. Steps can be taken by the Applicant/Operator to reduce the number of incidents resulting from the over-consumption of alcohol including the proper training and monitoring of employees serving alcohol; the careful screening of IDs of customers to avoid sales to under-aged individuals; limiting the number of drinks sold to individual customers to avoid over-consumption; providing properly trained on-site security to monitor customer behavior both in and outside of the COSTCO Wholesale; and working with the Lodi Police Dept. to resolve any problems that may arise.
9. The sale of alcohol beverages at COSTCO Wholesale warehouse is compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses and residents to resolve any problems that may occur.
10. The sale of alcoholic beverages at this location can meet the intent of the Planned Development 39 zoning district and can provide a public convenience or necessity for customers of the business.
11. No variance from the Lodi Municipal Code is approved by this action.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 09-U-15 and SPARC Application No. 09-SP-06 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this approval, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. No outside storage of material, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure areas as permitted by fire codes. No material shall be stacked higher than the height of any trash enclosure screen wall and gate.
3. No outdoor storage or display of merchandise shall be permitted at the project unless a specific plan for such display is approved by SPARC (approved plan attached). At no time shall outdoor storage or display be allowed within the parking area, drive aisle or required sidewalks of the center.
4. All storage of cardboard bales and pallets shall be contained within the area designated for such use. No storage of cardboard or pallets shall be visible from public right the way.
5. The project proponent shall take reasonable necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises to the degree that surrounding residents and commercial uses would not be bothered and that loitering is not permitted.
6. A minimum of two trash receptacles shall be placed at the customer entry to the Costco warehouse. Trash receptacles shall be a decorative, pre-cast concrete or metal type with a self-closing metal lid. Design of the receptacles shall be submitted with the building permit application for tenant improvements for approval by the Community Development Director.
7. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
8. The owner shall maintain in good repair all building exteriors, walls, lighting, trash enclosure, drainage facilities, driveways and parking areas. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.
9. Vending machines, video games, amusement games, children's rides, recycling machines, vendor carts or similar items shall be prohibited in the outside area of all storefronts. The storefront placement of drinking fountains and ATM machines shall be permitted subject to the review and approval of the Community Development Director.
10. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The final plans shall include the architectural features such as the approved colors, the building elevations including the cornice, trim caps, and curbed canopy, and other elements approved by the Planning Commission. Any significant alteration to the building elevations as approved by the Planning Commission shall require approval by the Planning Commission.
11. The finished building shall be consistent with the plans approved by the Planning Commission and as conditioned herein.
12. All buildings shall comply with the requirements of Planned Development 39 zoning district and meet setback requirements. All buildings shall implement building elements and materials illustrated on the submitted elevation or otherwise consistent with the architectural theme presented on the submitted elevation of the major tenant building.
13. A final color palette shall be submitted with the building permit application and shall be in substantial conformance with colors and materials approved by the Lodi Planning Commission

for the balance of the Reynolds Ranch development and shall be reviewed and approved by the Community Development Director.

14. The proposed building must comply with all Planning Commission requirements; as well as the requirements of the Community Development, the Public Works, the Electric Utility and the Fire Departments; and all other utility agencies.
15. The location and details of the cart corrals within the parking lot shall be submitted with the building permit application for review and approval by the Community Development Director. Cart corrals shall be provided in the parking lot adjacent to COSTCO Wholesale building and distributed evenly throughout the lot rather than concentrated along the main drive aisle. In addition, physical measures to prevent the removal of carts from the property shall be provided. Such measures shall be submitted with the building permit application. Further, cart corrals shall be permanent with a design that is consistent with the theme of the COSTCO Wholesale building. Portable metal corrals shall be prohibited.
16. All signage shall be in compliance with a detailed Sign Program that shall be submitted to the Development Community Director for review and approval with the first building plan review. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.
17. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.
18. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center
19. All roof mechanical equipment and any satellite dish equipment shall be fully screened from ground-level view within 150 feet of the property.
20. The loading area shown in front of the plans shall be stripped and posted with "NO PARKING – LOADING ONLY" signs to the satisfaction of the Community Development Director.
21. A photometric exterior lighting plan and fixture specification shall be submitted for review and approval of the Community development Director prior to the issuance of any building permit. Said plans and specification shall address the following:
 - a) All project lighting shall be confined to the premises. No spillover beyond the property line is permitted.
 - b) The equivalent of one (1) foot-candle of illumination shall be maintained throughout the parking area.
 - c) All parking light fixtures shall be a maximum of twenty-five 25 feet in height.
 - d) All fixtures shall be consistent throughout the center.
22. Exterior lighting fixtures on the face of the buildings shall be consistent with the theme of the center. No wallpacks or other floodlights shall be permitted. All building mounted lighting shall have a 90-degree horizontal flat cut-off lens unless the fixture is for decorative purposes.
23. All exterior construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. No exterior construction activity is permitted on Sundays or legal holidays.
24. A reciprocal agreement for ingress, egress, and parking shall be executed between all parties within the proposed shopping center and that document shall be provided to the City prior to the issuance of a Certificate of Occupancy.

25. Sidewalks and parking lots must be kept free of litter and debris to minimize the amount of wind-blown debris into surrounding properties. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City wastewater treatment plant.
26. The applicant shall install a decorative concrete block wall, a minimum of six feet in height and a maximum of eight feet in height at the top of slope for the length of the northern and eastern boundary line at the time of ultimate Harney Lane improvements. Said decorative wall shall be provided with creeping vine or similar landscape treatment in order to discourage graffiti and other types of vandalism. In the interim, the landscape plan for the project shall concentrate screening material along the northern property frontage adjacent to Harney Lane.
27. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
28. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
29. Project must receive and comply with all terms of the Cal Trans encroachment Permit necessary. Any conditions imposed by Cal Trans for the encroachment permit that result in site plan modifications shall be reviewed by City staff for consistency with Project approvals.
30. All landscaped area shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. Unhealthy, dead, or damaged plant materials shall be removed and replaced promptly.
31. No seasonal, temporary or permanent outdoor storage or display of merchandise shall be permitted.
32. COSTCO Wholesale shall operate and abide by the requirements and conditions of the State of California Department of Alcoholic Beverage Control License Type 21. The Type 21 License shall be limited to the sale of beer, wine, and liquor (distilled spirits) for consumption off the license premises where sold during the hours that the business is open.
33. COSTCO Wholesale shall insure that the sale of alcohol does not cause any condition that will cause or result in repeated activities that are harmful to the health, peace or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug activity, public intoxication, drinking in public, harassment of people passing by, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises, traffic violations or traffic safety based upon last drink statistics, curfew violations, lewd conduct, or police detention and arrests.
34. The Lodi Police Department may, at any time, request that the Planning Commission conduct a hearing on the Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
35. The Use Permit shall require COSTCO Wholesale to secure an Alcoholic Beverage Control License Type 21 Off-Sale General – Package Store.

36. This Use Permit is subject to periodic review to monitor potential problems associated to the sale of alcoholic beverages.
37. Prior to the issuance of a Type 21 license by the State of California Alcoholic Beverage Control Department, the management of the COSTCO Wholesale store shall complete the Licensee Education on Alcohol and Drugs (LEAD) as provided by the State Alcoholic Beverage Control Department. In the event that COSTCO has training that is equivalent to the LEAD program, such documentation shall be submitted to the Community Development Director for review and approval.
38. No person who is in a state of intoxication shall be permitted within the business nor shall an intoxicated patron be sold additional alcoholic beverages. It is the responsibility of the business owner/operator to ensure no patron in state of intoxication is allowed into the building.
39. The operator of the business shall police the area surrounding the business to prevent patrons from congregating/loitering outside the premises and to prevent excessive noise or other objectionable behavior. Noise levels shall be monitored to insure that noise shall not violate the City's Noise Ordinance Section 9.24.020 and Section 9.24.030.
40. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113)
41. The operation of the business shall comply with all applicable requirements of the Municipal Code.
42. Prior to any ground disturbance, the applicant shall notify the San Joaquin County Council of Governments (SJCOG, Inc), and shall schedule a pre-ground disturbance survey, to be performed by an SJMSCP biologist, to determine applicable Incidental Take Minimization Measures (ITMMS). The City shall not authorize any form of site disturbance until it receives an Agreement to Implement ITMMS from SJCOG, Inc.
43. The City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMS have been fully and faithfully implemented.
44. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.
45. This resolution does not constitute a complete plan check. Complete plan check shall be completed during building permit process.

Community Development Department, Building:

46. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building code.
47. Cooking equipment that generate grease laden vapors, including but not limited to ranges, griddles, fryers, ovens and pizza ovens shall be required to be equipped with a Type I hood. Equipment that generates heat, steam or odors only shall be required to be equipped with a Type II hood. 2007 CMC, Chapter 5.
48. Each structure including, underground fuel tank, canopy, signage, and main building are required to be submitted under separate permits. 2007 CBC, Appendix Chapter 1 Administration, Section 105.1

49. The canopy and supports over the fuel pumps shall be of non-combustible, fire resistive treated wood, 1 hour rated construction or Type IV construction. 2007 CBC, Section 406.5.2
50. 2007 CBC, Section 406.5.1 requires that motor fuel dispensing facilities meet the construction requirements of the California Fire Code. The facility shall meet the requirements of Chapter 22 of the CFC and the requirements of the Fire Chief.
51. 2007 CBC, Section 413.1 requires that high pile or rack storage meet the requirements of the California Fire Code. Sprinkler system, fire detection system, building access, smoke and heat venting and draft curtains shall be provided as required by 2007 CFC, Chapter 23 and Table 2306.2 and all requirements of the Fire Chief.
52. Storage racks over 6' high shall be submitted under separate permit and cover. Structural calculations required for racks over 8' high. Policy and Procedure No.: B-[08]-[09].
53. Walkways and sidewalks along accessible routes of travel shall be in compliance with the 2007 CBC, Section 1133B.8.5.
54. Number of Accessible parking spaces shall be provided as specified in 2007 CBC, Table 11B-6.
55. All entrances and ground floor exits must be provided with an accessible path of travel to the public way. 2007 CBC, Section 1133B.1.1.1.1

Public Works Department:

56. Provide specifications and calculations for the Kristar Stormwater System. The Stormwater Development Standards Plan Worksheet must be provided before the issuance of the Building Permit.
57. Outdoor loading/unloading dock areas must conform to City of Lodi's Stormwater Development Standards Plan section 3.1.5.
58. The trash enclosure shall conform to the Stormwater Design Standards section 3.1.4. The trash enclosure should be wide enough to provide separate containers for recyclable materials and other solid waste.
59. Reduce the number of connections into the City water main to one connection, conforming to Standard Plan 407 for the fire/domestic/irrigation service.
60. 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.
61. Payment of the following prior to building permit issuance unless noted otherwise:
 - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b) Habitat Conservation Fee.
 - c) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
62. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - b) Development Impact Mitigation Fees
 - c) Wastewater Capacity Impact Mitigation Fee.
 - d) County Facilities Fees.
 - e) Regional Transportation Impact Fee (RTIF).
 - f) Water Treatment Facility Impact Mitigation Fee.

Electric Utility Department:

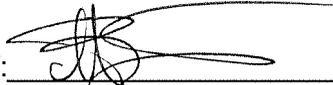
63. The project proponent shall prepare and submit legal description for easements for review and approval. Said legal description shall be submitted to the Lodi Electric Department, Electric Engineering Section.
64. Harney Lane street widening plans shall be submitted to the Electric Utility Department.
65. The applicant shall submit load calculations and Electric drawings to Electric Utility as part of a building permit process. Load calculations and Electric drawings are needed for service equipment location, PUE requirements, and service sizing. Should the load calculations and Electric drawings require a change of site plan, the Planning Department shall forward the site plan to the Planning Commission for review and approval.
66. The Developer shall pay for Electric Utility Department charges in accordance with the Electric Department's Rules and Regulations.

Dated: February 10, 2010

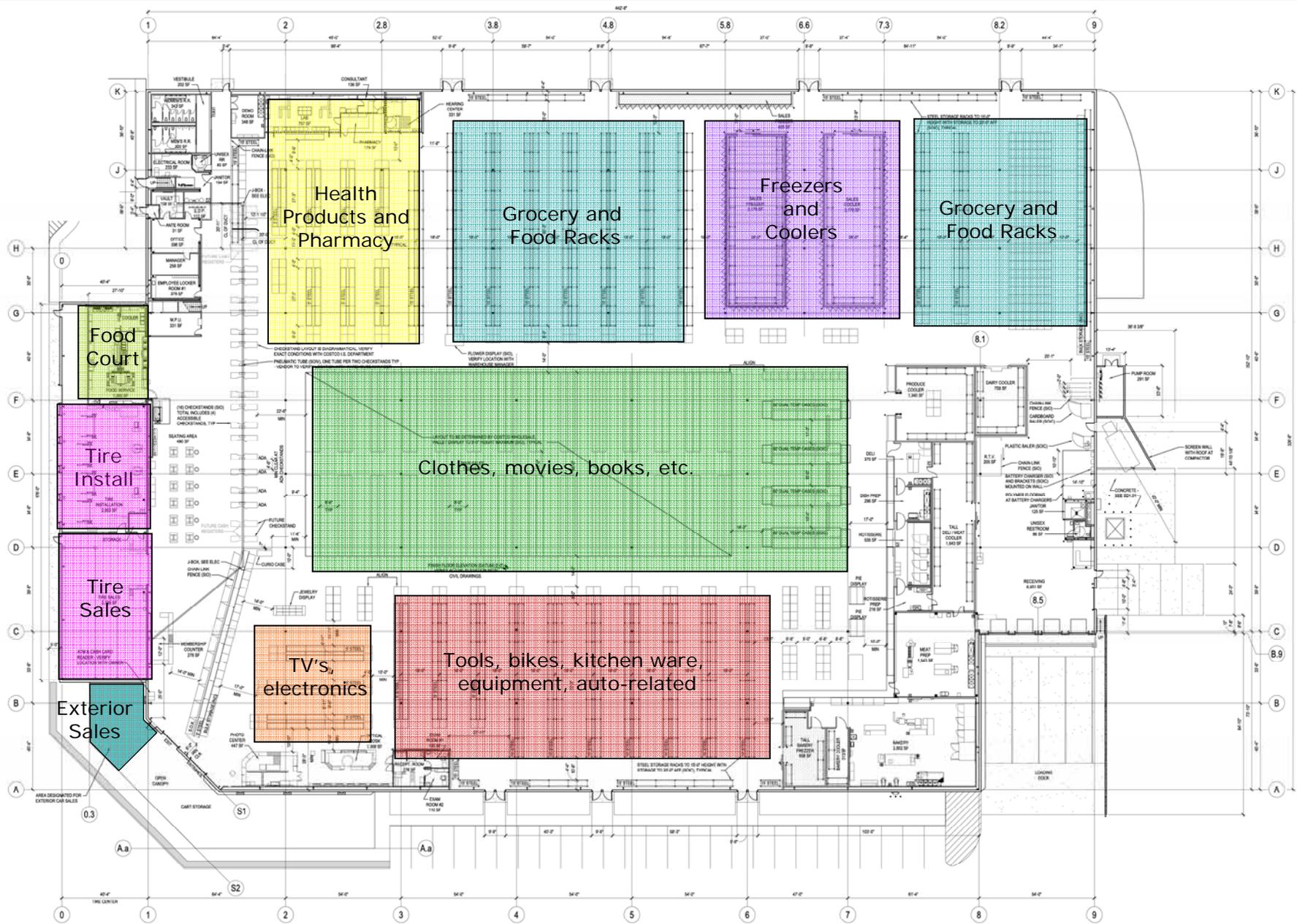
I certify that Resolution No. 10-06 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 10, 2010 by the following vote:

AYES: Commissioners: Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins
NOES: Commissioners: None
ABSENT: Commissioners: Mattheis

ATTEST:



Secretary, Planning Commission



Floor Plan

- New Building Area = 148,234 SF



RESOLUTION NO. P.C. 10-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR THE APPROVAL OF THE REQUEST OF JENNIFER KRAUTER, RMB ARCHITECTS ON BEHALF OF SAN JOAQUIN VALLEY LAND CO., FOR SPARC REVIEW OF THE PROPOSED REYNOLDS RANCH SHOPPING CENTER LOCATED 322 EAST HARNEY LANE

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit and Site Plan and Architectural Review in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments; and

WHEREAS, an application was filed by Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC., 227 Watt Avenue., Second Floor., Sacramento, CA; and

WHEREAS, the project site is located at 322 East Harney Lane, more particularly described as Assessor's Parcel Numbers 058-130-17, 058-130-18, 058-130-19, portion of 058-130-16 and portion of 058-110-55; and

WHEREAS, the project site is zoned Planned Development 39; and

WHEREAS, the Project is consistent with all elements of the General Plan, and in particular, the following General Plan Goals and Policies:

- A. Land Use and Growth Management Element, Goal E, "To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi's market share."
- B. Land Use and Growth Management Element, Goal E, Policy 7, "In approving new commercial projects, the City shall seek to ensure that such projects reflect the City's concern for achieving and maintaining high quality."
- C. Land Use and Growth Management Element, Goal E, Policy 3, "The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways."

WHEREAS, the design and improvement of the site is consistent with all applicable standards adopted by the City. Specifically, the project has met the requirements of the Lodi Zoning Ordinance with particular emphasis on the standards for large retail establishments; and

WHEREAS, approval of the requested architectural drawings will allow the construction of a commercial buildings that will comply with the City's Zoning Ordinance and Building Code regulations; and

WHEREAS, the design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards; and

WHEREAS, the Community Development Department prepared an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, the Final EIR, including comments and responses to comments, was certified by the City Council on August 30, 2006; and

WHEREAS, an Addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008; and

WHEREAS, all legal prerequisites to the approval of this request have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. The approval of the proposed commercial development was considered as part of a previously approved EIR, whereby it was determined that there would not be significant impacts on the environment, cumulative or otherwise, provided mitigation measures were implemented.
2. No new impacts were identified in the public testimony that were not addressed as normal conditions of project approval in the Initial Study.
3. The project site is physically suitable for the proposed type of developed and proposed building configurations.
4. The development complies with the intent of the City development policies and regulations in that the General Plan, Goal E, Policy 3, which encourages increasing the tax base, creating employment opportunities for residents and attracting new businesses. The proposed commercial shopping center will also provide employment opportunities for residents.
5. The design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards.
6. The proposed development will be operated in a manner determined to be acceptable and compatible with surrounding development in that conditions have been added that require the operator to maintain the property.
7. No variance from the Lodi Municipal Code is approved by this action.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that SPARC Application No. 10-SP-02 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this approval, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. No outside storage of material, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure areas as permitted by fire codes. No material shall be stacked higher than the height of any trash enclosure screen wall and gate.
3. All storage of cardboard bales and pallets shall be contained within the area designated for such use. No storage of cardboard or pallets shall be visible from public right the way.
4. Outdoor display and/or sale of merchandise shall be limited to the specific area for such display is approved by SPARC (marked as attachment A). At no time shall outdoor storage or display be allowed outside of the specifically approved area or within the parking area, drive aisle or required sidewalks and ADA path of travel of the center.
5. No seasonal, temporary or permanent outdoor storage or display of merchandise shall be permitted within the parking lot, except as otherwise permitted by the City through the special events review process.
6. The project proponent shall provide a trash enclosure or compactor for each building. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.
7. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.

8. A minimum of two trash receptacles shall be placed at a customer entry to each building. Trash receptacles shall be a decorative, pre-cast concrete or metal type with a self-closing metal lid. Design of the receptacles shall be submitted with the building permit application for tenant improvements for review and approval by the Community Development Director.
9. The project proponent shall take reasonable necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises to the degree that surrounding residents and commercial uses would not be bothered and that loitering is not permitted.
10. No recreational vehicles, including trailers, shall be parked or stored overnight at the shopping center. Further, no vehicle, including trailers, shall be parked at the shopping center for the principal purpose of advertising or display. It shall be a prim facie violation if the advertising medium utilized on the vehicle is a sign, device, or structure separate from the vehicle, or if the sign or device is integrally affixed to the vehicle and the *copy* is readily changeable and such sign, device or structure *exceeds* nine *square* feet in area and the vehicle is parked on the business premises for which the advertising relates, or in reasonable proximity thereto, and the location of the advertising is reasonably calculated to direct an observer towards the business. It shall still be considered that advertising was the principal purpose of the parking, notwithstanding the fact that the vehicle is driven to and from the business premises on daily basis.
11. The owner shall maintain in good repair all building exteriors, walls, lighting, trash enclosures, drainage facilities, driveways and parking areas. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.
12. Vending machines, video games, amusement games, children's rides, recycling machines, vendor carts or similar items shall be prohibited in the outside area of all storefronts. The storefront placement of drinking fountains and ATM machines shall be permitted subject to the review and approval of the Community Development Director.
13. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The final plans shall include the architectural features such as the approved colors, the building elevations including the cornice, trim caps, and curbed canopy, and other elements approved by the Planning Commission. Any significant alteration to the building elevations as approved by the Planning Commission shall require approval by the Planning Commission.
14. The finished building shall be consistent with the plans approved by the Planning Commission and as conditioned herein.
15. All buildings shall comply with the requirements of Planned Development 39 zoning district and meet setback requirements. All buildings shall implement building elements and materials illustrated on the submitted elevation or otherwise consistent with the architectural theme presented on the submitted elevation of the major tenant building.
16. 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 Lodi Planning Commission.
17. The proposed building must comply with all Planning Commission requirements; as well as the requirements of the Community Development, the Public Works, the Electric Utility and the Fire Departments; and all other utility agencies.
18. The location and details of the cart corrals within the parking lot shall be submitted with the building permit application for review and approval by the Community Development Director. Cart corrals shall be provided in the parking lot adjacent to buildings and distributed evenly throughout the parking lot rather than concentrated along the main drive aisle. In addition, physical measures to prevent the removal of carts from the property shall be provided. Such measures shall be submitted with the building permit application. Further, cart corrals shall be permanent with a design that is consistent with the theme of the Reynolds Ranch shopping center. Portable metal corrals shall be prohibited.

19. All signage shall be in compliance with a detailed Sign Program that shall be submitted to the Development Community Director for review and approval with the first building plan review. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.
20. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.
21. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center.
22. All roof mechanical equipment and any satellite dish equipment shall be fully screened from ground-level view within 150 feet of the property.
23. The loading area shown in front of the plans shall be stripped and posted with "NO PARKING – LOADING ONLY" signs to the satisfaction of the Community Development Director.
24. Fire Lanes shall be identified and marked per Lodi Municipal Code Sec 15.40.100 in locations determined by the Fire Marshall. Plans with marked fire lanes shall be returned to planning and copy kept at the Fire Prevention office.
25. A photometric exterior lighting plan and fixture specification shall be submitted for review and approval of the Community development Director prior to the issuance of any building permit. Said plans and specification shall address the following:
 - a) All project lighting shall be confined to the premises. No spillover beyond the property line is permitted.
 - b) The equivalent of one (1) foot-candle of illumination shall be maintained throughout the parking area.
 - c) All parking light fixtures shall be a maximum of twenty-five 25 feet in height.
 - d) All fixtures shall be consistent throughout the center.
26. Exterior lighting fixtures on the face of the buildings shall be consistent with the theme of the center. No wallpacks or other floodlights shall be permitted. All building mounted lighting shall have a 90-degree horizontal flat cut-off lens unless the fixture is for decorative purposes.
27. All exterior construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. No exterior construction activity is permitted on Sundays or legal holidays.
28. A reciprocal agreement for ingress, egress, and parking shall be executed between all parties within the proposed shopping center and that document shall be provided to the City prior to the issuance of a Certificate of Occupancy.
29. Sidewalks and parking lots must be kept free of litter and debris to minimize the amount of wind-blown debris into surrounding properties. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City wastewater treatment plant.
30. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount. The applicant shall provide, at minimum, 433 large parking lot trees to be distributed within the parking lot.

31. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
32. Project must receive and comply with all terms of the Cal Trans encroachment Permit necessary. Any conditions imposed by Cal Trans for the encroachment permit that result in site plan modifications shall be reviewed by City staff for consistency with Project approvals.
33. All landscaped area shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. Unhealthy, dead, or damaged plant materials shall be removed and replaced promptly.
34. The operation of the business shall comply with all applicable requirements of the Municipal Code.
35. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113).
36. Prior to any ground disturbance, the applicant shall notify the San Joaquin County Council of Governments (SJCOG, Inc), and shall schedule a pre-ground disturbance survey, to be performed by an SJMSCP biologist, to determine applicable Incidental Take Minimization Measures (ITMMS). The City shall not authorize any form of site disturbance until it receives an Agreement to Implement ITMMS from SJCOG, Inc.
37. The City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMS have been fully and faithfully implemented.
38. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113). Specifically, Mitigation Measure 3.2.2 subjects the Reynolds Ranch development to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-effect at the time construction commences. The applicant shall pay, in accordance with the SJMSCP fee schedule, the fees based on the gross acreage of the overall Reynolds Ranch project as described above, and include all public use acreage as outlined in a "per acre" schedule to be prepared in cooperation with the developer, subject to the approval of the Community Development Director prior to the issuance of the next building permit within the project by the applicant or any subsequent property owner.
39. All ground level utilities shall be screened from public view. All screening shall be done using materials that are architecturally compatible with the buildings(s) or shall be screened by landscape
40. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this resolution.
41. This resolution does not constitute a complete plan check. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Community Development Department, Building:

42. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building code.
43. Southwest Quadrant: It appears the following sites will require additional accessible parking spaces as required by CBC 1129B Table 11B-6
 - a) Major D & Major C providing 288 parking spaces 4 H/C parking spaces shown 7 H/C Parking Spaces Required.

- b) Shops 5, Shops 6a, Shops 6 providing 117 parking spaces 4 H/C parking spaces shown 5 H/C Parking Spaces Required.
 - c) Shops 7 providing 87 parking spaces 2 H/C parking spaces shown 4 H/C Parking Spaces Required.
 - d) Shops 8 providing 87 parking spaces 2 H/C parking spaces shown 4 H/C Parking Spaces Required.
44. Walkways and sidewalks along the accessible routes of travel (1) shall be continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 1/4" per foot side slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2007 CBC, Section 1133B.5. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2007 CBC, Section 1133B.8.5.
45. All entrances and exterior ground floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Such entrances shall be connected by an accessible route (complying with Section CBC 1114B1.2) to public transportation stops, to accessible parking and passenger loading zones and to public streets or sidewalks. All accessible routes are also required to comply with Detectable warnings at hazardous vehicular area CBC 1133B.8.5. Currently the partial site plans fails to show how any of the requirements will be achieved around the following buildings. Major B, Major A-1, Major, A-2, Major A-3, Major D, Major C and Drug 1.
46. Fire rated construction of walls and protection of openings shall be provided where required due to construction type, occupancy and location on property or proximity to other structures. 2007 CBC, Sections 702, 704.3, 704.8 and Tables 601, 602, 704.8

Public Works Department:

47. The applicant shall provide specifications and calculations for the Kristar Stormwater System. The Stormwater Development Standards Plan Worksheet must be provided before the issuance of the Building Permit.
48. Remove the eastbound stops located at the four-way stop just east of the Reynolds Ranch Pkwy and Rocky Lane intersection. By removing the stops at this intersection the traffic will have less of a chance to backup into Reynolds Ranch Pkwy.
49. The site must conform to the Stormwater Development Standards Plan (DSP) requirements. The DSP Worksheet must be provided before the issuance of the Building Permit.
50. Outdoor loading/unloading dock areas must conform to City of Lodi's Stormwater Development Standards Plan section 3.1.5.
51. The applicant shall provide a truck route for the entire site with the building permit plans for review and approval by the Public Works Department. The entrances shall be STAA Long truck compliant (see Highway Design Manual pg 400-11).
52. The applicant shall provide locations of all utilities throughout the site with the building permit plan for review and approval by the Public Works Department. Utilities along the truck routes must be protected.
53. All offsite improvements must be completed or substantially completed and bonded at or before the time of the first Certificate of Occupancy within the project.
54. Payment of the following prior to building permit issuance unless noted otherwise:
- a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Habitat Conservation Fee.

- c. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

55. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees
- b. Wastewater Capacity Impact Mitigation Fee.
- c. County Facilities Fees.
- d. Regional Transportation Impact Fee (RTIF).
- e. Water Treatment Facility Impact Mitigation Fee.

Electric Utility Department:

56. The project proponent shall prepare and submit legal description for easements for review and approval. Said legal description shall be submitted to the Lodi Electric Department, Electric Engineering Section.

57. Harney Lane street widening plans shall be submitted to the Electric Utility Department.

58. The applicant shall submit load calculations and Electric drawings to Electric Utility as part of a building permit process. Load calculations and Electric drawings are needed for service equipment location, PUE requirements, and service sizing. Should the load calculations and Electric drawings require a change of site plan, the Planning Department shall forward the site plan to the Planning Commission for review and approval.

59. The Developer shall pay for Electric Utility Department charges in accordance with the Electric Department's Rules and Regulations.

Dated: March 24, 2010

I certify that Resolution No. 10-07 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 24, 2010 by the following vote:

AYES: Commissioners: Heinritz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins

NOES: Commissioners: None

ABSENT: Commissioners: Mattheis

ATTEST:



Secretary, Planning Commission

Attachment:

A. Outdoor Display Area Plan



Reynolds Ranch ■ Highway 99 & Harney Lane
Lodi, California

Exhibit A: Outdoor Display Area



**LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: February 10, 2010

APPLICATION NO: Use Permit 09-U-15
Site Plan and Architectural Review 09-SP-06

REQUEST: Request for Planning Commission approval of a Use Permit to allow the sale of alcoholic beverages and approve the SPARC application concerning the COSTCO Wholesale building. (Applicant: David Babcock, on behalf of COSTCO Wholesale. File Number: 09-U-15 and 09-SP-15).

LOCATION: 322 East Harney Lane. Approximately 15 acres located at the southwest corner of Harney Lane and State HWY 99.

APPLICANT: David Babcock, 3581 Mount Diablo Blvd., Suite 235, Lafayette, CA, CA 94549

PROPERTY OWNER: San Joaquin Valley Land Company LLC, 1420 S. Mills Ave., Suite K, Lodi, CA 95242

RECOMMENDATION: Staff recommends that the Planning Commission approve the Use Permit and SPARC requests subject to the conditions listed in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: NCC- Neighborhood Community Commercial.

Zoning Designation: Planned Development (39).

Property Size: Approximately 15 acres

Adjacent General Plan, Zoning and Land Use:

	General Plan	Zone	Land Use
North	LDR, Low density residential; MDR, Medium density residential	Planned Development (39)	Residences
South	NCC, community commercial and O –Office	Planned Development (39)	Vacant parcels and Blue Shield office.
East	GA, General Agriculture (San Joaquin County)	AG-40, Agricultural Uses (San Joaquin County)	State Highway 99, and east of that Agricultural, residential and cemetery uses.
West	NCC, community commercial and O –Office	Planned Development (39)	Agricultural Uses and east of that are residential uses within the Reynolds Ranch annexation.

BACKGROUND:

The Reynolds Ranch project was annexed in to the City of Lodi in 2006 as a mixed-use development. As part of the annexation process, an environmental impact report was prepared and certified, new General Plan and zoning designations were approved and a Development Agreement was signed. The development includes retail and residential uses, public park, fire station, self-storage facility, and the Blue Shield office complex, a major component of the development. Subsequently, portions of the project site have been developed, including the 20.5 acre Blue Shield office complex as well as some of the street and infrastructure improvements. Surrounding uses to this component consist of residential uses to the north, office uses to the south, commercial zoned vacant land to the west, and State Hwy. 99 as well as a single family dwelling to the east.

In the summer of 2008, the developer submitted applications for a General Plan Amendment that would increase the size of the commercial acreage from 40.5 acres to 75.6 acres, reduce the residential acreage from 96.6 acres to 78 acres, eliminate the school site, amend the environmental impact report (EIR), amend the Land Use map for Planned Development (39) to reflect the general plan changes requested, and approve a Vesting Tentative Map. The applicant's request was first considered by the Planning Commission at its hearing of August 27, 2008 and continued to September 10, 2008. At that hearing, the Planning Commission approved the Vesting Tentative Map and recommended the City Council amend the General Plan for the Reynolds Ranch development. The City Council, acting upon the Planning Commission's recommendation for approval, amended the General Plan at their meeting of September 17, 2008.

ANALYSIS

Use Permit:

COSTCO Wholesale is seeking approval of a Use Permit that would allow a Type 21 Off-Sale General ABC license. Type 21 ABC license authorizes the sale of beer, wine, and distilled spirits for consumption off the license premises where sold. Typically, grocery stores, gas stations and neighborhood stores have Type 21 ABC licenses. The Planning Commission has previously found that the sale of alcoholic beverages is incidental to a grocery store operation and that is what is being requested.

The project area belongs to Census Tract 41.02. Census Tract 41.02 covers the area Curry Avenue, east of Lower Sacramento Road, South of Harney Lane and north of Hogan Lane (approximately .16 miles north of Hogan Lane). According to ABC, Census Tract 41.02 contains 3 existing off-sale licenses with 5 licenses allowed based on the ABC criteria. Because this census tract is not over-concentrated, the Planning Commission does not need to make a finding of public necessity and/or convenience in order to approve the Use Permit.

Site Plan and Architecture Review:

The petitioner requests approval of site plan and architecture of the proposed COSTCO Wholesale warehouse and the surrounding site improvements. The project site consists of the Costco Wholesale building as well as associated gas pumps and parking areas on an approximately 15.35 acre lot located at 322 East Harney Lane. The applicant has submitted preliminary elevations, landscape plans, conceptual signage for the development and location of a gas station. As illustrated on the plans, COSTCO Wholesale warehouse would measure 148,234 square feet and includes a gas station with six one-way lanes for fuel dispensing (16-pump stations). The COSTCO building would be located on the northeast portion of the project site, and the building entrance would face southwest toward the main interior parking lot and Reynolds Ranch Parkway. The architectural theme of the building is a contemporary style and uses construction materials commonly used in commercial shopping center developments such as concrete masonry block and metal panels. The body of the building includes split face concrete masonry block, architectural box-

ribbed and textured metal wall panels with accent awnings in warm earth tone colors. The store would have one customer entrance located at the southwest corner. Lighting fixtures are distributed approximately every 40 feet around the exterior of the building. The proposed COSTCO Wholesale warehouse is subject to the requirements of the City's Section 17.58 of the Municipal Code Design Standards for Large Retail Establishments.

The intent of the building design is to emulate similar materials, colors, and textures of Costco warehouse and gasoline stations located elsewhere. The body of the building is broken up by an offset parapet, articulated entry vestibule, and accent wall materials and colors. These architectural articulations are applied throughout the building. The northern elevation, which is adjacent to Harney Lane and residential property across the street, receives identical architectural treatment as the rest of the building. Due to the uncertainty of the timeframe for final development of a shopping center, Staff has analyzed the proposal to determine if the project can function as a stand alone development while at the same time, be incorporated into the final shopping center site design and layout. Although no application has been made for the rest of the shopping center, staff expects the rest of the shopping center to establish visually harmonious architectural theme and identity as required by the City's large scale retail ordinance which mandates the architecture and signs of a shopping center work together to establish a coherent visual identity.

As mentioned previously, the COSTCO Wholesale warehouse includes an associated gas station. The gas station includes a 2,816 square foot canopy and will be located in the southeast corner of the site along the main Reynolds Ranch Development drive and adjacent to Highway 99. A 75 square foot controller enclosure will be on the north side of the fuel station. It will be built with steel walls and finished with paint to match the warehouse building colors. There will be four covered fueling bays, each with two gas pumps which could fuel two cars each. The gas station will thus have fueling capacity for 16 cars at a time. The fueling station will also have eight stacking lanes which will allow 40 cars to wait for pumps at any given time in addition to the 16 at the fueling pumps. The gas station is automated and self-serving facility requiring a membership card. The gas station hours are identical to the warehouse hours of operation, which is Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00 pm, and Sunday from 10:00 am to 6:00 pm. Since the gas station functions as a complimentary use to the retail, there are a large proportion of shared trips between the two, which indicates that there is a minimal amount of additional trips generated by the gas station. While staff is generally supportive of the proposed architectural articulations, there are few site plan modifications that are being recommended.

Traffic Circulation/Parking

The site plan indicates two access points along the frontage on Harney Lane. The main access to the proposed shopping center is provided from Harney Lane via Reynolds Ranch Parkway. The main entrance to the project parking lot is from the proposed signaled drive which intersects Reynolds Ranch Parkway. A secondary access point is provided from Harney Lane, which is restricted to right in/right out movement. Traffic access to the shopping center is also provided from the south, though this has limited access at the moment. The project necessitates off-site improvements such installation of sidewalks, curbs and gutter along Harney Lane. Improvements to Harney Lane are proposed to occur in two phases. The initial phase will widen the street from roughly Stockton Street to the entry into the shopping center east of Reynolds Ranch Parkway. Transitional improvements will occur from that drive to the Hwy. 99 overpass. These improvements will need to be implemented prior to issuance of Certificate of Occupancy. The ultimate improvements will include a new overpass and ramps. There will be a grade difference between the existing condition and the northeast corner of the shopping center of approximately 15 feet.

Onsite parking is provided on the south and west of the COSTCO building in order to reduce the visual impact of one large paved surface. The Costco development, including the proposed gas station, requires a total 742 parking spaces (General Retail 5/1000), 755 spaces are being provided (5.09/1000), which includes fifteen ADA compliant parking stalls are also provided. The City's large box ordinance states that maximum number of off-street parking spaces cannot exceed five spaces for every one thousand square feet of building space. In this case, the applicants have provided thirteen (13) more spaces than the maximum allowable parking spaces. As shown on the site plan, there are a total of nine cart corrals distributed throughout the parking lot. Staff recommends the applicants provide at least one cart corral per driving isle in order to reduce the total number of parking spaces to conform to applicable City rules and to provide safe and pleasant shopping experience to their customers. In addition, the proposed cart corrals should be permanent with a design that is consistent with the theme of the COSTCO Wholesale building and the balance of the center.

Landscape/Signage

Projects of this size are required to provide one tree for every 500 square feet of open space and one shade tree for each 4 parking spaces. The applicant has submitted a generic landscape plan, which calls for various large shade trees, smaller trees, shrubs and ground covers distributed throughout the parking lot and on the north and east edges of the project site. Given the size of the building, the project proponent is required to provide 193 larger shade (parking lots trees) distributed within the parking lot interior and additional one tree for every 500 open space. According to the applicant project description, a substantial amount of the proposed plant material for the new site is drought tolerant and will use less water than other common species. The proposed irrigation system will use deep root watering bubblers for parking lot shade trees to minimize usage and ensure that water goes directly to the intended planting areas.

The approval of project signage is not a part of the current review and would be subject to City of Lodi codes and requirements to ensure they complement the building architecture and landscaping of the building. Signage applications and approvals would be completed separately. However, the applicant have illustrated the location and design of the signs they intend to use. The wall signs consist of the trademark red and blue raised reverse pan metal letters. It is unclear at the moment if the project will include free standing signs.

The proposed development is consistent with the City's General Plan and is an attractive addition to the City in that the proposed Costco warehouse and gasoline station will provide much needed services to the City of Lodi and enhance the City's economic viability and increase the tax base. The proposed Costco warehouse and associated gasoline station will not only add to the city's tax base but will also provide employment opportunities for residents. The COSTCO building is in full conformance with the City's Section 17.58 of the Municipal Code Design Standards for Large Retail Establishments. These standards were adopted in 2004 specifically to deal with the design of large scale retail establishments like COSTCO. The applicant has met or exceeded each of these standards as presented and conditioned. Therefore, staff is recommending that the Planning Commission approve this request.

As mentioned previously, the Costco building has frontage along Harney Lane, but ultimately this frontage will be separated by as much as 15 feet. The interim and ultimate conditions will be quite different. We believe the City code requires that a decorative masonry wall be constructed at the top of slope along this frontage. However, this will have to be done with the ultimate improvements as the grade difference will not exist until this project is complete. A condition of approval has been included in the Resolution to accommodate this situation.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on January 27, 2010. 52 public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project. No protest letter has been received.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve with additional/different conditions
- Deny the Use Permit/SPARC
- Continue the requests

Respectfully Submitted,

Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Resolution

COSTCO WHOLESALE

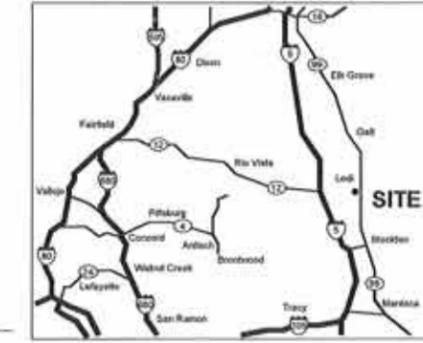
HARNEY LANE AND HIGHWAY 99

LODI, CALIFORNIA

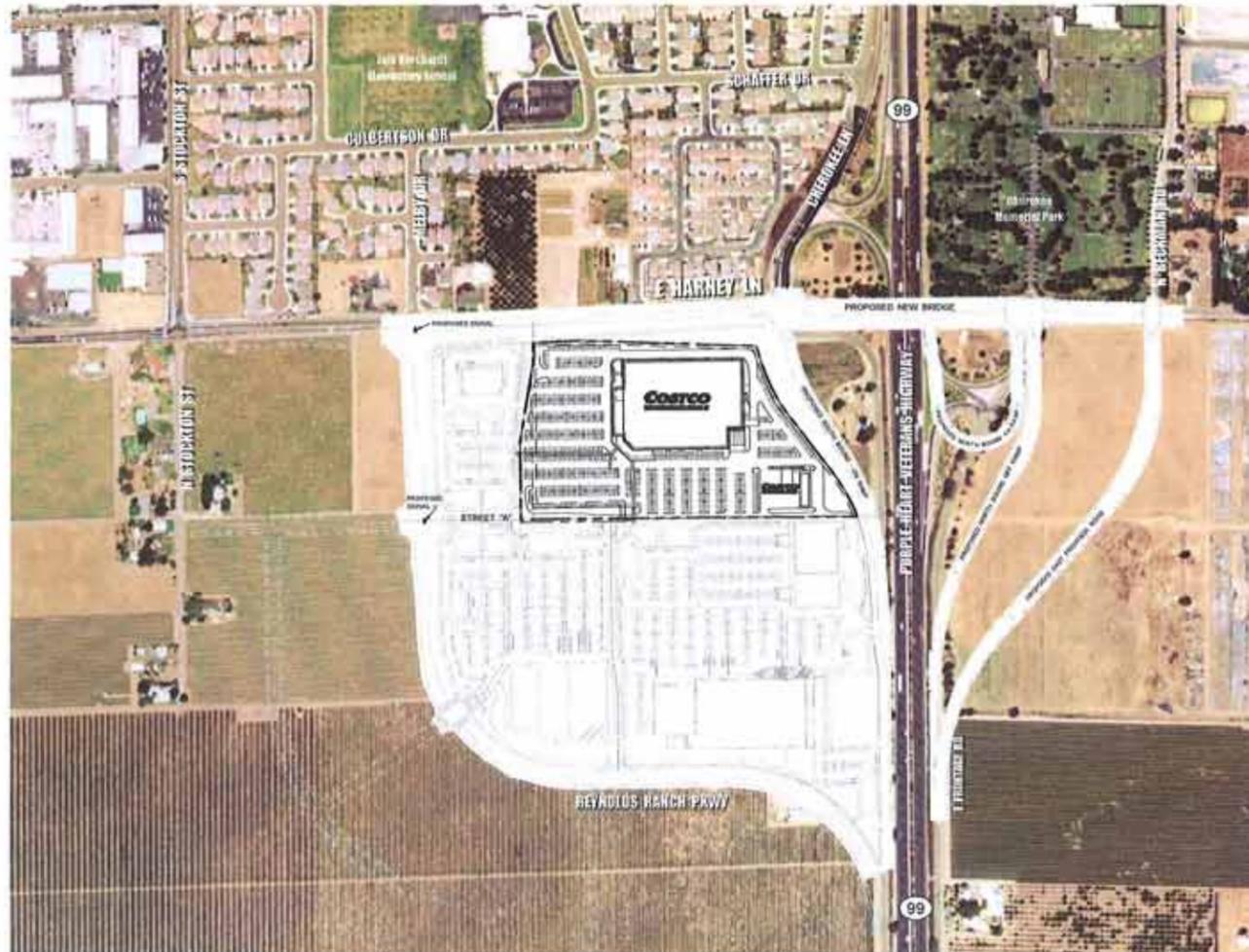
SPARC & CUP APPLICATION



VICINITY MAP
N.T.S.



REGIONAL MAP
N.T.S.



SHEET INDEX

- 1 TITLE SHEET
- 2 SITE UTILIZATION MAP
- 3 CONCEPT SITE PLAN
- 3.2 TRUCK SWEEP PATHS
- 4 CONCEPT FLOOR PLAN
- 5 CONCEPT ELEVATIONS
- 6 CONCEPT LANDSCAPE PLAN



HARNEY LN. & HWY. 99
LODI, CA

DAVID BABCOCK
& ASSOCIATES

2010 SUT DUMBLE RD., SUITE 201
LAPORTE, CALIFORNIA 94556
TEL: (925) 361-1870 FAX: (925) 361-4823
www.dbabcock.com

0008.P.119
FEBRUARY 5, 2010
TITLE SHEET

1

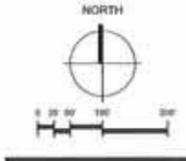
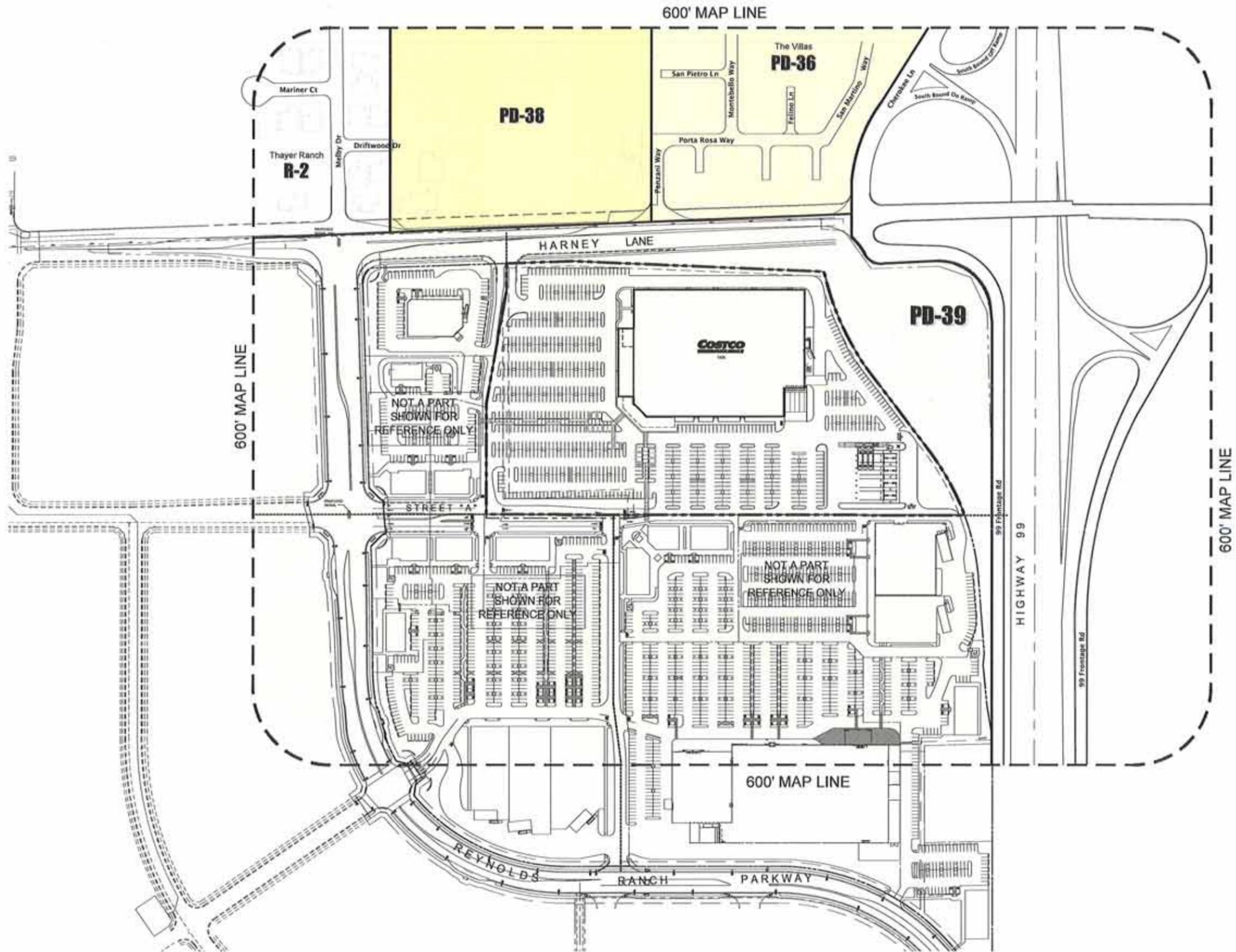
TITLE SHEET



LODI, CALIFORNIA

ZONING LEGEND

-  R-2 SINGLE FAMILY RESIDENTIAL
- PD, PLANNED DEVELOPMENT**
-  PD-36
-  PD-38
-  PD-39



HARNEY LN. & HWY. 99
LODI, CA

DAVID BABCOCK & ASSOCIATES

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TEL: (925) 291-9000 FAX: (925) 291-4021
www.dbabcock.com

0008.P.119
FEBRUARY 5, 2010
SITE UTILIZATION
MAP



LODI, CALIFORNIA

SITE UTILIZATION MAP

PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: HARNEY LANE AND HWY 99
 LODI, CALIFORNIA

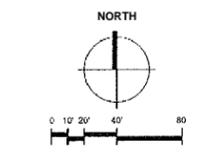
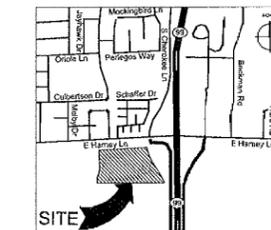
PROPOSED
 COSTCO PARCEL: 15.05 ACRES (655,761.87 S.F.)

JURISDICTION: CITY OF LODI

BOUNDARIES
 INFORMATION: THIS PLAN HAS BEEN PREPARED
 BY USING DIGITAL DATA PROVIDED
 BY RSC ENGINEERING.

BUILDING DATA	
TOTAL BUILDING AREA	148,234 S.F.
PARKING DATA	
PARKING PROVIDED	740 STALLS
# 10' WIDE STALLS	15 STALLS
#/HC HANDICAP STALLS	(5.09/1000) 755 STALLS
TOTAL PARKING	(5.011000 MAX) 742 STALLS
CITY PARKING REQUIRED (5.011000 MAX) 742 STALLS	

VICINITY MAP

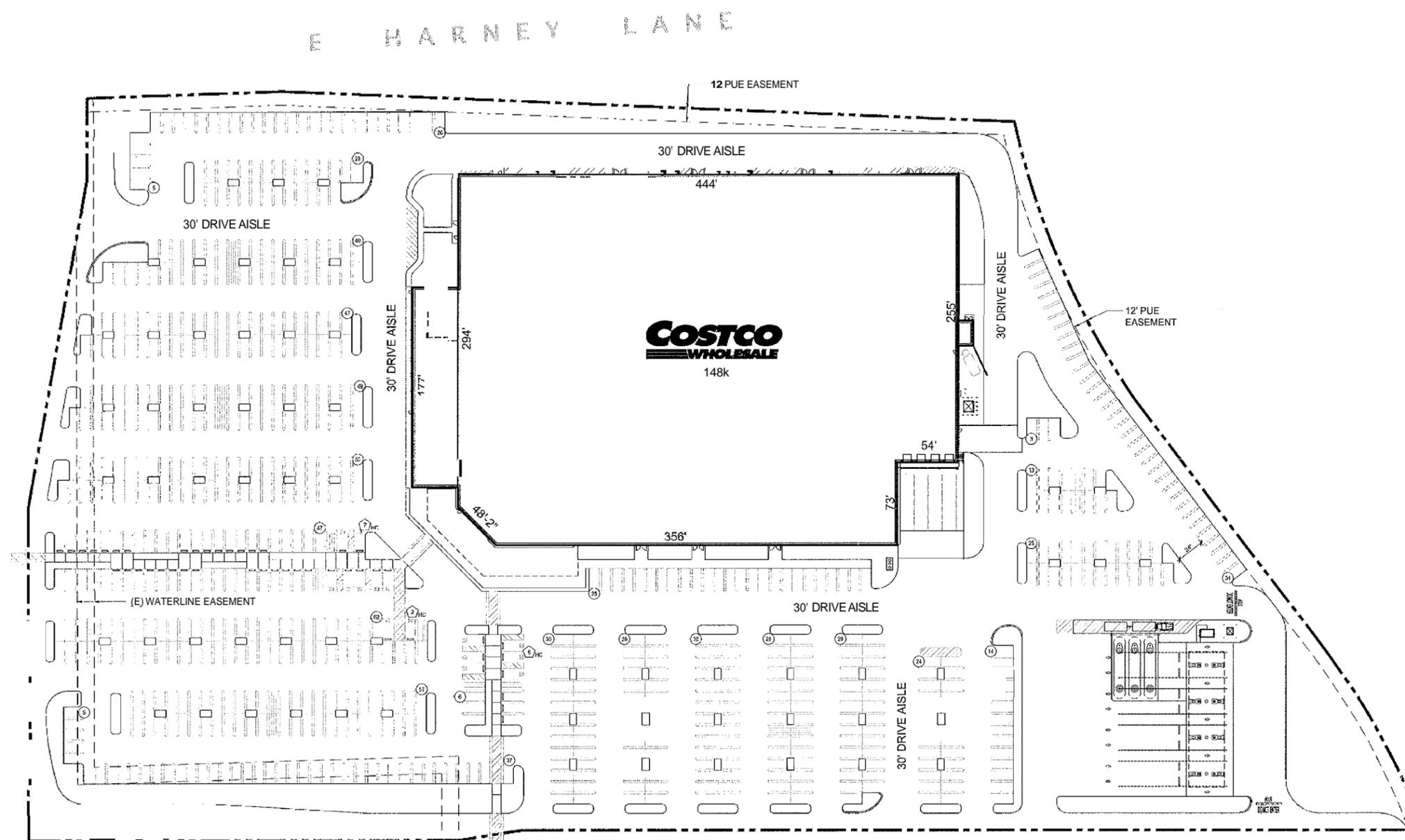


HARNEY LN. & HWY. 99
 LODI, CA

DAVID BABCOCK
 & ASSOCIATES

4514 M.E. DR. #670 RIV. #2, SUITE 235
 LAFAYETTE, CALIFORNIA 94549
 TEL: (925) 284-0070 FAX: (925) 281-1823
 www.dabrock.com

0008.P.119
 FEBRUARY 5, 2010
 CONCEPT
 SITE PLAN 1.30



LODI, CALIFORNIA

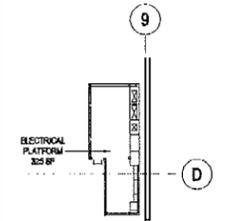
CONCEPT SITE PLAN - 148K

APPROVED BY:

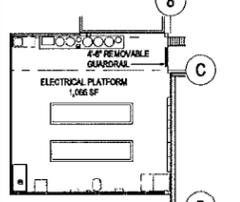
_____	DATE
EXECUTIVE VP	DATE
SENIOR VP	DATE
REGIONAL VP	DATE

PROJECT DATA

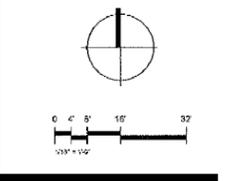
BUILDING DATA:	
BUILDING AREA	138,806 S.F.
TIRE CENTER	5,692 S.F.
FOOD SERVICE	1,250 S.F.
EMPLOYEE LOCKER RM #2	1,475 S.F.
TOTAL BUILDING	148,224 S.F.
PUMP ROOM	261 S.F.
BACK COUNT:	
CRUISER RACKS (15%)	194
CENTERS SECTION	17,143 S.F.
HARDLINE RACKS (15%)	136



ELECTRICAL PLATFORM



EQUIPMENT PLATFORM



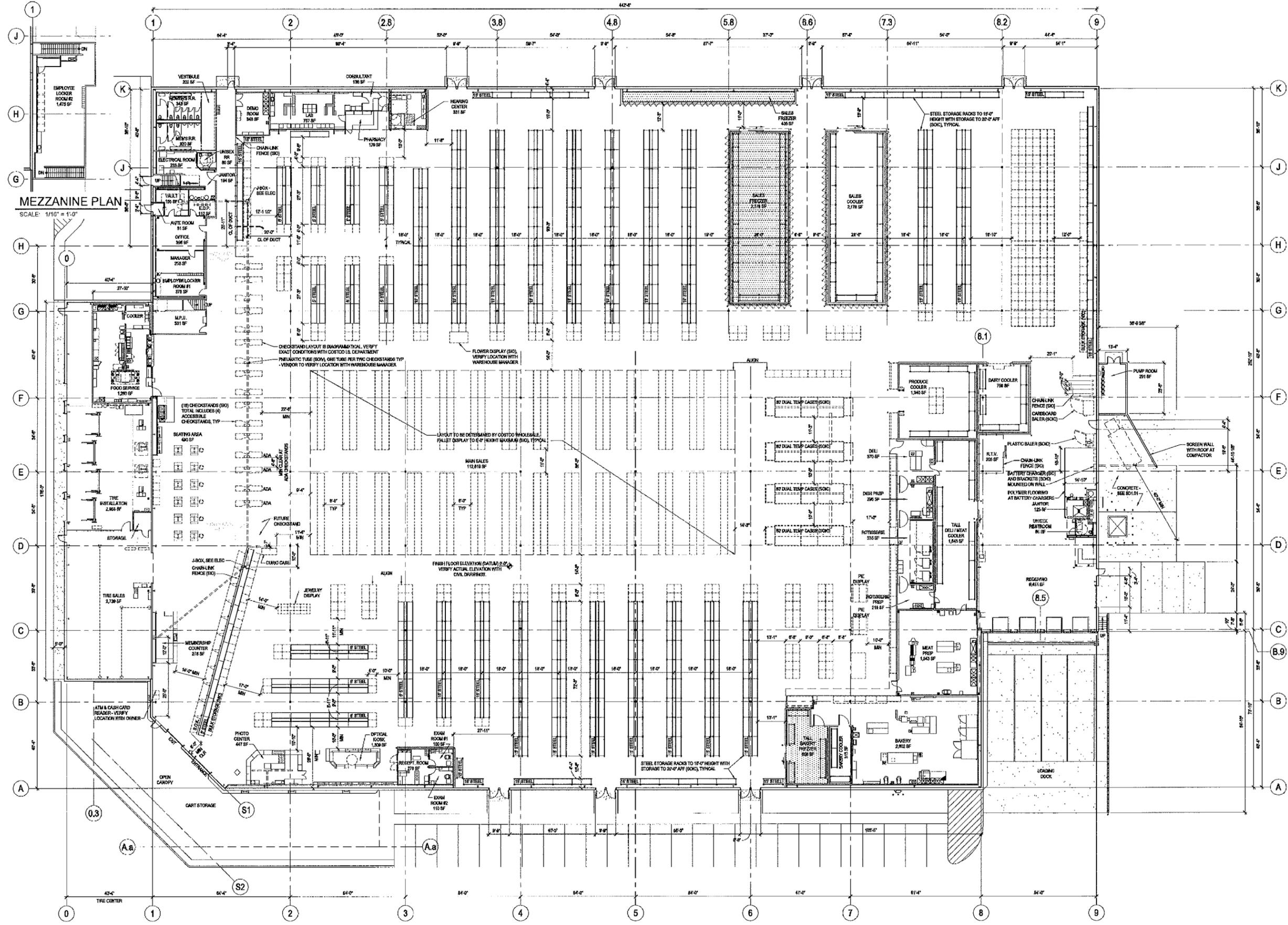
LODI, CA

HARNEY LN. & HWY 99
LODI, CA



1110 112TH AVE. NE | SUITE 500
 P.O. BOX 1000 | WA 98004
 1.425.453.2000 | 1.425.653.2002

07-0449-01
 FEBRUARY 5, 2010
 CONCEPT
 FLOOR PLAN



MEZZANINE PLAN

SCALE: 1/16" = 1'-0"

COSTCO WHOLESALÉ CONCEPT FLOOR PLAN

LODI, CALIFORNIA

FEBRUARY 5, 2010



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



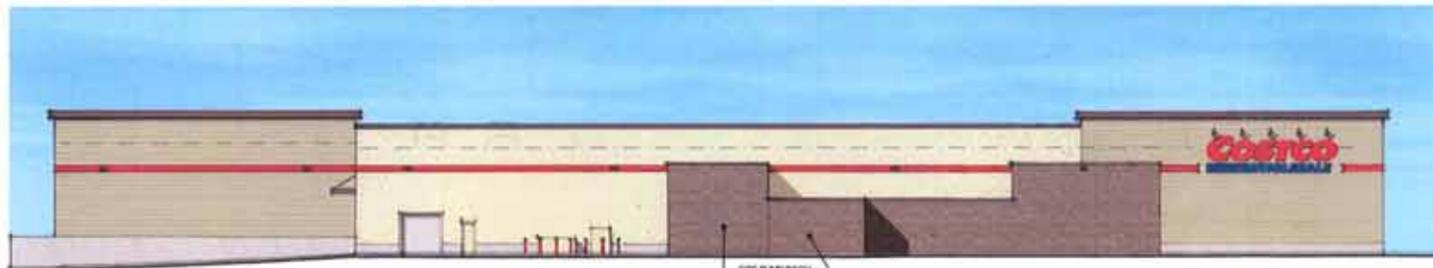
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

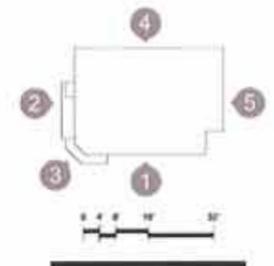


4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

KEY PLAN



1110 12TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
425-463-2000 | 425-463-2002

MulvannyG2.com

07-0449-01
FEBRUARY 5 2010
CONCEPT
ELEVATIONS

E HARNEY LANE



TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	Koeleria bipinnata / Chinese Flame Tree
	Lagerstroemia sp. 'Dynamite' / Dynamite Crape Myrtle
	Lagerstroemia sp. 'Tuscarora' / Tuscarora Crape Myrtle
	Platanus chinensis / Chinese Platanus
	Quercus ilex / Holly Oak
	Sequoia sempervirens 'Aptos Blue' / Aptos Blue Coast Redwood
	Ulmus parvifolia 'True Green' / True Green Chinese Elm
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova

IRRIGATION SYSTEM STATEMENT

THE IRRIGATION SYSTEM WILL BE A WATER EFFICIENT LOW FLOW, LOW GALLONAGE SYSTEM DESIGNED TO PROVIDE ADEQUATE SUPPORT OF PLANT GROWTH AND INSURE DEEPLY ROOTED PLANT MATERIAL WHILE AVOIDING EXCESS WATER APPLICATION. THE SYSTEM WILL BE PROGRAMMABLE, ALLOWING OPERATION DURING EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND EVAPORATION). IRRIGATION MATERIALS SPECIFIED FOR THE SITE WILL BE SELECTED ON THE BASIS OF DURABILITY AND EASE OF MAINTENANCE.

SHRUB LEGEND

MIX OF SHRUBS AND GROUND COVERS SHALL BE PROVIDED INCLUDING THE FOLLOWING POTENTIAL PLANT OPTIONS BELOW.

SHRUBS AND PERENNIALS

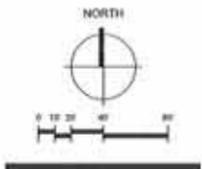
BOTANICAL / COMMON NAME	SIZE
Berberis thunbergii 'Rose Glow' / Dwarf Red Japanese Barberry	5 gal.
Chionodoxa luteola / Cape Rush	1 gal.
Cotoneaster dammeri 'Lowfast' / Lowfast Cotoneaster	1 gal.
Dianella caerulea 'Little Becca' / Little Becca Dianella	1 gal.
Dianella revoluta 'Big Rev' / Big Rev Dianella	1 gal.
Dianella revoluta 'Little Rev' / Little Rev Dianella	1 gal.
Dianella tasmanica / Tanned Dianella	1 gal.
Dielys vegeta / Fortnight Lily	5 gal.
Dielys vegeta 'Variegata' / Variegated Fortnight Lily	5 gal.
Hemerocallis sp. 'Bibby' / Yellow Daylily (Evergreen)	1 gal.
Levandula stoechas 'Otto Quast' / Otto Quast Lavender	1 gal.
Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal.
Phormium tenax 'Bronze Baby' / Bronze Baby Flax	15 gal.
Phormium sp. 'Yellow Wave' / Yellow Wave Flax	15 gal.
Plumbago auriculata 'Royal Cape' / Royal Cape Plumbago	1 gal.
Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.
Rosa 'Red Drift' / Red Drift Rose	5 gal.
Salvia leucantha 'Midnight' / Midnight Mexican Bush Sage	1 gal.

GROUND COVER

Rosemary 'Lockwood de Forest' / Lockwood de Forest Rosemary	1 gal.
Rosmarinus officinalis 'Collingwood Ingram' / Collingwood Ingram Rosemary	1 gal.

ORNAMENTAL GRASS

Festuca mairei / Alba Fescue	1 gal.
Pennisetum orientale / Oriental Fountain Grass	1 gal.



HARNEY LN. & HWY. 99
LODI, CA

DAVID BABCOCK
& ASSOCIATES

1801 1ST STREET, SUITE 200
LA JOLLA, CALIFORNIA 92037
TEL: 619.451.1111 FAX: 619.451.1112
www.dbabcock.com

0008.P.119
FEBRUARY 5, 2010
CONCEPT
LANDSCAPE
PLAN

6



LODI, CALIFORNIA

CONCEPT LANDSCAPE PLAN

**LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: March 24, 2010

APPLICATION NO: SPARC: 10-SP-02

REQUEST: Request for Planning Commission approval of a SPARC application concerning the Reynolds Ranch Shopping Center. (Applicant: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC. File No. 10-SP-02).

LOCATION: 322 East Harney Lane. Approximately 15 acres located at the southwest corner of Harney Lane and State HWY 99.

APPLICANT: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC., 227 Watt Avenue., Second Floor., Sacramento, CA.

PROPERTY OWNER: San Joaquin Valley Land Company CO.,LLC, 1420 S. Mills Ave., Suite K, Lodi, CA 95242

RECOMMENDATION: Staff recommends the Planning Commission approve the site and architectural plan of the proposed Reynolds Ranch shopping center, subject to the conditions listed in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: NCC- Neighborhood Community Commercial.
Zoning Designation: Planned Development (39).
Property Size: Approximately 50 acres.

Adjacent General Plan, Zoning and Land Use:

	General Plan	Zone	Existing Conditions
North	NCC- Neighborhood Community Commercial.	Planned Development (39)	COSTCO site and further north are residences
South	NCC, community commercial and O –Office	Planned Development (39)	Vacant parcels and Blue Shield office.
East	GA, General Agriculture (San Joaquin County)	AG-40, Agricultural Uses (San Joaquin County)	State Highway 99, and east of that Agricultural, residential and cemetery uses.
West	NCC, community commercial and O –Office	Planned Development (39)	Agricultural Uses and east of that are residential uses within the Reynolds Ranch annexation.

SUMMARY

The project proponent requests approval of site plan and architecture of the Reynolds Ranch shopping center. The City's Zoning Code requires all plot plans for projects within the commercial zoning districts receive site plan and architecture review approval. The proposed Reynolds Ranch

commercial development involves the construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 19 buildings of varying sizes. The primary use will be a Home Depot. Since the Planning Commission approved the COSTCO, and since this project is within the same shopping center, staff feels the Planning Commission should review the site plan and architecture of the remainder of the shopping center to ensure consistency and architectural coherence.

BACKGROUND:

The Reynolds Ranch project was annexed in to the City of Lodi in 2006 as a mixed-use development. As part of the annexation process, an environmental impact report was prepared and certified, new General Plan and zoning designations were approved and a Development Agreement was signed. The development includes retail and residential uses, Public Park, fire station, self-storage facility, and the Blue Shield office complex, a major component of the development.

In the summer of 2008, the developer requested to amend previous approvals. Specifically, the developer requested a General Plan Amendment to increase the size of the commercial acreage from 40.5 acres to 75.6 acres and reduce the residential acreage from 96.6 acres to 78 acres. The applicant's request was first considered by the Planning Commission at its hearing of August 27, 2008 and continued to September 10, 2008. At that hearing, the Planning Commission approved the Vesting Tentative Map and recommended the City Council amend the General Plan for the Reynolds Ranch development. The City Council, acting upon the Planning Commission's recommendation for approval, amended the General Plan at their meeting of September 17, 2008.

On February 10, 2010, COSTCO Wholesale requested approval of a Use Permit to allow the sale of alcoholic beverages and approval of site plan and building elevation of the COSTCO Wholesale warehouse. At their regular hearing of February 10, 2010, the Planning Commission approved the COSTCO Wholesale's request for a Use Permit and SPARC application. The COSTCO Wholesale site is immediately north of the project site.

ANALYSIS:

Site Plan:

The project proponent requests approval of site plan and architecture of the Reynolds Ranch shopping center. The City's Zoning Code requires all plot plans for projects within the commercial zoning districts receive site plan and architecture review approval. Over time, this review has been done through the Use Permit process for shopping centers and through SPARC review for individual buildings. This item has been brought to the Planning Commission because it requires site plan and architecture review and approval. Since the Planning Commission approved the COSTCO warehouse, and since this project is within the same shopping center, staff feels the Planning Commission should review the site plan and architecture of the remainder of the shopping center to ensure consistency and architectural coherence.

The proposed Reynolds Ranch commercial development involves the construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 19 buildings of varying sizes (excluding the COSTCO building). The site layout places buildings close to streets and access points. The primary use will be Home Depot, which will occupy approximately 106,154 square feet of floor area, including approximately 28,086 square feet for a garden center. Two moderate sized retailers would be located on in the eastern portion of the center. Three moderately sized spaces ranging in size from 22,000 to 33,000 sq. ft. will be located southwest of the site (west of the proposed Home Depot). The remaining shell buildings will be distributed throughout the site and will range in size from 13,225 square feet to 3,200 square feet.

These buildings will be occupied by fast food franchises, sit-down restaurants, financial services/bank, professional/business services, and other retail sales and services.

The Home Depot warehouse proposes seasonal and permanent outdoor display and sales area. The proposed seasonal outdoor display and sales area would be located within the parking lot north of the building (10,000 sq. ft), a permanent outdoor storage area would be located within the parking lot west of the building (170 sq. ft), and permanent display area immediately outside of the building. The larger seasonal outdoor display and sales area would displace approximately 40 parking spaces while the western storage area would be permanent and would occupy 17 parking stalls (attachment C). The seasonal display and sales area would be for seasonal items such as Christmas trees, trees, plants, and nursery materials etc. The permanent outdoor display area would be for items such as propane, and promotional items.

In the past the City's Planning, Building, and Fire departments have all worked diligently with applicants on concerns regarding the location of outdoor display areas. Outdoor sale and display area often cause concerns regarding safety. Outdoor display and sale of items within a parking lot of a store disrupt traffic circulation, and force patrons to load their purchases within the fire lane whereby fire lanes could be blocked, which would threaten public safety by restricting emergency vehicle access. Further, items displayed in outdoor display and sales area often cause non-storm water flows and other deleterious materials to enter the storm drain system. The most effectively way to reduce non-stormwater discharges to the stormwater drainage system is to eliminate sources of pollutants. In addition, outdoor merchandise could spill out into the drive aisles and disrupt vehicle and pedestrian circulations patterns, thereby creating safety issues.

In the past the Planning Commission has approved similar requests for outdoor display areas, particularly for home improvement businesses such as Lowe's and Lodi Shopping Center. In both of those cases the approved outdoor display area is limited to the area immediately outside of the buildings. Outdoor display, storage or sale of merchandise within the parking lot has been explicitly prohibited. Staff recommends that conditions be placed on the proposed project to limit outdoor sales immediately outside of the building (similar to Lowe's) and no additional permanent or seasonal outdoor storage/display area be permitted, unless the design is made permanent with appropriate fencing, landscaping, etc.

Architecture:

The architectural theme of the shopping center is early agricultural style articulated by canopies, overhangs, wood type siding, recessed columns, metal roofing, red bricks, and tower elements. Additionally, there is a free standing arch element provided. Sample elevations are provided under Attachment D. The proposed colors for the Home Depot include shades of gray and silver, accented with awnings, metal roof and decorative architectural elements designed to break up the mass appearance. Although the proposed architectural design of the center is consistent with the building design standards and design elements established in the LMC 17.58 *Design Standards for Large Retail Establishments*, architectural design of the previously approved COSTCO building drastically differs from the remainder of the shopping center. Staff will work with both applicants to ensure architectural coherence for the site is achieved consistent with the municipal code and conditions placed on the COSTCO approval.

Signage:

The approval of project signage is not a part of the current review and would be subject to City of Lodi codes and requirements to ensure they complement the building architecture and landscaping. Signage applications and approvals would be completed separately. However, the applicants have illustrated the location and design of the signs they intend to use. All wall mounted signs will have to

be individual letters and no cabinet “canned” signs would be permitted. This would be consistent with previously approved shopping centers (condition #19). It is unclear at the moment if the project will include free standing signs. One free standing sign per shopping center is permitted under the LMC 17.63 *Signs*. A free standing sign will require a separate building permit and, if necessary, SPARC review and approval.

Traffic Circulation/Parking:

As shown the site plan, the primary access to the proposed shopping center is provided from Harney Lane via Reynolds Ranch Parkway. As shown on the site plan, the main entrance to the project parking lot is from the proposed signaled drive which intersects Reynolds Ranch Parkway. Three secondary access points are also provided from Reynolds Ranch Parkway, located further south. These access points provide satisfactory traffic circulation in and out of the shopping center.

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, buildings are located close to streets and parking is provide behind the buildings, which reduces the undesirable visual impact of the paved parking surface. Parking spaces are distributed around all buildings. The City’s large design standards for large retail establishments allows a maximum parking stalls five spaces for every one thousand square feet of building space. The proposed shopping center contains total of 345,795 square feet of tenant spaces. The proposed development allows a total 1,729 parking spaces (General Retail 5/1000), 1,728 spaces are being provided, which includes ADA compliant parking stalls for each building. Consistent with the COSTCO approval conditions and the existing Blue Shield development, parking lot light fixtures must be a maximum of twenty-five feet in height and no spillover beyond the property line will be permitted. This would ensure all light fixtures throughout the center are consistent. A condition has been added to require the applicant to provide a photometric plan prior to the issuance of building permits (condition # 25).

Landscaping:

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, landscaping requirements for these types of projects are one shading tree per four parking spaces, one large tree per 500 sq. ft. of open space, 25% of all trees must be 15 gal. or larger, 25% of all shrubs must be 5 gal. or larger, and groundcover must be provided where necessary. Landscaping must achieve minimum fifty percent shading requirement within five years of planting. The applicant has submitted a generic landscape plan, which calls for various large shade trees, smaller trees, shrubs and ground covers distributed throughout the parking. Given the size of the building, the project proponent is required to provide 433 larger shade (one tree per four stalls) distributed within the parking lot interior and additional one tree for every 500 sq. ft. open space. As shown the plans, the applicant provides 418 large parking lot trees and 353 open space shading tree. Supplementing the trees, there would also be a variety of medium to small shrubs, ground cover and special grasses for swale areas for the Home Depot parking lot. Conditions of approval require the applicant to provide additional parking lot trees to reduce island-heat effect and to meet the City’s standards (condition # 30). As shown the landscape palette, substantial amount of the proposed plant material for the new site would be drought tolerant and would use less water than other common species. The proposed irrigation system uses deep root watering bubblers for parking lot shade trees to minimize usage and ensure that water goes directly to the intended planting areas.

Once site development and construction is completed, the proposed Home Depot alone will employ approximately 100 to 150 employees during three daily shifts (the store proposes to be open 24 hours a day, 7 days a week). The proposed development is consistent with the City’s General Plan and is an attractive addition to the City in that the proposed commercial development will provide much needed services to the City of Lodi, enhance the City’s economic viability, increase the tax base and provide employment opportunities for residents. The proposed development is in full

conformance with the applicable City regulations, including LMC Section 17.58 of the Municipal Code Design Standards for Large Retail Establishments. These standards were adopted in 2004 specifically to deal with the design of large scale retail establishments. The applicant's project meets or exceeded each of these standards as presented and conditioned. Therefore, staff is recommending that the Planning Commission approve this request.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on March 13, 2010. 52 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 had expressed their interest of the project. No protest letter has been received.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve with additional/different conditions
- Deny the SPARC request
- Continue the request

Respectfully Submitted,

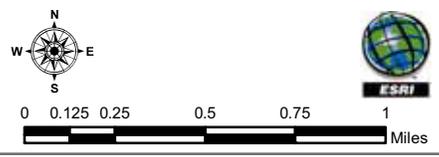
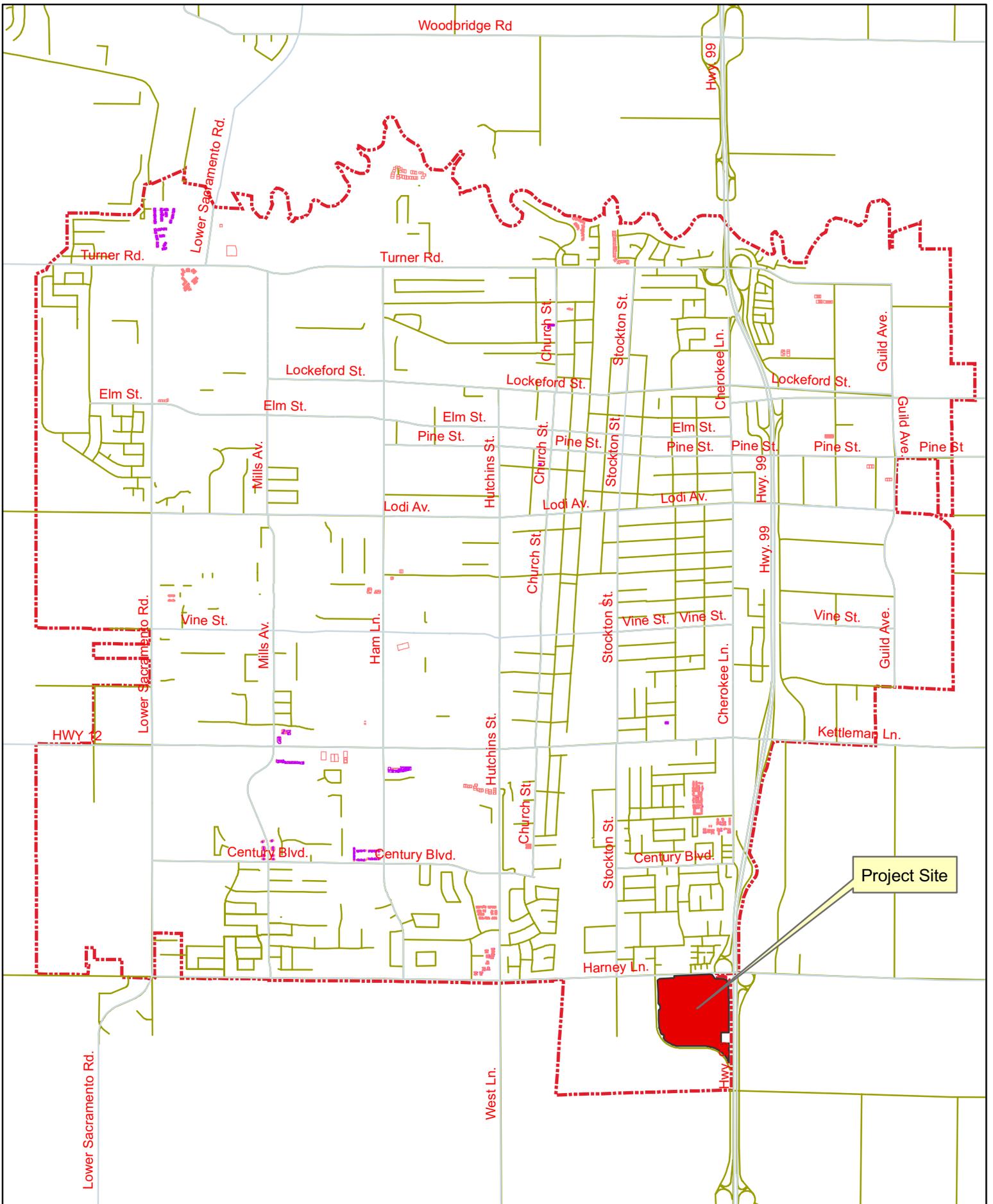
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

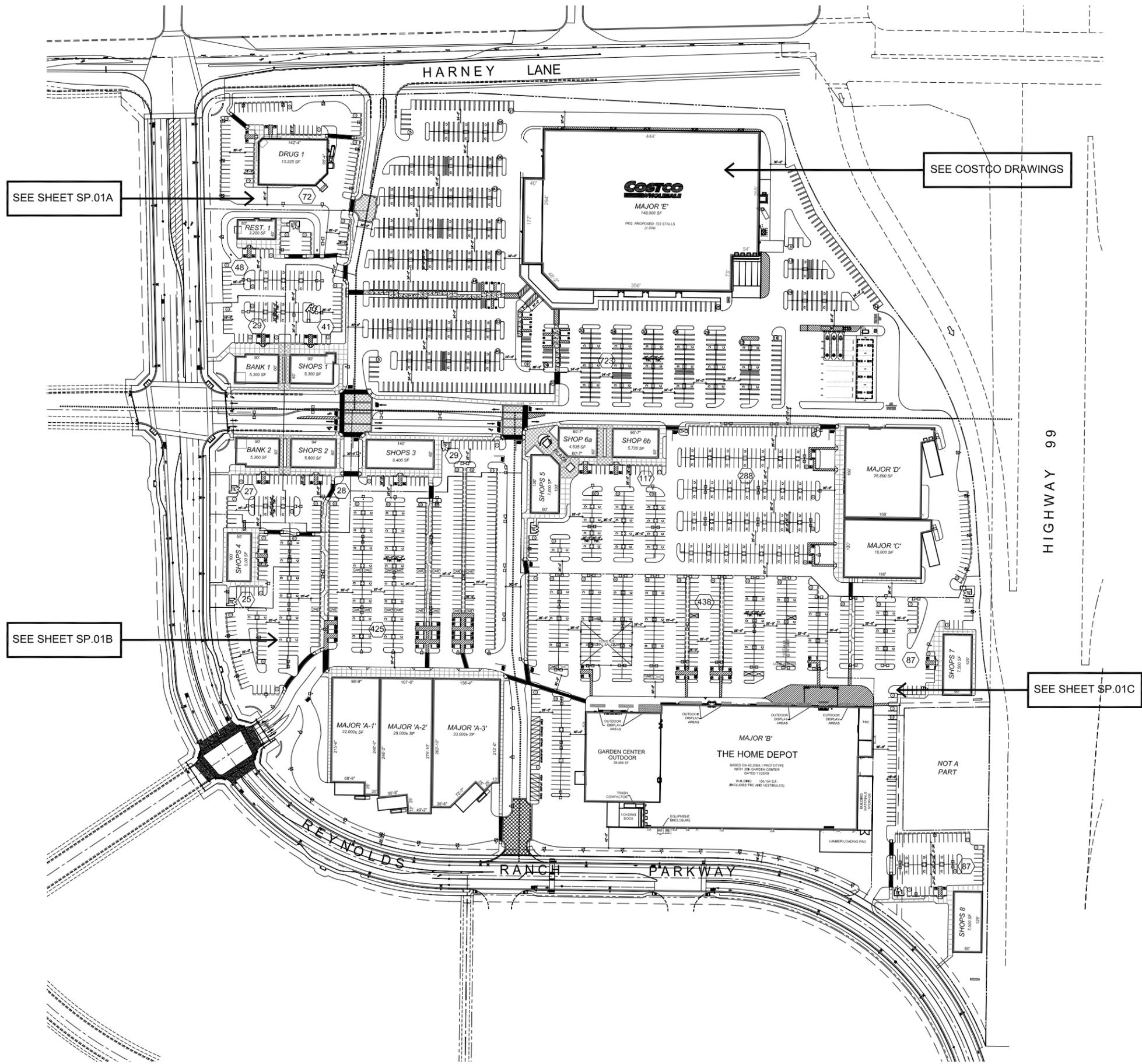
- A. Vicinity Map
- B. Site Plan (including truck path and landscape plans)
- C. Color Elevation
- D. Resolution



Vicinity Map
 322 East Harney Lane
 Lodi, CA 95240

Legend

- Reynolds Ranch Shopping Center



PROJECT STATISTICS

BUILDING	SF
MAJOR A1	22,000
MAJOR A2	28,000
MAJOR A3	33,000
MAJOR B	134,240
MAJOR C	18,000
MAJOR D	26,860
MAJOR E	148,000
DRUG 1	13,225
REST 1	3,200
BANK 1	5,300
SHOPS 1	5,300
BANK 2	5,300
SHOPS 2	5,600
SHOPS 3	8,400
SHOPS 4	5,000
SHOPS 5	7,000
SHOPS 6a	4,635
SHOPS 6b	5,735
SHOPS 7	7,500
SHOPS 8	7,500
TOTAL	493,795
TOTAL PARKING ALLOWED AT 5/K	2,469
TOTAL PARKING AVAILABLE	2,464

Project:
Reynolds Ranch
 Highway 99 & Harney Lane
 Lodi, California

Developer:
 San Joaquin Valley Land Company
 1420 South Mills Avenue, Ste. 1
 Lodi, CA 95242
 (P) 209.333.3400
 (F) 209.333.3430

Overall Site Plan
Preliminary

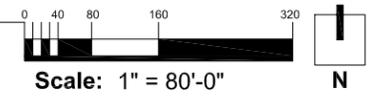
Job Number: A07-150
 Date: 01.05.09
 Drawn By: BOSKO
 Revised: Iteration-A5 01.27.10

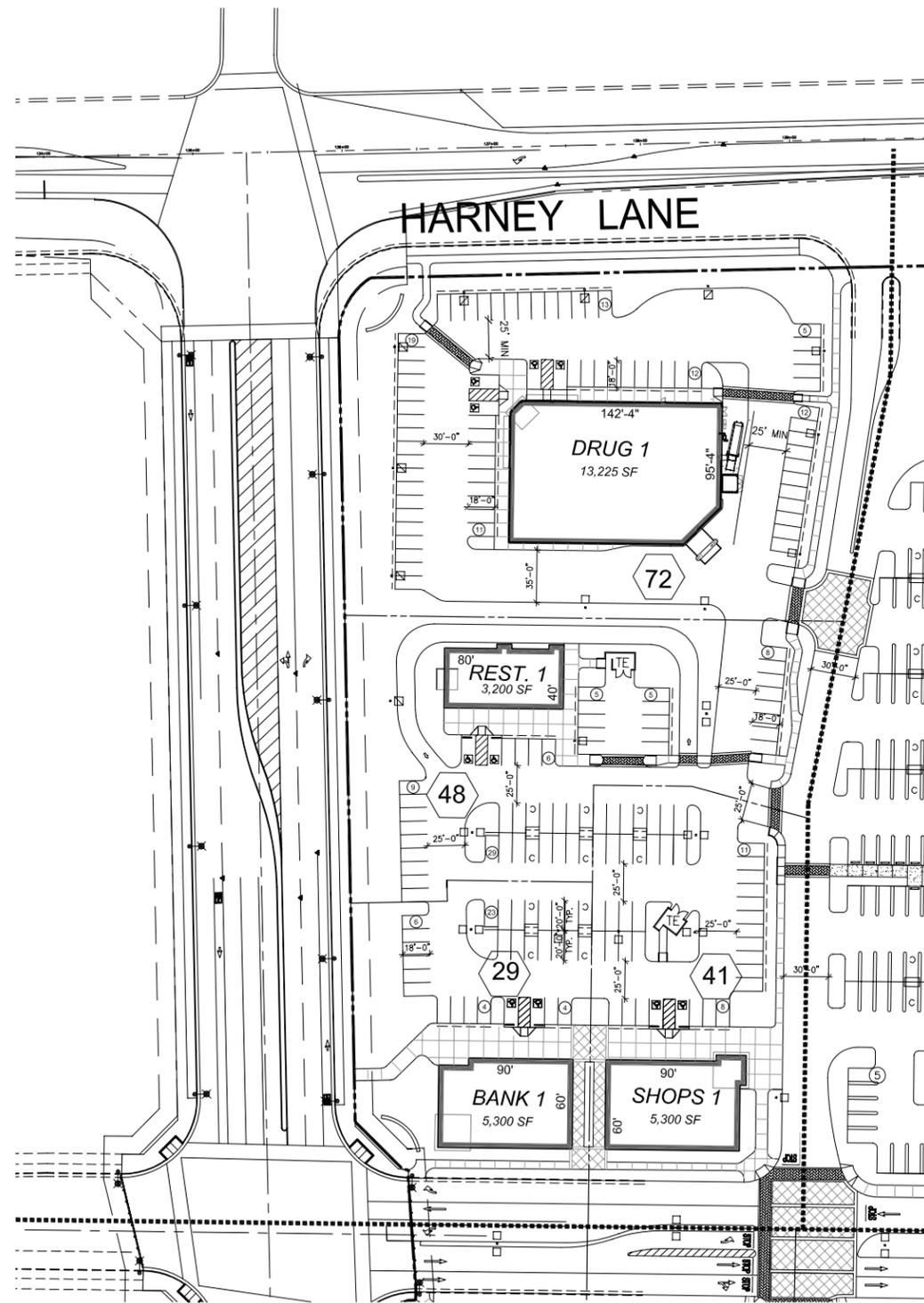
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RAUSCHENBACH MARVELLI BECKER
 architects + engineers

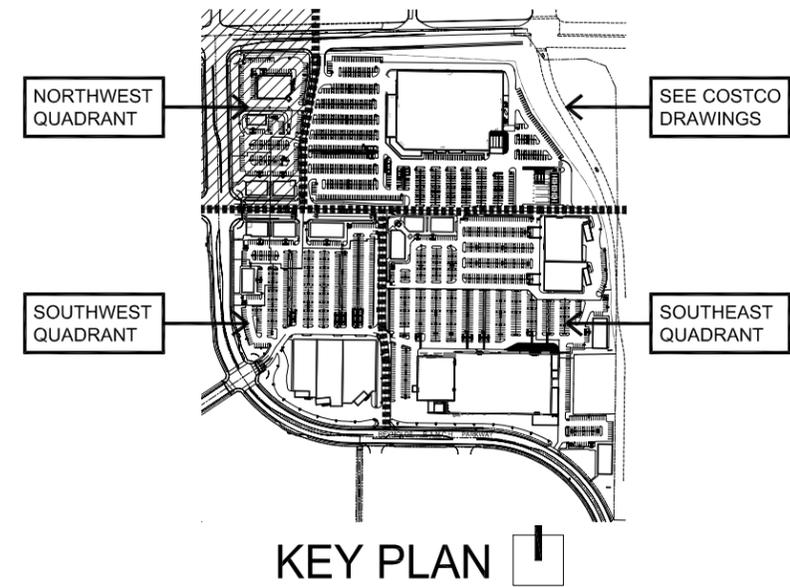
2277 Watt Avenue - Second Floor - Sacramento - CA - 95825
 P. 916.498.8500 • F. 916.498.8556 • rmbarchitects.com





SEE SHEET SP.01D

NORTHWEST QUADRANT



KEY PLAN

SEE SHEET SP.01B

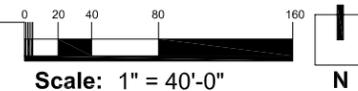
Project: **Reynolds Ranch**
Highway 99 & Harney Way
Lodi, California

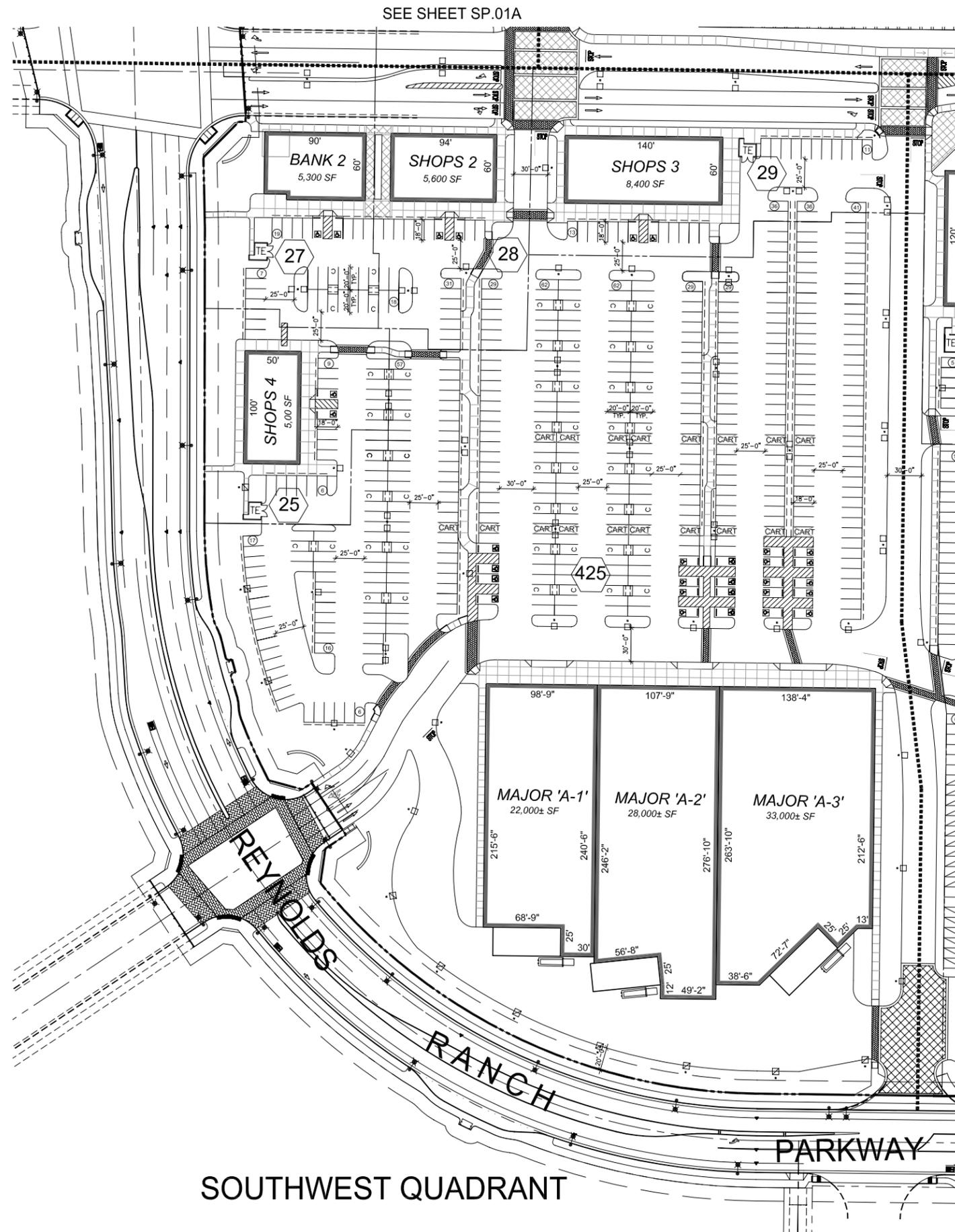
Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209.333.3400
(F) 209.333.3430

Partial Site Plan Northwest Quadrant

Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A4 01.27.10

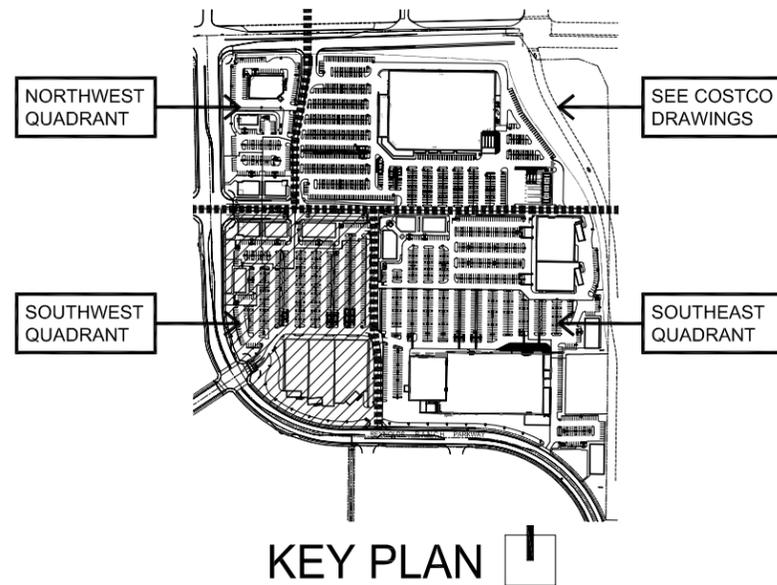
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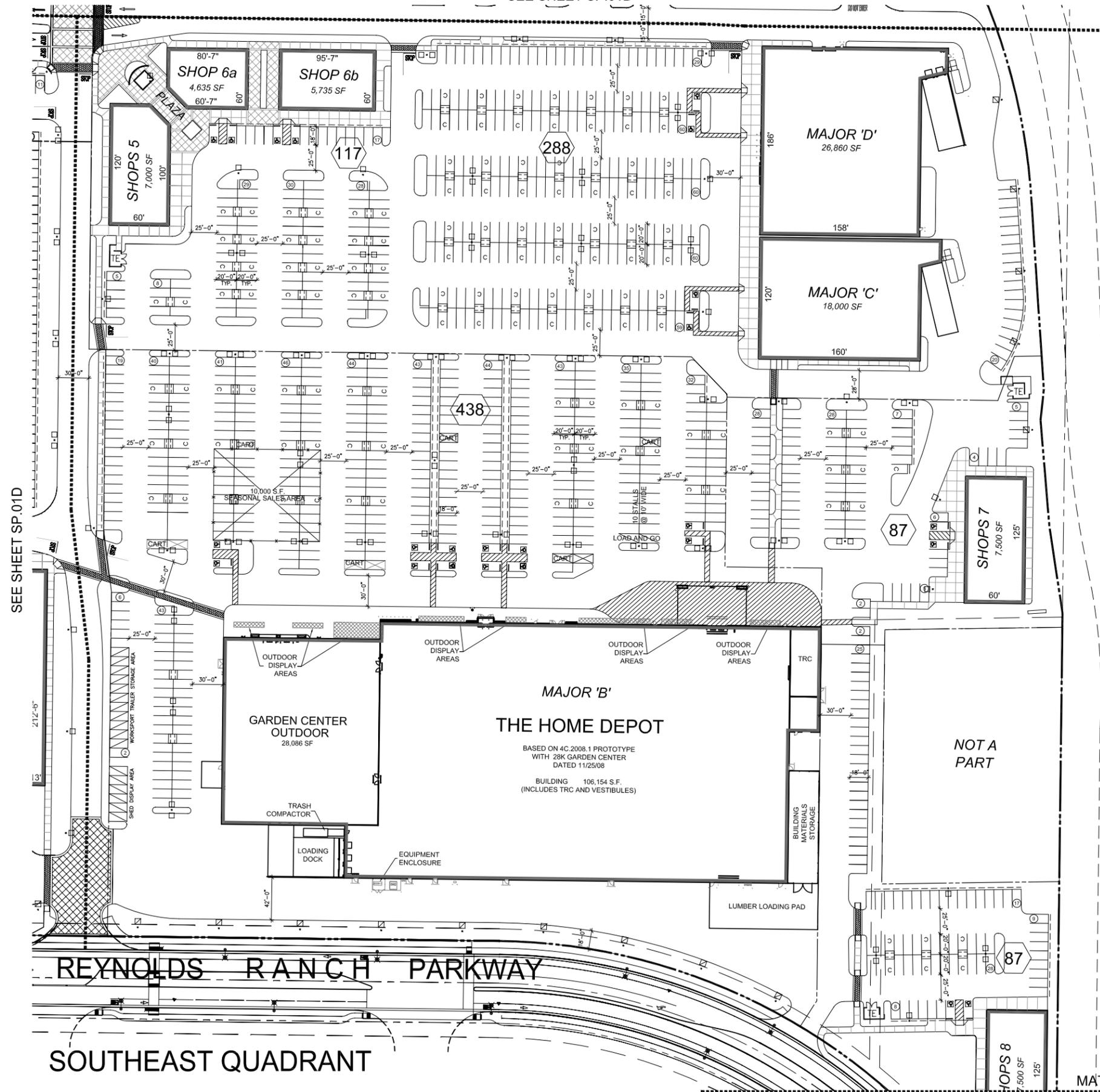


SEE SHEET SP.01A

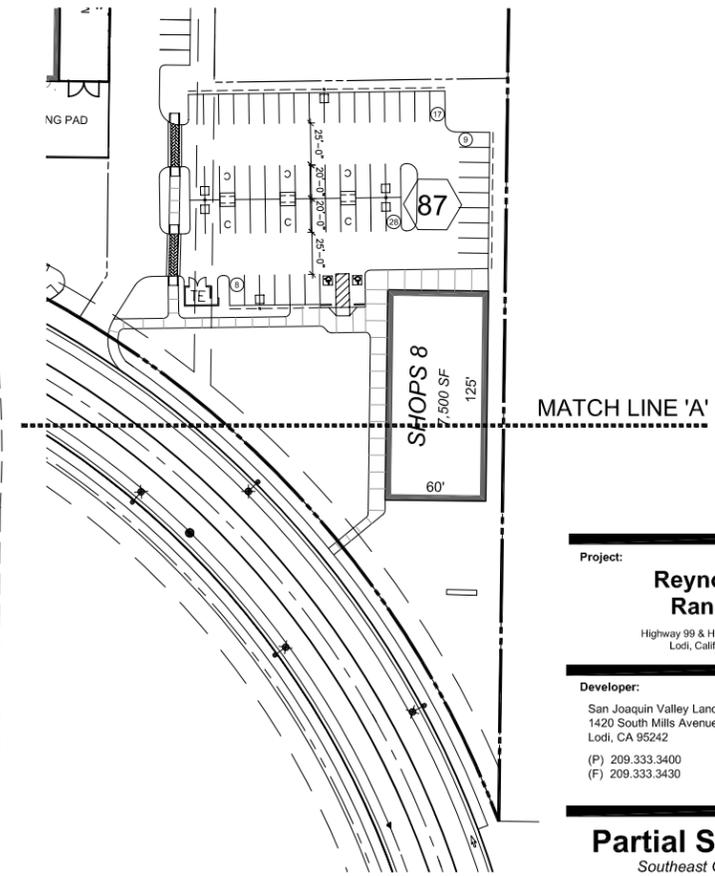
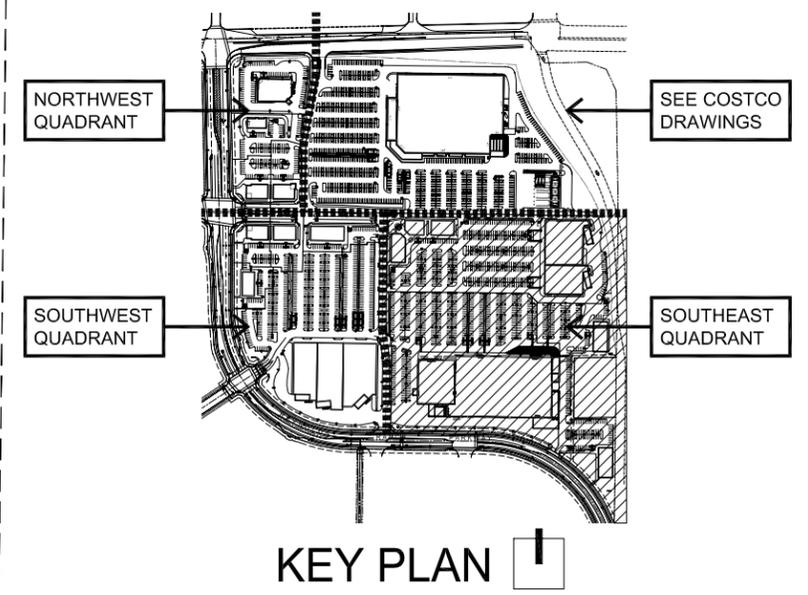
SEE SHEET SP.01C



SEE SHEET SP.01B



SEE SHEET SP.01D



Project:
Reynolds Ranch
Highway 99 & Harney Lane
Lodi, California

Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209.333.3400
(F) 209.333.3430

Partial Site Plan
Southeast Quadrant

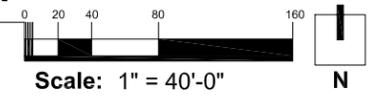
Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A4 01.27.10

Sheet: **SP.01C**



RAUSCHENBACH MARVELLI BECKER
architects + engineers

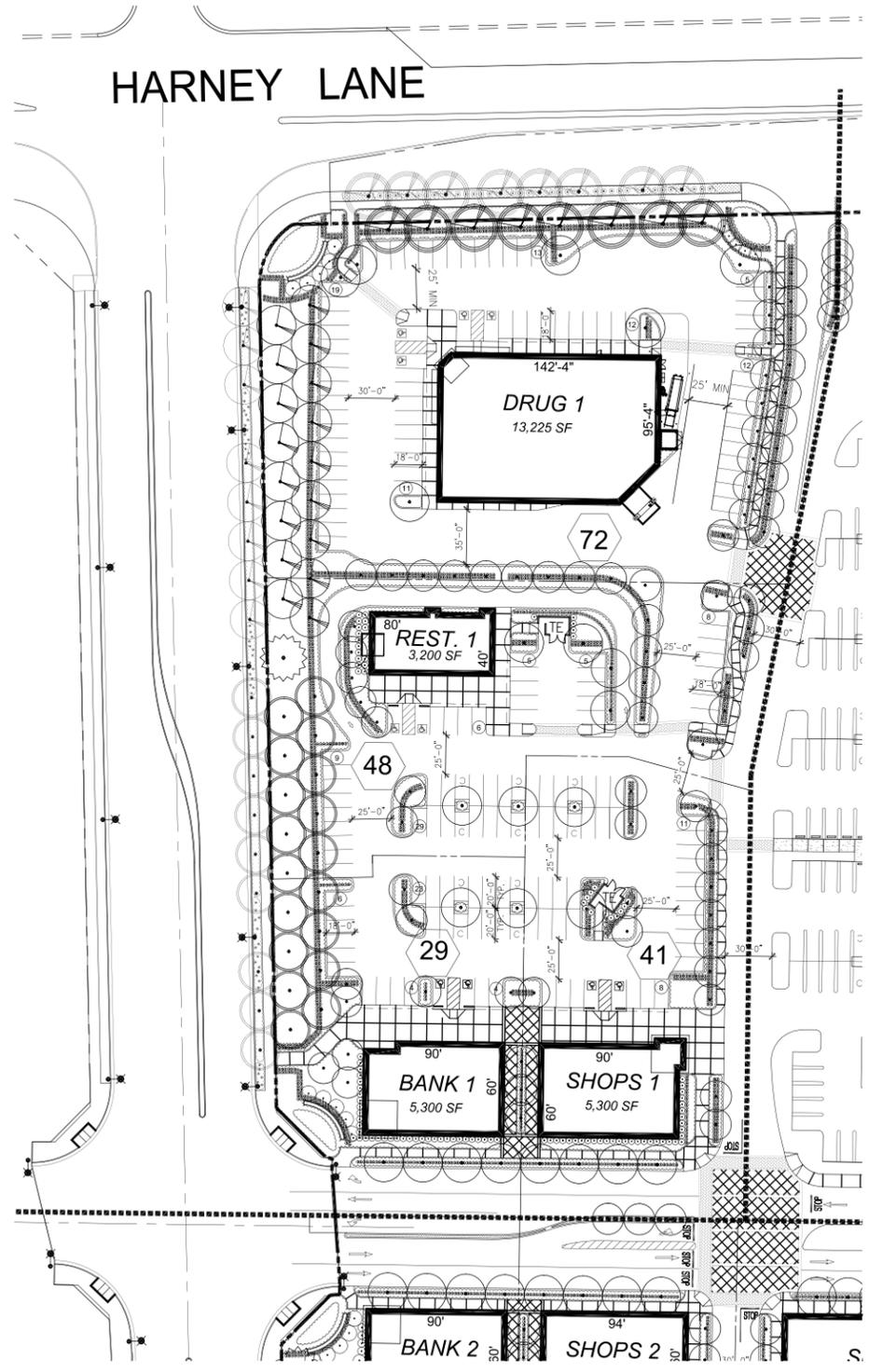
2277 Watt Avenue - Second Floor - Sacramento - CA - 95825
P. 916.498.8500 • F. 916.498.8556 • rmbarchitects.com



Reynolds Ranch ■ Highway 99 & Harney Lane
Lodi, California

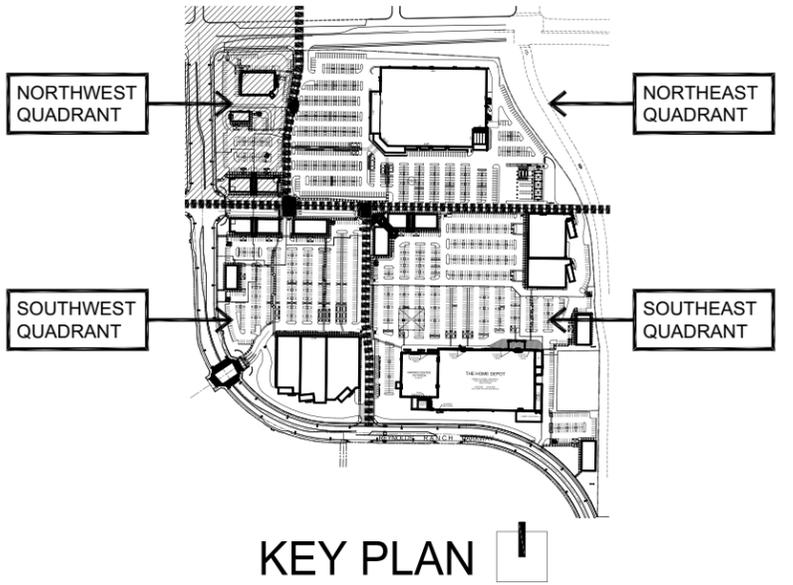
PLANT PALETTE

SYMBOL	Botanical Name COMMON NAME	WATER USE CATEGORY	SYMBOL	Botanical Name COMMON NAME	WATER USE CATEGORY
TREES - All trees will be 15 gallon size					
Trees 30' diameter canopy such as:					
	Cedrus deodara DEODAR CEDAR	Medium		Phlomis fruticosa JERUSALEM SAGE	Low
	Ginkgo biloba 'Autumn Gold' AUTUMN GOLD GINKGO	Medium		Callistemon v. 'Little John' LITTLE JOHN WEEPING BOTTLEBRUSH	Low
	Koeleruteria bipinnata CHINESE FLAME TREE	Medium		Dietes bicolor FORTNIGHT LILY	Low
	Pistacia chinensis CHINESE PISTACHE	Medium		Euonymus j. 'Silver Princess' SILVER PRINCESS EUONYMUS	Low
	Quercus agrifolia COAST LIVE OAK	Very Low		Juniperus r. conferta SHORE JUNIPER	Low
	Ulmus parvifolia 'True Green' TRUE GREEN CHINESE ELM	Medium		Mahonia repens CREEPING MAHONIA	Low
	Zelkova s. 'Village Green' VILLAGE GREEN ZELKOVA	Medium		Nandina d. 'Harbor Dwarf' HARBOR DWARF HEAVENLY BAMBOO	Low
Trees 25' diameter canopy such as:					
	Acer rubrum 'Red Sunset' Red Sunset Maple	Medium		Rhaphiolepis u. 'Minor' DWARF YEDDO HAWTHORN	Low
	Gleditsia triacanthos 'Skyline' SKYLINE HONEY LOCUST	Medium		Kniphofia uvaria RED HOT POKER	Low
	Laurus N. 'Saratoga' SARATOGA SWEET BAY	Medium		Lantana NCN	Low
	Nyssa sylvatica SOUR GUM	Medium		Pelargonium hortorum GARDEN GERANIUM	Low
	Olea 'Wilson' WILSON OLIVE	Low		Pennisetum a. 'Hamel' HAMELN FOUNTAIN GRASS	Low
	Pyrus c. 'Redspire' REDSPIRE PEAR	Medium		Salvia greggii AUTUMN SAGE	Low
Trees 20' diameter canopy such as:					
	Lagerstroemia 'Dynamite' DYNAMITE GRAPE MYRTLE	Low		Scaevola 'Mauve Clusters' NCN	Low
	Lagerstroemia 'Natchez' NATCHEZ GRAPE MYRTLE	Low		Stachys b. 'Silver Carpet' SILVER CARPET LAMB'S EARS	Low
	Pyrus kawakamii SILVERGREEN PEAR	Medium	GROUNDCOVERS - will be from flats or one gallon cans		
SHRUBS - 25% will be five gallon size and 75% will be one gallon size					
Tall Shrubs such as:					
	Bambusa 'Alphonse Karr' ALPHONSE KARR BAMBOO	Low		Aptenia 'Red Apple' RED APPLE APTEZIA	Low
	Heteromeles arbutifolia TOYON	Low		Arctostaphylos 'Emerald Carpet' EMERALD CARPET MANZANITA	Low
	Phormium tenax NEW ZEALAND FLAX	Low		Coprosma p. 'Verde Vista' NCN	Low
	Prunus lusitanica PORTUGUESE LAUREL	Low		Drosanthemum hispidum. NCN	Low
	Rhaphiolepis 'Majestic Beauty' NCN	Low		Lampranthus spectabilis TRAILING ICEPLANT	Low
Medium Shrubs such as:					
	Euonymus j. 'Green Spire' GREEN SPIRE EUONYMUS	Low		Myoporum parvifolium NCN	Low
	Mahonia p. 'Ken Hartman' KEN HARTMAN MAHONIA	Low		Osteospermum fruticosum TRAILING AFRICAN DAISY	Low
	Myrsine africana AFRICAN BOXWOOD	Low		Verbena 'Tapien' NCN	Low
	Myrtus communis MYRTLE	Low	VINES - will be one gallon or five gallon size		
	Nandina d. 'Compacta' DWARF HEAVENLY BAMBOO	Low		Gelsemium sempervirens CAROLINA JESSAMINE	Low



SEE SHEET L-2

CONCEPTUAL LANDSCAPE PLAN - NORTHWEST QUADRANT



IRRIGATION SYSTEM STATEMENT

The Irrigation System will be a water efficient, low pressure, subsurface system designed to provide adequate support of plant growth and promote deeply rooted plant material. The irrigation controller will be programmable such that the system can operate during early morning hours. The schedule will be based on historic and present-day evapotranspiration data from CIMIS (the California Irrigation Management System) so that the amount of water applied more closely approximates the amount of water needed by the plant material. This will reduce over-watering.

PLANT PALETTE

The plants have been chosen with a view toward limiting the choices to those with relatively lower water requirements while still reflecting the regional character of our landscape. The trees are low to medium water users while the shrubs and perennials are primarily low water users (based on WUCOLS, the Water Use Classifications of Landscape Species as published by UC Cooperative Extension). Mown turf grass will not be part of this project. Meadow grasses which have less demand for irrigation, fertilization and maintenance. In particular, the plant palette has been selected with a view toward minimizing maintenance as well as low water consumption.

NORTHWEST QUADRANT: PARKING AND TREE SUMMARY

TOTAL PARKING SPACES:	190
NUMBER OF PARKING LOT TREES:	67
NUMBER OF OTHER TREES:	79
TOTAL TREES:	146

THE OFFICE OF
JEFFREY F. GAMBONI
LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
STOCKTON 95204
209 948 8335

Project:
Reynolds Ranch
7 X U I V W \ O H J U R X Q G F R Y H U V Z L O O E H J P P I U H H W X U
Highway 99 & Harney Way
Lodi, California

Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209.333.3400
(F) 209.333.3430

Conceptual Landscape Plan Northwest Quadrant

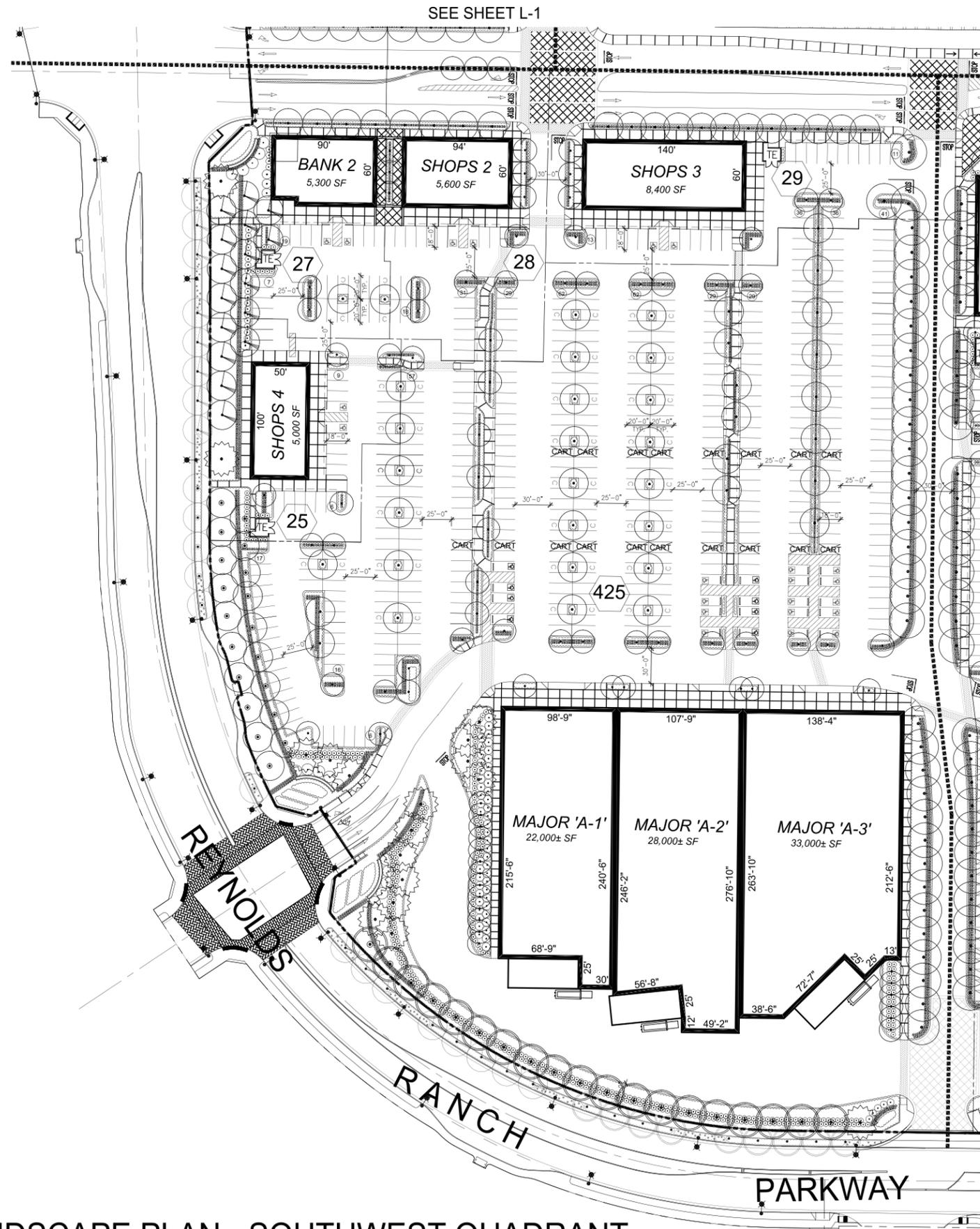
Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A4 01.19.10

Sheet: **L-1**

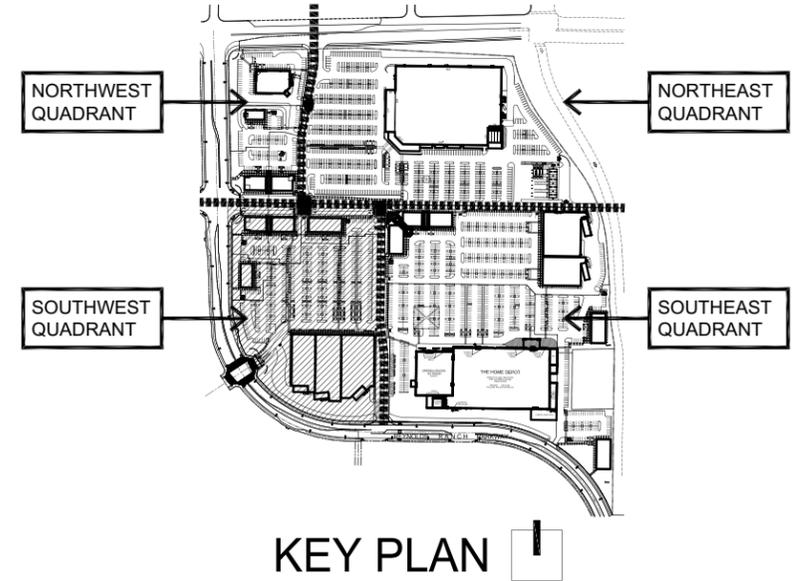
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NOTE:
SEE SHEET L-1 FOR PLANT PALETTE



SEE SHEET L-3



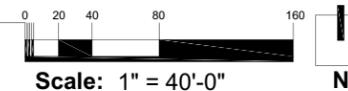
CONCEPTUAL LANDSCAPE PLAN - SOUTHWEST QUADRANT

Reynolds Ranch

Highway 99 & Harney Way
Lodi, California

SOUTHWEST QUADRANT:
PARKING AND TREE SUMMARY

TOTAL PARKING SPACES:	534
NUMBER OF PARKING LOT TREES:	98
NUMBER OF OTHER TREES:	153
TOTAL TREES:	251



THE OFFICE OF
JEFFREY F. GAMBONI
LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
STOCKTON 95204
209 948 8335

Project:
Reynolds Ranch
Highway 99 & Harney Way
Lodi, California

Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209.333.3400
(F) 209.333.3430

Conceptual Landscape Plan
Southwest Quadrant

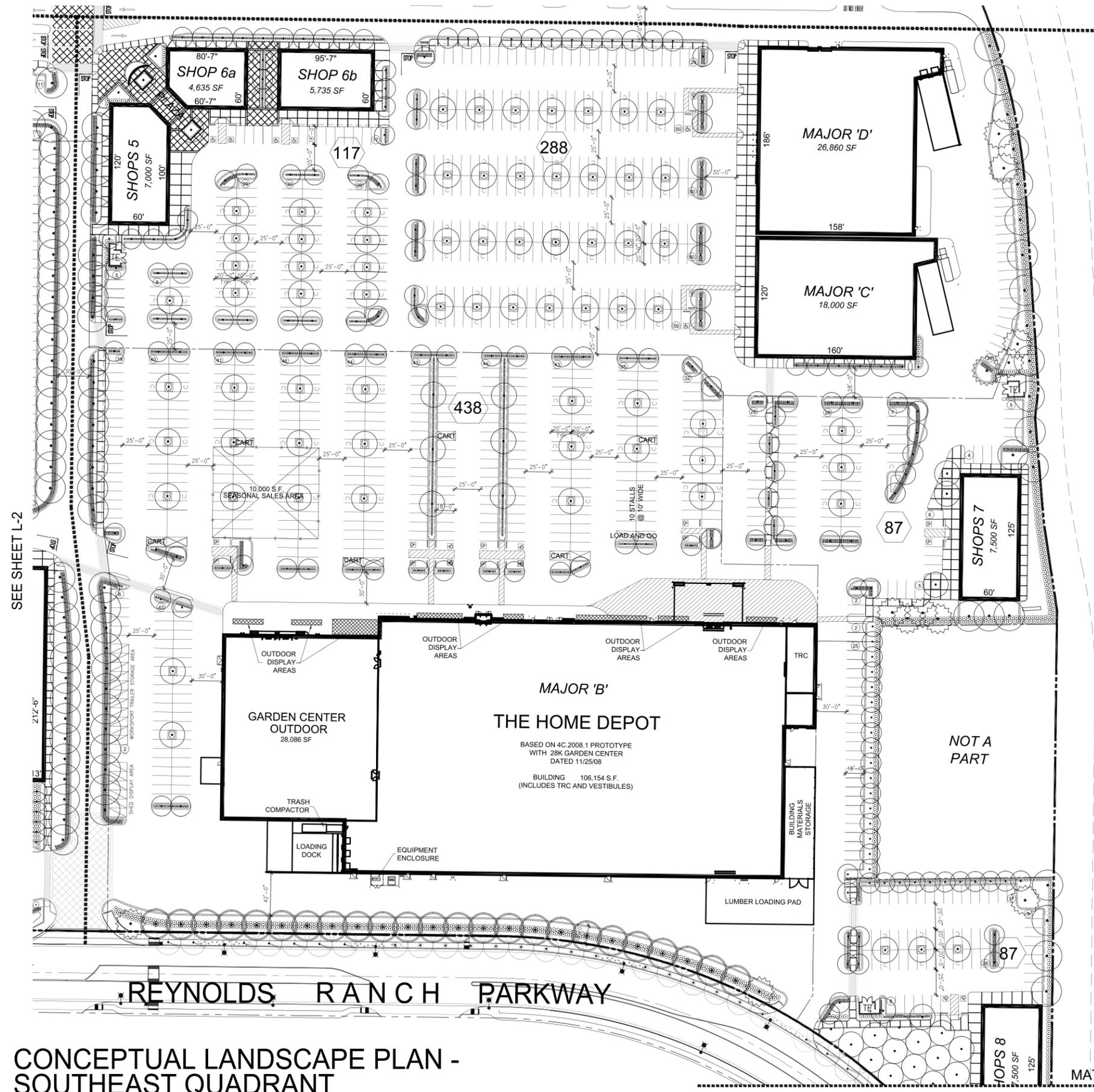
Job Number: A07-150
Date: 01.05.09
Drawn By: BOSKO
Revised: Iteration-A4 01.19.10

Sheet: **L-2**



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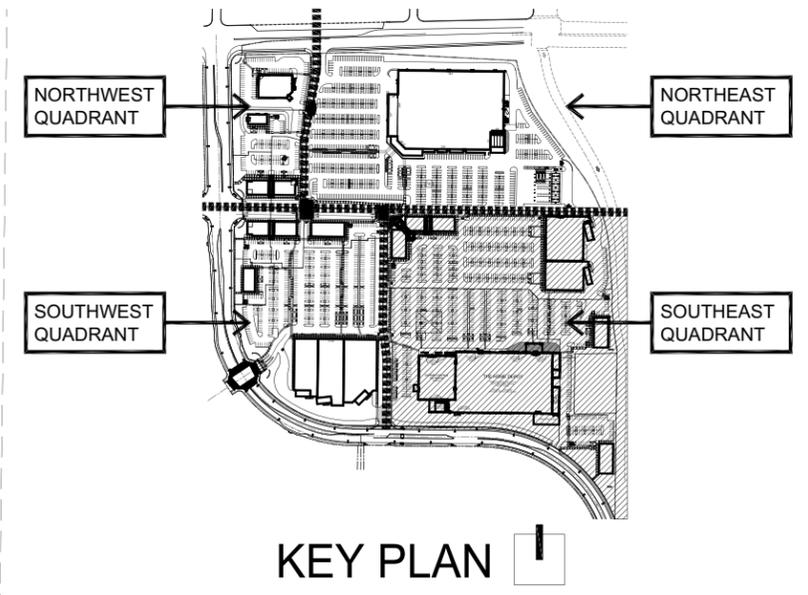
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SEE SHEET L-2

**CONCEPTUAL LANDSCAPE PLAN -
SOUTHEAST QUADRANT**
Reynolds Ranch

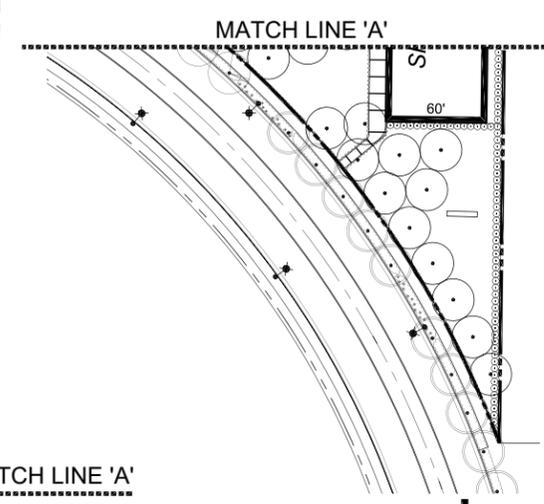
Highway 99 & Harney Lane
Lodi, California



**SOUTHEAST QUADRANT:
PARKING AND TREE SUMMARY**

TOTAL PARKING SPACES:	1,017
NUMBER OF PARKING LOT TREES:	253
NUMBER OF OTHER TREES:	121
TOTAL TREES:	374

NOTE:
SEE SHEET L-1 FOR PLANT PALETTE



Scale: 1" = 40'-0"
N

THE OFFICE OF
JEFFREY F. GAMBONI
LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
STOCKTON 95204
209 948 8335

Project:
Reynolds Ranch
Highway 99 & Harney Way
Lodi, California

Developer:
San Joaquin Valley Land Company
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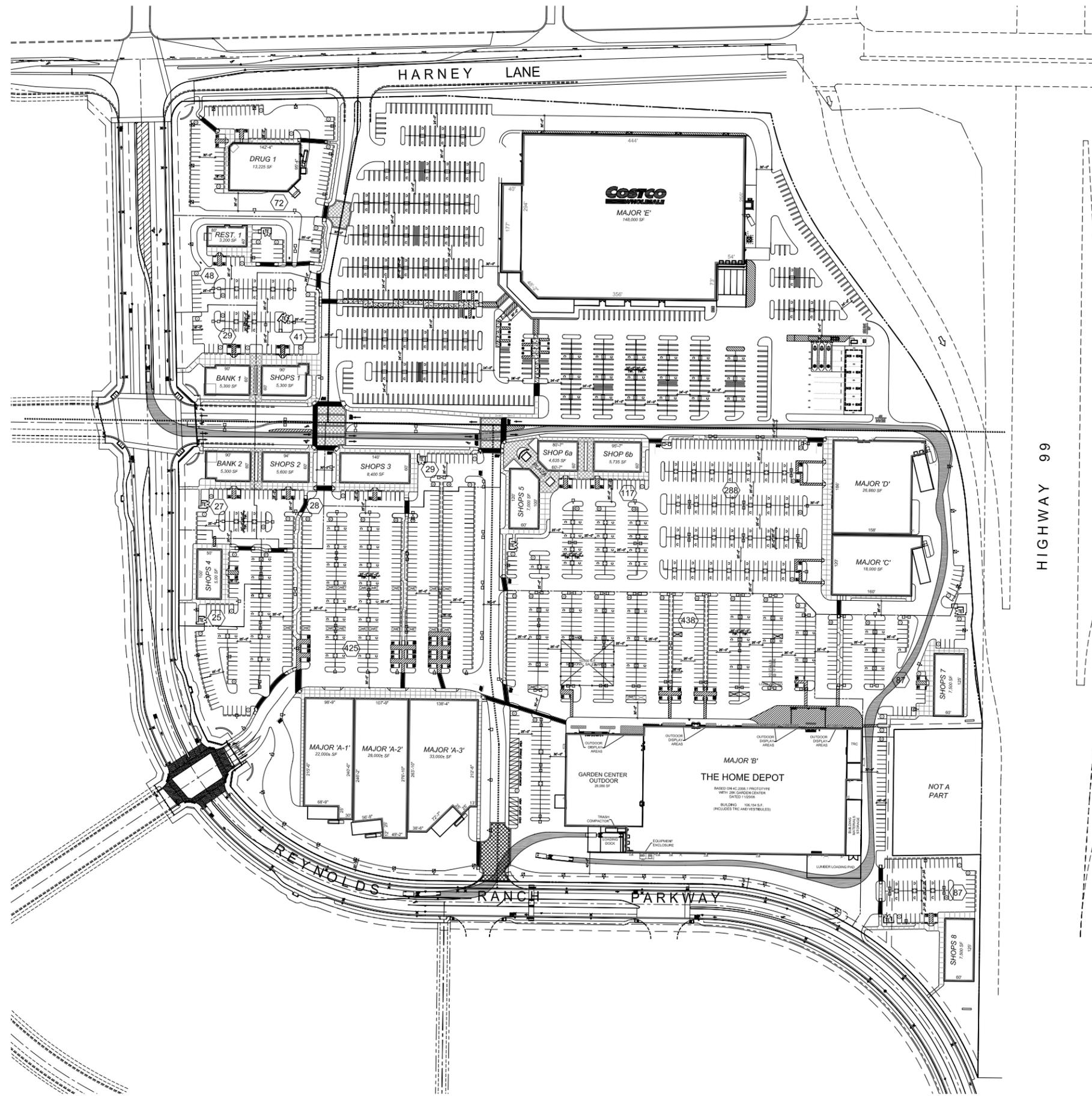
Conceptual Landscape Plan
Southeast Quadrant

Job Number: A07-150
Date: 01.05.09
Drawn By: BOSKO
Revised: Iteration-A4 01.19.10

Sheet: **L-3**



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HIGHWAY 99

Project: **Reynolds Ranch**
 Highway 99 & Harney Lane
 Lodi, California

Developer:
 San Joaquin Valley Land Company
 1420 South Mills Avenue, Ste. 1
 Lodi, CA 95242
 (P) 209.333.3400
 (F) 209.333.3430

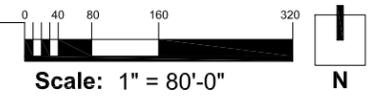
Truck Path
 Home Depot

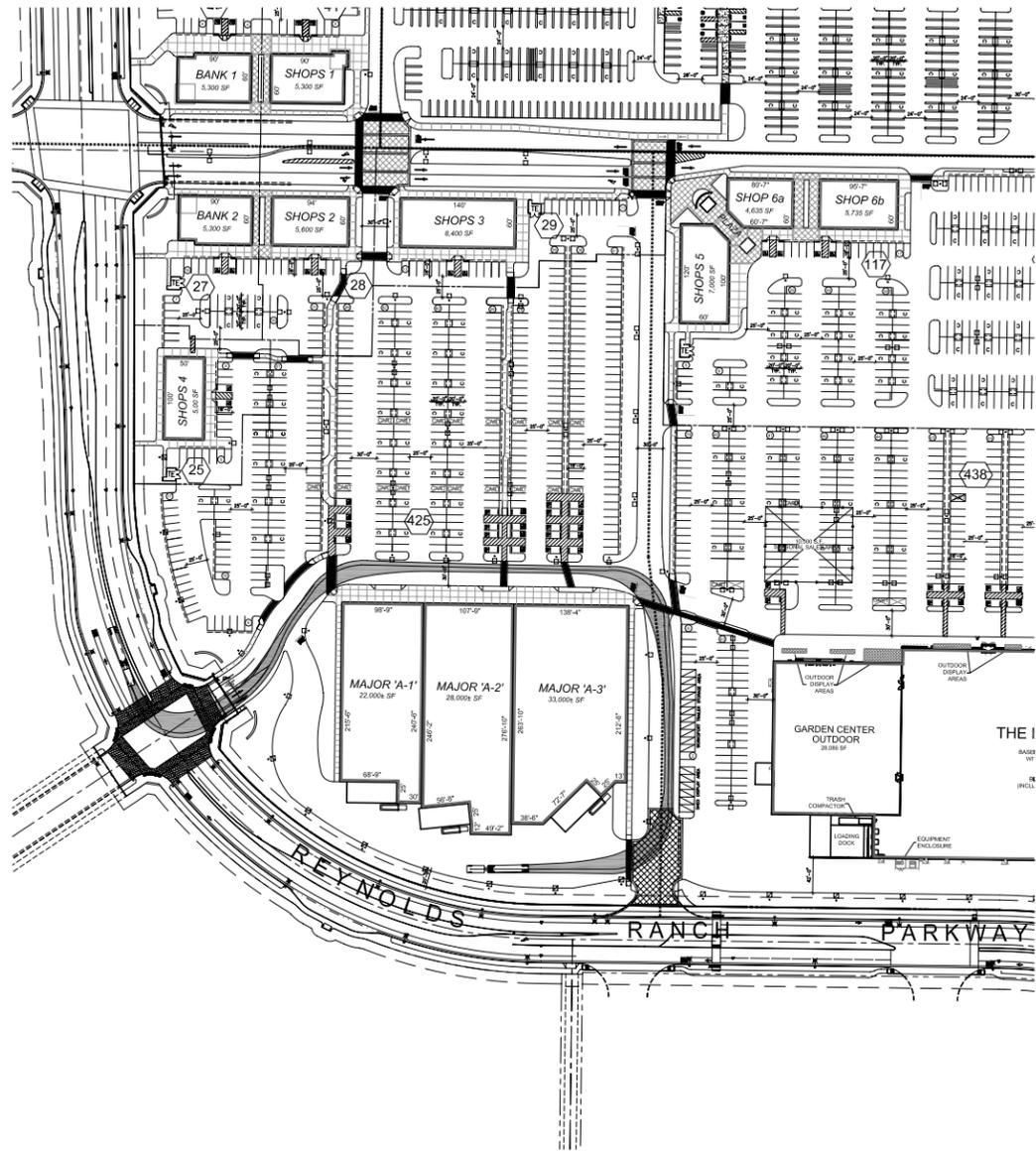
Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A5 02.26.10

Sheet: **SP.01**

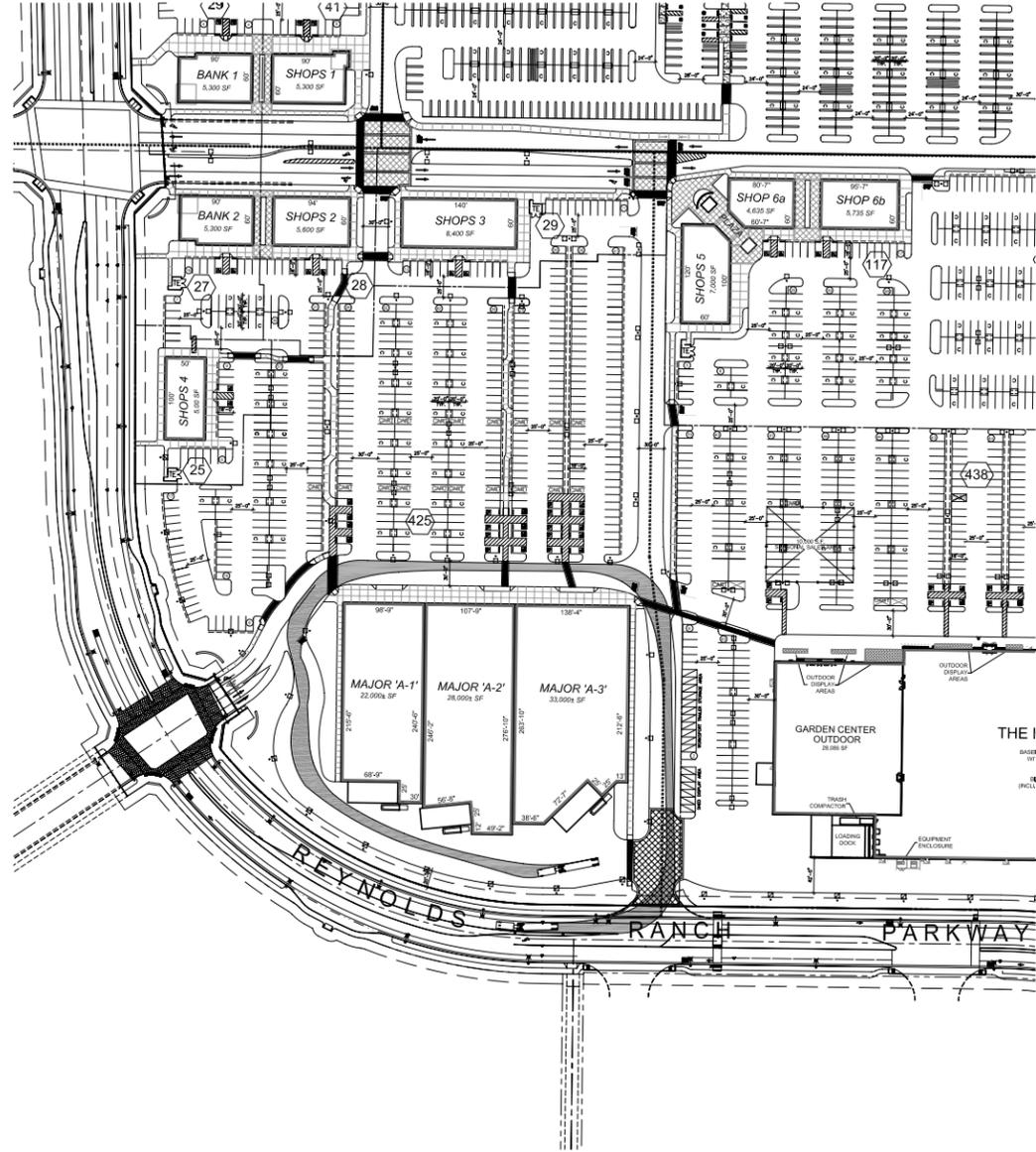
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Truck Entry



Truck Exit

Project: **Reynolds Ranch**
 Highway 99 & Harney Lane
 Lodi, California

Developer:
 San Joaquin Valley Land Company
 1420 South Mills Avenue, Ste. 1
 Lodi, CA 95242
 (P) 209.333.3400
 (F) 209.333.3430

Truck Path
 Major A

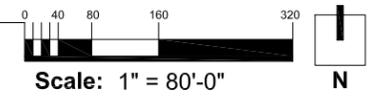
Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A5 02.26.10

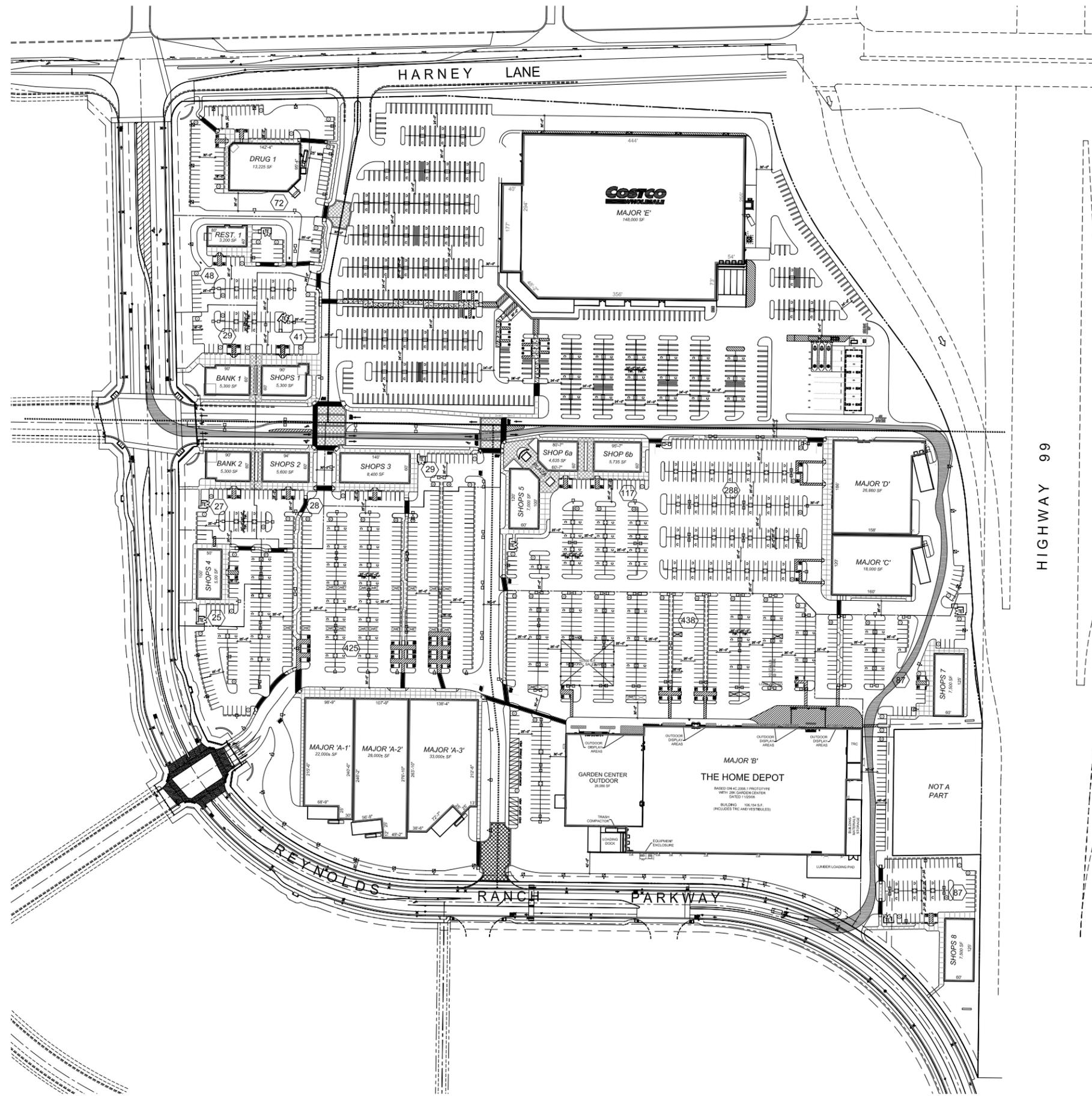
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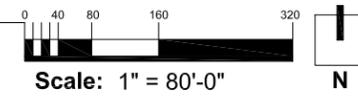




HIGHWAY 99

REYNOLDS RANCH PARKWAY

Reynolds Ranch ■ Highway 99 & Harney Lane
Lodi, California



Project: **Reynolds Ranch**
Highway 99 & Harney Lane
Lodi, California

Developer:
San Joaquin Valley Land Company
1420 South Mills Avenue, Ste. 1
Lodi, CA 95242
(P) 209.333.3400
(F) 209.333.3430

Truck Path
Major C & Major D

Job Number:	A07-150
Date:	01.05.09
Drawn By:	BOSKO
Revised:	Iteration-A5 02.26.10

Sheet: **SP.01**

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VINTAGE CRATE LABEL ARTWORK
THROUGHOUT PROJECT

STUCCO
SW 2833 Roycroft Vellum

STUCCO
SW 6363 Gingery

BRICK CLAD MONUMENT WALLS
HC MUDDOX Monterey Bay Flash

CORRUGATED METAL
AEP SPAN Zinalume Plus

PLANT TRELLIS STRUCTURE WITH
WISTERIA AND UPLIGHTS AT COLUMNS

STUCCO
SW 6363 Gingery

STUCCO
SW 2834 Birdseye Maple

STUCCO
SW 2833 Roycroft Vellum

STANDING SEAM
AEP Cool Zatique II



BRICK CLAD PEDESTAL

DECORATIVE IRON
GUSSET

TIMBER
SW 2841 Weathered Shingle



REYNOLDS RANCH

Shop / Bank Buildings 1

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA

1

A07-150

02.03.10



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STUCCO
SW2834 Birdseye Maple

STANDING SEAM
AEP Cool Zatiqie II

STUCCO
SW 7044 Amazing Gray

STUCCO
SW 2833 Roycroft Vellum

CEMENTITIOUS HORIZONTAL SIDING
SW 2841 Weathered Shingle



BRICK CLAD PEDESTAL □
HC MUDDOX Monterey Bay Flash

TIMBER
SW 2841 Weathered Shingle

FIRE-SIST FABRIC AWNING
SUNBRELLA

CEMENTITIOUS HORIZONTAL SIDING
SW 2841 Weathered Shingle



STUCCO
SW 6363 Gingery

BRICK CLAD PILASTER □
HC MUDDOX Monterey Bay Flash

DECORATIVE DOORS
ENCLOSING SWITCHGEAR

DECORATIVE IRON
GUSSET

TIMBER
SW 2841 Weathered Shingle



REYNOLDS RANCH

Shop / Bank Buildings 1

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA

2

A07-150

02.03.10



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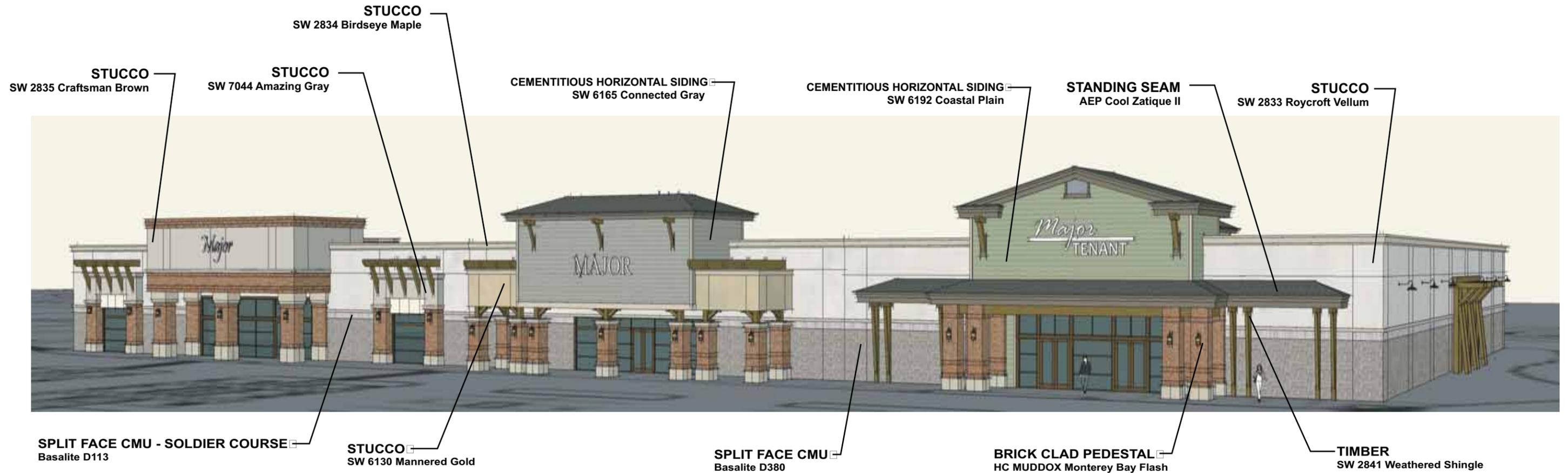
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REYNOLDS RANCH

Shops Buildings 5, 6A and 6B

Conceptual Design ■ Highway 99 & Harney Way Lodi, CA



TIMBER
SW 2841 Weathered Shingle

CEMENTITIOUS HORIZONTAL SIDING
SW 6192 Coastal Plain

STUCCO
SW 2833 Roycroft Vellum

STUCCO
SW 2834 Birdseye Maple

CORRUGATED METAL
AEP Zincalume Plus



METAL TRELLIS
SW 6180 Oakmoss

SHUTTER
SW 2835 Craftsman Brown

STUCCO
SW 2841 Weathered Shingle

STUCCO
SW 2835 Craftsman Brown

STUCCO
SW 2833 Roycroft Vellum

STUCCO
SW 2834 Birdseye Maple

STUCCO
SW 2835 Craftsman Brown

STUCCO
SW 7044 Amazing Gray

CEMENTITIOUS HORIZONTAL SIDING
SW 6192 Coastal Plain

STANDING SEAM
AEP Cool Zatique II



SPLIT FACE CMU - SOLDIER COURSE
Basalite D113

SPLIT FACE CMU
Basalite D380

BRICK CLAD PEDESTAL
HC MUDDOX Monterey Bay Flash

STUCCO
SW 6130 Mannered Gold

TIMBER
SW 2841 Weathered Shingle



REYNOLDS RANCH

Major A1, A2 and A3

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA





REYNOLDS RANCH

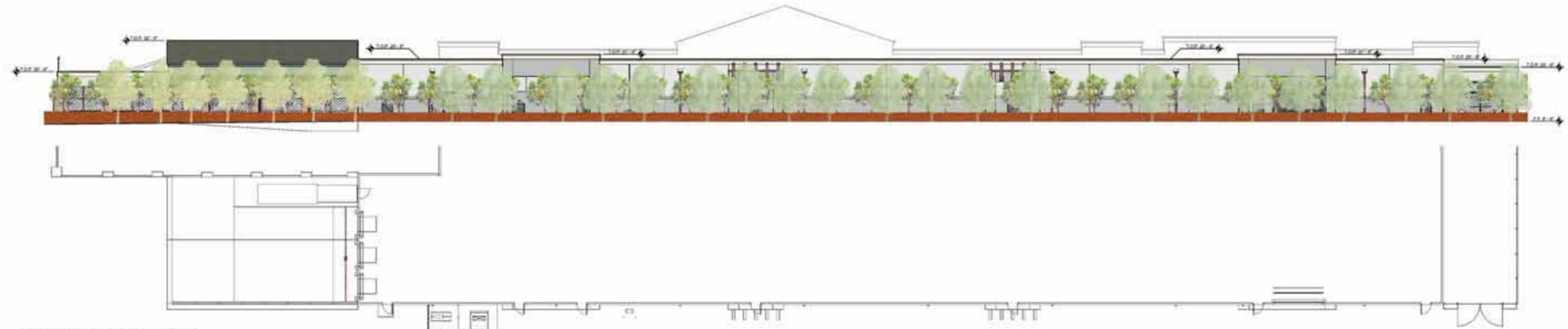
Major C and D

Conceptual Design ■ Highway 99 & Harney Way
Lodi, CA





NORTH ELEVATION
SCALE 1/16" = 1'



SOUTH ELEVATION
SCALE 1/16" = 1'



EAST ELEVATION
SCALE 1/16" = 1'



WEST ELEVATION
SCALE 1/16" = 1'

Approved Color Legend:

Paint (Sherwin Williams)
 SW2833 Roycroft Vellum
 SW2841 Weathered Shingle
 SW6363 Gingery
 SW2834 Birdseye Maple
 SW6192 Coastal Plain
 SW8215 Renwick Olive
 SW6054 Canyon Clay
 SW6117 Smokey Topaz
 SW2835 Craftsman Brown
 SW6130 Mannered Gold
 SW6180 Oakmoss (Trim only)
 SW7044 Amazing Gray

Fabric Awning (Sunbrella)
 Black
 Parchment
 Terra Cotta
 Natural

Brick (HC Muddox)
 Monterey Bay Flash

Metal Roofing (AEP Span)
 Cool Zatique II
 Terra Cotta
 Parchment

SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
 TEL: 559 279-2790 FAX: 559 279-0880 SMOMMER@LARSANDERSEN.COM

ELEVATIONS

DATE: 02-02-15

SITE PLANNER: ANDREW FOX
 SITE DEV. COORDINATOR: ART LUCAS
 R. E. MARKET: LORI - STOCKTON
 R. E. AGENDA NAME: LORI CA
 R. E. MANAGER: JEFF HARDMAN

THE HOME DEPOT
 LODI, CA.
 HIGHWAY 99 AND HARNEY WAY

HOME DEPOT SITE ID #SS-00460.2001
 SAM PROJECT NUMBER SM088.07

SAM-N

Miller Farms
349 E. Harney Lane
Lodi, CA 95240-6839
Ph: 209-810-7399

March 22, 2010

To: Lodi City Council; Lodi Planning Commission

Re: Impact from Reynolds Ranch on Harney Lane

Dear Lodi City Council:

For 75 years our family (3 generations) has lived and farmed the land at 349 E. Harney Lane. Our headquarters for our farming/nursery business, shops and residences are located here. For many years, the only traffic we experienced was to and from the dump and the cemetery. However, over the course of the last 20 years, Harney Lane has become an expressway for those who are too impatient to deal with all the stop lights on Kettleman Lane.

Our concerns are:

1. The amount of traffic from Reynolds Ranch that impacts our property without adequate improvements from Highway 99 to West Lane on Harney Lane.
2. How to access Harney Lane safely for our family, employees and customers with whom we do business.
3. Loss of access and financial impact.
4. The Future Development of 349 E. Harney Lane.

1. On February 25, our family had a meeting with Mr. Bartlam and Mr. Sandelin to discuss the time line for completion and proposed "improvements". My understanding is that traffic lights will be installed before the opening of Costco and that Harney Lane will be expanded to four lanes between Stockton St. and Reynolds Ranch Parkway. What is not clear is the exact timeline for completion of the Highway 99 overpass improvement and railroad underpass project. Additionally, we are concerned if funding actually exists for engineering and completion by the end of 2020. I requested from the City of Lodi engineering maps for Harney Lane from Melby Lane to the Highway 99 overpass so that I could submit them to PG@E in order to inquire about the existing 60 kv power

lines. Mr. Day from PG&E could not answer my questions because the maps I submitted are not engineering road maps. After considerable research, I discovered that engineering maps for the proposed overpass/underpass either do not exist or are for some reason being kept secret.

As local farmers, we must take a pragmatic approach to current issues. As pragmatists, we view the current real estate glut, as an edict for our family to farm this piece for at least the next 10 years. Our understanding is that once the Reynolds Ranch development is complete, there will be an additional 50,000 car movements daily on Harney Lane. However, our understanding is that the only four lane stretch that will exist will be between Melby Lane and Stockton St.. The question that my entire family banter about is: What will happen when the 30 trains that back up traffic each day increases by 50,000 vehicles? Question #2: How will we access our property?

2. At the present time ingress and egress on our property is made **safely** by both right and left hand turns. However, in the future, we will have no choice to make left turns onto Harney or onto our property.. Instead, we will be forced to maneuver our way so that only right hand turns will be made to access or leave the farm. The amount of additional time (man hours) necessary to complete this task (30 to 40 times a day) will adversely affect our daily activities and the amount of work able to completed.

3a. Although much of what we have addressed deals with monetary concerns, what concerns us even more is the safety issues that 50,000 additional automotive movements poses. Having safe access to our property and preventing car crashes and loss of life must be a priority. A car movement of concern is our mothers ability to back out of her garage. With the increased amount of traffic, she will be backing out into oncoming traffic. Currently, we must navigate the power poles that are on our side (the north) of the road. The power pole that is located at the east end of our property (but on city of Lodi owned property dedicated to the city by the Miller estate in 2005) is barricaded by barrels filled with sand; obviously some person of influence has deemed this to be a safety issue. Additionally, the pole on the west end of our land abuts the road, and we must consider barricading it to avoid liability because of the proposed increased traffic. However, if we barricade the pole, we will lose all access to our shop area. In order to remedy this possibility, fruit bearing trees will have to be removed and pavement laid down at an exorbitant cost. Please consider, that with increased traffic, the possibility of ceasing our cherry fruit stand business becomes a stark reality. Losing the fruit stand causes both an economic impact and the end to a

family treasured way of sharing our way of life with our community... all good for Reynolds Ranch, not so good for the Miller's. As we shared with Mr. Bartlam and Mr. Sandelin, we are willing to discuss the possibility of family access to our property from Driftwood off of Melby Lane. And although this may temper some of the safety concerns, it will not alleviate the financial impact imposed by the Reynolds Ranch proposition.

3b. Another major concern for the Miller Farm family is safe daily access to all parts of the farm. We traverse our property countless times each day to water our green house (located on the east side of the property), plant crops, weed, and harvest crops which must then be transported to the cold box (located on the western edge of our property). Tillers, tractors, trailers, and trucks need to move unimpeded from one part of the property to the other. Currently, we utilize Harney Lane or the frontage shoulder on the north side of Harney Lane to complete these necessary daily tasks. If Harney Lane is widened and a safety barrier constructed to separate east-bound and west-bound traffic, our property will become virtually land locked. We anticipate having to construct access roads at the cost of removing crop-bearing trees and flower beds. We further anticipate the need for 5 gates (1 electric) to provide us safe access to Harney Lane and to alleviate the inevitable "lost" trespasser and encroaching construction crew and equipment.

4. Eventually, this property will be developed, but the reality is development may take some years since a resurgence in the housing market is not being predicted any time in the near future. Until such a resurgence, we must continue to work the farm and access Harney Lane safely. Our position has never been against the Reynolds Ranch Development; we are a sensible, hardworking family with no history of delusional behavior. As long as the project managers mitigate the impact of their development on the surrounding owners and the City of Lodi, we are willing to negotiate. Considering the size of the organizations and companies that will profit for years, I believe some mutually acceptable, safe culmination is possible.

Please, if any portion of our understanding of the development process is mistaken, we invite clarification. We are not lawyers, we are farmers who have always and intend to continue to work in good faith with our neighbors whoever they may be.

Yours Very Truly:



Craig Miller
Miller Farms

Kari Chadwick

Subject: Planning commision meeting Statement**From:** Katzakian [mailto:chaskat@sbcglobal.net]**Sent:** Tuesday, March 23, 2010 4:57 PM**To:** Kari Chadwick**Subject:** Fw: Planning commision meeting Statement

Charles & Melissa Katzakian

P.O. Box 2484

Lodi, CA. 95241

3-24-10

Dear Planning Commission,

We are the owners of the Morse Skinner Ranch House, the historic property located on the Reynolds Ranch site. We object to the proposed discretionary site plan and architectural review approval of the Reynolds Ranch Shopping Center, which relies on the 2006 project description and EIR. Supplemental environmental review is triggered by the developers' failure to comply with mitigations requiring protections of our historic property via conversion to commercial use.

Your proposed findings are not supported by substantial evidence, because the continued residential use of our property is not compatible with the commercial development on this site and was not studied in the prior EIR or Initial Study. There is no evidence supporting a finding that the development will be compatible with surrounding development. The Home Depot, in particular, provides access directly to the rear of our residential property, and parking surrounds us. The City's Resolution 2006-162 approving this project said that the project would "adaptively reuse the Morse Skinner Ranch House and water tower, a significant historic resource." Yet at this time the historic house remains in residential use, NOT adaptive reuse, and we have been given no viable alternative but to stay there.

We note that although we brought this problem to the Commission's attention last month relative to the Costco SPARC approval, the current staff report makes no mention of the historic Morse Skinner Ranch House or our land use incompatibilities.

Since the project description for Reynolds Ranch always described commercial reuse of the historic property, such as for a restaurant; there has never been any EIR analysis of the incompatibility of continued residential land use. Yet that is what the developers now propose. The current application therefore cannot be approved due to this significant project change to remove a key project component affecting our historic property, and a supplemental EIR is required before you can consider approval of the Home Depot or other commercial development of Reynolds Ranch.

Charles & Melissa Katzakian

Susan Brandt-Hawley
Brandt-Hawley Law Group
☎ 707.938.3900

03/23/2010

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, FEBRUARY 10, 2010**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of February 10, 2010, was called to order by Chair Cummins at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins

Absent: Planning Commissioners – Mattheis

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Assistant Planner Immanuel Bereket, Public Works Director Wally Sandelin and Administrative Secretary Kari Chadwick

2. MINUTES

“January 27, 2010”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the Minutes of January 27, 2010 as written. (Commissioner Olson and Chair Cummins abstained because they were not in attendance of the subject meeting)

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 Cummins called for the public hearing to consider the request to certify the proposed Mitigated Negative Declaration 08-ND-03 as adequate environmental documentation for the proposed project; request for a Tentative Parcel Map to divide one parcel in to two lots and approve the site plan and architecture of the proposed development including affordable housing development standard concessions at 2245 Tienda Drive. (Applicant: Eden Housing. File Number 09-MND-03, 09-P-01 and 09-SP-04)

Director Konradt Bartlam gave a brief PowerPoint presentation based on the staff report. There is one concession that is being asked for and that is for the number of parking spaces. There currently is not a separate parking requirement for senior housing. The closest requirement is for multi-family housing which is two spaces per unit. The applicant is asking for three-quarters of a space per unit. Staff has reviewed this and compared it to comparable projects and believes it is a reasonable standard for the project proposed. Staff is recommending approval of the project as presented.

Commissioner Heinitz stated his concerns regarding the lack of parking and the nature of Tienda Drive as a thoroughfare to the Target Shopping Center. There is also the school directly across the street. Tienda Drive is somewhat of an upscale neighborhood entering into Sunwest. He also added that if he were to bring a project before staff for an apartment building two covered parking spaces would be required per unit. The parking that is being recommended isn't even covered. The units on Wimbledon which closely resembles this project seems to have more parking spaces and with all the empty hard spaces that are on the plan he feels that there could be more parking provided. Director Bartlam stated that there are examples in town, like the Arbor project and the Vintage, that supply less than two parking spaces per unit and they are straight senior projects with no income restriction. The project located in Manteca which Mr. Bartlam visited a couple of times has the same situation as this project and has less than one space per unit and not all of the spaces are being utilized. The average age of the tenants is close to 80 and the income is in the very low range. Heinitz stated that there are transportation and other amenities that are being supplied to those other projects that are not being offered with this project.

Commissioner Olson stated her concerns regarding the parking also and would like to know which demographic sector is being targeted. Mr. Bartlam stated that the demographics here will be the same as the demographics in Manteca, income earnings will be \$10,000-\$15,000 per year in most cases. Rents will be gauged to be no more than thirty percent of their income. The target group that is in need and the one that staff and Eden Housing feels will be reached is the single female in their seventies. Olson asked what kind of stock Lodi currently has. Bartlam stated that there are only a couple of projects just for seniors, the Arbors and the LOEL Center has sixteen units mostly within walking distance of the center. The downtown hotel is also an example that would be at the same income level and it has no parking. Olson asked if overflow parking would be on the street. Mr. Bartlam stated that it would, but overflow parking is not anticipated.

Hearing Opened to the Public

- Faye Blackman, Eden Housing representative, came forward to answer questions. Ms. Blackman gave a brief presentation of the company's assets and introduced the rest of the team that accompanied her here tonight. The target tenant is the single female in her seventies.
- Chair Cummins asked if the target age is over 70 years of age. Ms. Blackman stated that that is correct.
- Commissioner Heinitz asked about the other developments managed by Eden and what types of amenities are offered in and around the property. Ms Blackman stated that other projects are in and around public transport. Eden also creates relationships with local senior centers and has reached out to the LOEL Center and the Senior Center located at Hutchins Street Square and is looking forward to working with them. Heinitz asked about transportation for grocery shopping, doctor's appointments, etc. Ms Blackman stated that there is a bus stop about a quarter mile away that services four lines and for the seniors that don't use the bus , or the City's Dial-a-Ride system Eden feels there will be other support groups to assist them.
- Vice Chair Hennecke asked if there will be more demand for the 55 to 70 in the near future. Ms Blackman stated that she does not foresee any demand issues in this category. Hennecke asked if any one bedroom units have couples living in them. Ms Blackman stated that there are few couples living in the one bedroom units. Eden allows up to three people living in the one bedroom units, a couple with their care provider, but this is not very common. Hennecke asked if in the case where there are two or more people living in the residence does only one of them have to be 55 or older. Ms Blackman stated that only one needs to be 55 years of age.
- Commissioner Kiser stated his concerns with the lack of parking, his concern over a senior having to walk a quarter mile to catch a bus, and his concern over three people sharing a one bedroom apartment. Ms Blackman stated that three people in a one bedroom apartment is very rare and isn't expected, but is allowed. Kiser asked if there will be a bus service to take the residents to the LOEL Center for dinner since this project does not provide dinners. Ms Blackman stated that Eden is working with the LOEL Center to provide this type of service. Kiser stated that he will have a problem approving the project if those amenities are not in place.
- Commissioner Olson stated that she is hearing a great deal of support by City staff and is confident that staff will make sure that the transportation is provided. Olson pointed out the potential PV System and asked why it is just a potential system. Ms. Blackman stated that the PV system is very expensive and Eden is trying to identify a funding source. Mr. Bartlam stated that Staff has been working with the Electric Utilities Department to help find a funding source.
- Commissioner Heinitz stated his concern with three people living in a one bedroom unit and whether or not that is legal under the Uniform Housing Codes, and if there are three people one would probably be a support staff that will have need of a vehicle. Peter Waller, architect for the project, came forward to address the concerns with the lack of parking

spaces. There is a strong push for an open space concept with this project and adding additional parking contradicts that goal. One of the reasons is for on site storm water management. This allows for less impact on the City wide storm drainage system. If this was a regular multi-family complex then two parking spaces per unit would be provided, but it isn't and Eden is just asking for the project to be pictured as what it is. Mr. Waller explained some of the items that will be used to make this project as green as possible. Heinitz stated that he is in total support of this project, but has an issue with the lack of parking because of the overflow being on Tienda Drive. Mr. Waller stated that there has not with all of the other projects done by Eden been parking issue. It would not be beneficial for Eden to not supply enough parking for their tenants, or supply too much parking.

- Commissioner Kiser stated that in addition to concerns with parking there is a concern with the PV System being shown that may not happen and the roofing material that is being used is not going to fit in with the surrounding area. Kiser is concerned that what is being shown to the Commission isn't going to happen. Mr. Waller stated that the roofing shingles will be a thirty or forty year shingle. Kiser stated that what is shown is not a thirty or forty year composition shingle and the PV System that is shown may not be used. Mr. Waller stated that the solar is being shown because the intention is to put them on the buildings and there may have been objections if they were not shown and added later and the roofing shingles will be a thirty or forty year asphalt shingle. Kiser would like to be shown what is going to be done not what could be.
- Commissioner Hennecke asked about the spaces next to the office being designated as visitor parking. Mr. Waller stated that they will be designated for visitors.
- Commissioner Heinitz stated his concern for the quality of the project being presented for this area and the emphasis that is being placed on expense. Mr. Waller asked if there is a specific answer that would be more satisfactory that would be satisfactory for the roof. Heinitz stated that he doesn't want a verbal promise, he wants it in writing.
- Director Bartlam stated that this is the site plan and architectural review and if the Commission wishes to require architectural changes to the project then they have discretion to do so. Mr. Bartlam pointed out that the Wine and Roses project used an asphalt shingle. This is a two phase project, so maybe the Commission could place conditions for one parking space per unit on the first phase and at the appropriate time Eden can bring back the second phase for any alterations, but conditioning it this way could cost valuable living units. If there are specific conditions the Commission wants to place on the type of roofing shingles or the PV System used, then that is your prerogative and now is the time to do it.
- Commissioner Olson stated that she is very excited about the project and that she feels the Commission's questions are valid. She also stated that the City could have made this go a little easier by showing that there would be support services going to this location, and then .75 parking spaces would be great. Mr. Bartlam stated that the City has a very accomplished Dial-A-Ride program. Staff is bringing forward a recommendation for what is believed to be a project that is in the best interest of the community based on staff's experience. Olson stated that she is all for giving the builder the benefit of the doubt, but believes that there are other support issues beyond the building that will make this a successful project. She is inclined to work with Eden through the first phase rather than not have the senior housing that is so desperately needed.
- Commissioner Kiser stated his agreement with Commissioner Olson, but would like to see a condition requiring an architectural roofing shingle.
- Katie Lamont, representative for Eden Housing, came forward to address concerns. The seniors that come to live at an Eden project stay with Eden until they can no longer live on their own. The facilities are staffed with a coordinator that is there to make sure that the amenities that are needed get supplied. This project when put to an internal test for green point scale rating rated a 127, so the commitment to green building is a very high priority. Solar isn't the first item that is looked at for a project because there are so many other items that are higher on the green scale. The parking has been determined by past experiences with all the projects that Eden has done, and would not be brought to the Commission for

approval with inadequate parking as suggested. After having many discussions with Tracy Williams with the LOEL Center there is transportation services to and from the project site to the center through the public bus transportation system and Dial-A-Ride. The LOEL Center has five vans at their disposal that Eden is in discussions with Ms. Williams for the use of one of them to help with the transportation of Eden's residents to and from the Center and home. There will also be other support areas such as family and friends that will provide transportation.

- Commissioner Kirsten asked if there is a demand for senior housing in Lodi. Ms. Lamont stated that the City sending out a RFP (Request For Proposals) for the project indicates the need. Ms Blackman stated that there is a waiting list with 150 people on it for the current senior housing units in Lodi. Kirsten stated that the market drives this type of project. Ms Blackman agreed. Kirsten stated his understanding of the cost factor for the affordability and wanted to know if the concerns that are being expressed could drive up the cost or are the items doable from an affordability aspect. Ms Blackman stated that there is a point that will put the project out of the affordability range. Eden is an owner/builder/manager company and the projects are built to a lasting standard. Kirsten stated that he is concerned about the lack of parking also, but will defer that to Eden at this time. He would not like to see the project loose units at the cost of parking. Kirsten asked about other projects having PV systems and the return they have had. Ms Blackman stated that there is one project that is currently having a PV system installed.
- Keith Land, former board member for the LOEL Center, came forward to support the project. The LOEL Center has 16 units and only 7 parking spaces are utilized because of the cost of maintaining the vehicles. The Center offers congregational meals and currently serves 53 meals per day. Through the CDBG program offered by the City of Lodi the Center has received enough money to remodel the kitchen and with the remodel the meal capacity will be 500 meals per day. The goal of the LOEL Center is to start providing Meals-On-Wheels to seniors all around the City. Mr. Land stated that he sat on the board that chose Eden Housing for this project and stated that in his opinion Eden is the cream of the crop. Mr. Land has been to the Manteca project site five times and there is always parking even during the grand opening.
- Commissioner Hennecke asked how the seniors get around town. Mr. Land stated that there is a combination of ways, family, bus, and Dial-A-Ride that get the seniors around to their various appointments.

Public Portion of Hearing Closed

- Commissioner Hennecke asked if there is a way to incorporate a bus stop in front of this project. Director Sandelin stated that a bus route does not currently go down Tienda Drive. A route study would have to be done to determine the need, but based on the clientele being served here Mr. Sandelin feels they would much rather use Dial-A-Ride.
- Chair Cummins stated that Commissioner Mattheis and he were a part of the group that picked Eden for this project and feels that this is a benefit to the City. He does not feel that this project should be held to the same standards as a single family custom built home like the ones you will find in the adjacent development. Cummins shared that his mother lives in a similar type development in Michigan and it is very nice.
- Commissioner Heinitz stated that his main concern is the lack of parking. If the Commission were to leave the condition at .75 spaces per unit for phase one would phase two come back, so that it can be determined if that was adequate. Mr. Bartlam stated that he recommends changing the condition to reflect the one space per unit for the first phase then let Eden come back to request less if they find that one space is more than enough. Worst case scenario Eden loses a few units in the back on phase two.
- Commissioner Kirsten stated that there is an urgent need for this type of housing in our area and is comfortable with the parking assessments provided by Eden and would hesitate to increase the parking at this time. Kirsten would like the Commission to not condition the project out of the affordability range or to take away any of the green space.

- Commissioner Olson stated her agreement with Commissioner Kirsten and would support the project with the current parking so as to not lose any units and with an added condition for the architectural roofing shingles if that is something the other Commissioners felt strongly about.
- Commissioner Heinitz agreed with his fellow Commissioners other than erring on the side of caution for the first phase and requiring one parking space per unit and then going with the .5 spaces per unit on the second phase which would then equal out to be .75.
- Commissioner Hennecke stated his agreement with Commissioner Kiser regarding the architectural roof shingles and as far as the parking he is comfortable with the plan as proposed. He then asked if staff knew what the utilization of the bus transit and Dial-A-Ride system is for the other senior housing projects. Mr. Bartlam and Sandelin stated that they did not have those numbers directly in front of them, but could get them and bring them back.
- Commissioner Kiser stated appreciation to his fellow Commissioners in their support for the architectural roofing shingles. He would also like to err on the side of caution for the parking spaces and require one per unit now and let Eden come back and ask to alter it for phase two.
- Director Bartlam stated the possible added language for the altered condition #5:
 - At a minimum a thirty year architectural grade shingle will be used.
- Commissioner Kirsten added to condition #4; that there be a 1 to 1 ratio for parking for phase one.

MOTION / VOTE:

The Planning Commission, on motion of Kirsten, Kiser second, approved the request of the Planning Commission to certify the proposed Mitigated Negative Declaration 08-ND-03 as adequate environmental documentation for the proposed project at 2245 Tienda Drive subject to the conditions in the Resolution. and;

Approved the request of the Planning Commission for a Tentative Parcel Map to divide one parcel in to two lots and approve the site plan and architecture of the proposed development including affordable housing development standard concessions at 2245 Tienda Drive subject to the conditions in the Resolution with the added verbiage as stated above. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins
Noes: Commissioners – None
Absent: Commissioners – Mattheis

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Cummins called for the public hearing to consider the request for a Use Permit to allow the sale of alcoholic beverages and approve the SPARC application concerning the COSTCO Wholesale building. (Applicant: David Babcock, on behalf of COSTCO Wholesale. File Number: 09-U-15 and 09-SP-15)

Director Konradt Bartlam gave a brief PowerPoint presentation based on the staff report. Mr. Bartlam provided a look at what is proposed for the balance of the center that was submitted after the packet delivery.

Commissioner Kiser asked what the time line is for the reconstruction build out for Harney Lane. Director Sandelin stated that the widening of Harney Lane west of Stockton Street running easterly to a point east of the second Costco driveway should be completed prior to the store opening. There are some additional interchange improvements that will be complete prior to the store opening. Kiser asked when the store is projected to be open. Mr. Bartlam stated no later than late summer. Kiser asked if the Haney Lane improvements would be complete in time. Mr. Sandelin stated they would.

Commissioner Heinitz asked about the Highway interchange improvements making the traffic more difficult. Director Sandelin stated that one of the original mitigation measures was to make improvements to the two wrap intersections, one on the east side of the interchange and the other

on the west side. Staff is working with CalTrans and has received a verbal commitment from them to have those improvements done by late summer.

Director Bartlam pointed out that there have been a few changes made to the Resolution which are shown on the Resolution provided on the Blue Sheets.

Hearing Opened to the Public

- David Babcock, Real-estate Development Director for Costco, came forward to answer questions. Mr. Babcock provided some background information on the Costco Company and the positive effects that the company has on the communities that they reside.
- Commissioner Kirsten asked if having the Costco visible from the freeway will help attract traffic that wouldn't normally stop in Lodi into the shopping center helping to create sale tax dollars for Lodi. Mr. Babcock stated that if you are a Costco member you are able to stop at any center to do your shopping and when you purchase something the zip code related to that card is recorded and there are many occasions that an out of the area member is found shopping at other out of their area warehouses. Kirsten stated that he and his family shop at the Costco in Stockton as do other families from Lodi, so this should help to bring those tax dollars back to our town.
- Commissioner Heinritz asked if the numbers of how many shoppers from the 95240 area shop at the Stockton store. Mr. Babcock stated that he does not have access to those numbers.
- Commissioner Hennecke asked if this store is likely to bring in customers from outside the immediate area. Mr. Babcock stated that it is projected to serve not only Lodi, but the surrounding area.
- Chair Cummins asked how many new stores that are being built or in the planning stages of being built in California. Mr. Babcock stated that this is the only store currently being built in northern California.
- Commissioner Olson stated her concerns over the amount of asphalt and would like to here more about the areas that are being addressed in regards to sustainability. Mr. Babcock stated that the lighting inside the store is being supplemented with skylights and the heating and cooling are regulated very closely with very sophisticated controls. Landscaping is a major part of the project that will help to deflect heat from the outside to inside. This all lends a hand in reducing the energy consumption of the building.
- Commissioner Hennecke asked if there will be any additional items such as solar panels being used on the project. Mr. Babcock stated that with the amount of skylights that are proposed with this project it would be unbeneficial to cover them up with solar panels.
- Melissa and Charles Katakian, owners of the Morse-Skinner Ranch, came forward to object to the project. The project is relying on the 2006 project description and EIR. The developer has failed to comply with mitigations which require protection of the historical property, Morse/Skinner Ranch, via conversion to commercial use. Condition number five of the resolution has not been met because of the residential use of our property being surrounded by the commercial development with this project and future projects to the site. As part of the City's Resolution 2006-162 which approved the original project states that the project would adaptively reuse the Morse-Skinner Ranch and water tower, but to date this has not happened. There has not been an EIR analysis to consider the incompatibility of the continued residential land use of our property. Mrs. Katakian does not believe that this project can be approved until a supplemental EIR has been done to take in to account the residential use of the property.
- Kathy Curley, property owner on Harney Lane directly north of the project, came forward to request clarification on the timeline of the project being finished and the improvements made to Harney Lane. Mr. Bartlam stated that the questions will be addressed once the public hearing is closed to the public.

Public Portion of Hearing Closed

- Director Sandlin stated that there are two different improvement projects that are scheduled to occur prior to the opening of the first use at the Reynolds Ranch Project. The four lane widening generally between Stockton Street and just east of the driveway entering the project site. The second improvement project which is being processed now as an encroachment permit through CalTrans will add turn lane improvements on both ends of the interchange and will also add signalized intersection improvements at the intersections of the existing ramps.

Hearing Re-opened to the Public

- David Babcock came forward to question a few of the conditions in the Resolution.
 - #3 – Costco would like to have an outdoor display area.
 - #15 – While accommodating this condition a few parking spaces may need to be sacrificed. This may limit any expansion requests in the future which would require more parking spaces to be sacrificed. Chair Cummins stated that Costco currently has thirteen more spaces than required. Mr. Babcock stated that that is correct.
 - #21c – The parking lot light fixture height is set at 25 feet; Costco would like to put theirs up at 35 feet.
 - #53 and 55 – These two items talk about specific ADA requirements and the concern is that they may be too specific in their verbiage. ADA requirements are legal requirements that Costco will follow to the legal letter.
- Chair Cummins asked about the parking lot fixtures being increased to a height of 35 feet. Bartlam stated that the 25 foot height is typical of what has been required in the Lodi area. When you get to the 35 foot level there is more light spilling over into the outlining areas.
- Chair Cummins asked for clarification on what the request is on outside storage. Babcock stated that he would like to be able to take care of the occasional outside displays on an administrative level. Cummins asked if the concern on condition number 53 and 55 was with the specific language not the requirements to ADA. Mr. Babcock stated that that is correct.
- Commissioner Kiser stated the understanding for wanting the 35 foot high light fixtures but is concerned with the light spilling over into the residential windows at night. Mr. Babcock stated that every precaution would be taken to ensure that light would not be spilling over into the surrounding residential areas. Kiser asked if staff prefers the 25 foot standard. Bartlam stated that the recommendation is at the 25 foot level because staff feels that is adequate.
- Commissioner Heinitz asked about the clarification on the outside storage based on past experiences. Mr. Babcock stated that the outside storage would be on a temporary part-time basis. Heinitz asked if the verbiage regarding the outside storage being on a temporary part-time basis. Mr. Bartlam stated that the condition does not state that there can not be any outdoor storage just that the area for storage needs to be approved by SPARC.
- Commissioner Olson asked if the rest of the center is desirous of having the lighting standards at the 35 foot level. Mr. Babcock stated that yes they are. Mr. Bartlam stated that staff has not had a chance to take a good look at the plans for the rest of the shopping center, but staff will want the lighting to be consistent throughout the center.
- Commissioner Hennecke asked if the outdoor display would be similar to the one at the Stockton store near the tire shop. Mr. Babcock stated that it would. Hennecke asked if there were any special conditions placed on the Lowes outdoor storage. Bartlam stated that Lowes currently has an outdoor storage plan that has been approved by the City.

Public Portion of Hearing Closed

- Director Bartlam stated that there is enough flexibility in condition number 15 to allow for outdoor storage with the plan submitted by Costco. The concerns regarding condition 53 and 55 comes down to the fact that the ADA requirements will have to be met and approved by the Building Division. Condition number 53 can be shortened if it is the desire of the Commission to read:
 - ~~Walkways and sidewalks along accessible routes of travel shall be in compliance (1) continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 1/4" per foot side slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2007 CBC, Section 1133B.5. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with the 2007 CBC, Section 1133B.8.5.~~
- Chair Cummins asked for clarification on the language allowing the outdoor storage. Mr. Bartlam stated that the floor plan slide from the PowerPoint which shows the outdoor storage could be added to the resolution as an attachment constituting the approval of the outdoor storage if that is the Commissions desire.
- Commissioner Kiser stated his concerns with the request in increasing the height of the light standards. The Blue Shield project has the light standards at 25 foot.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the request of the Planning Commission for a Use Permit to allow the sale of alcoholic beverages and approved the SPARC application concerning the COSTCO Wholesale building located at the SW corner of Harney Lane and Hwy 99 subject to the conditions in the Blue Sheet Resolution with the changes discussed above. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins
 Noes: Commissioners – None
 Absent: Commissioners – Mattheis

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam referenced the memo in the packet and stated that staff is available for questions.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

None

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

None

Continued

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:37 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MARCH 24, 2010**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of March 24, 2010, was called to order by Chair Cummins at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins

Absent: Planning Commissioners – Mattheis

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Assistant Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“February 10, 2010”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Kiser second, approved the Minutes of February 10, 2010 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 Cummins called for the public hearing to consider the request for approval of a SPARC application concerning the Reynolds Ranch Shopping Center. (Applicant: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC. File No. 10-SP-02)

Director Bartlam gave a brief PowerPoint presentation based on the staff report.

Commissioner Olson asked if the Morse/Skinner Ranch is on a historical registry or if the owners have a State Historic Preservation Office (SHPO) Letter. Director Bartlam stated that it is on a federal registry.

Commissioner Kiser asked if the timeline for the Harney lane improvements is still going to be on schedule with the opening of the center. Director Bartlam stated that the off site improvements for Harney Lane are included in condition number 53.

Hearing Opened to the Public

- Dale Gillespie, applicant, came forward to answer questions. Mr. Gillespie asked to revise condition number 38 of the resolution which pertains to the Habitat Fees. He would like to create a schedule for the Community Development Director showing the fees for the roads and detention basin distributed evenly amongst all of the permits for the project.
- Commissioner Heinitz asked when the first planning for this project started. Gillespie stated that the planning of this project started in late 2005 early 2006.
- Kiser asked for clarification regarding the fees being distributed. Mr. Gillespie stated that for all of the public spaces he would like to have a schedule dividing those spaces evenly amongst all of the permits within the project area.
- Hennecke asked if there was a fee schedule already presented. Mr. Bartlam stated that the fee schedule that is referenced in the condition is the San Joaquin COG schedule. The fee

schedule that Mr. Gillespie is referring to is something he is going to be presenting. Mr. Bartlam stated that he will read into the record the proposed language at the appropriate time. Hennecke asked if this will impact the construction of the basin or other public spaces. Mr. Bartlam stated that the basin and pumping station were constructed at the time of the Blue Shield project. Mr. Gillespie added that it isn't the intention to have any of the fees frozen, just distributed evenly.

- Kiser asked if this is similar to what Manteca is proposing to help spur the economy. Mr. Bartlam stated that this is not similar. This is meant to be more of a fair share proposal for the entire project.
- Chair Cummins asked if there is a groundbreaking date set. Mr. Gillespie stated that possibly in July of this year.

Public Portion of Hearing Closed

- Commissioner Kiser stated his appreciation of the architecture of the project and recommends approval.
- Commissioner Kirsten stated that there are legitimate concerns regarding the traffic, but doesn't feel that there is anyone that would like to stand in the way of the project. He also feels that the traffic issues will get worked out in the end.
- Commissioner Hennecke asked to hear the revised verbiage for condition number 38. Mr. Bartlam stated that:
 - The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113). Specifically, Mitigation Measure 3.2.2 subjects the Reynolds Ranch development to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMHCPC). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-effect at the time of construction commences. Prior to issuance of the first building permit for the Reynolds Ranch development, the applicant shall pay, in accordance SJMHCP fee schedule, for the construction and completion of the on site detention basin (9.93 acres), Reynolds Ranch Parkway (11.98 acres), pump station (.20 acre) and easement A (5.24 acres) the applicant shall pay in accordance with the San Joaquin Multi-Species Habitat Plan fee schedule the fees based upon the gross acreage of the overall Reynolds Ranch Project as described and include all public use acreage as outlined in a per acre schedule to be prepared with the developer which will be subject to the approval of the Community Development Director prior to the next building permit issuance within the project by the applicant or any other subsequent property owner.

MOTION / VOTE:

The Planning Commission, on motion of Kiser, Heinritz second, approved the request of the Planning Commission for a SPARC application concerning the Reynolds Ranch Shopping Center subject to the conditions in the Resolution. The motioned carried by the following vote:

Ayes: Commissioners – Heinritz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins
Noes: Commissioners – None
Absent: Commissioners – Mattheis

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

Continued

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam referenced the memo in the packet and stated that staff is available for questions. Mr. Bartlam added that the appeal that was filed on the Costco approval is set to go to the City Council on May 5th.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that the General Plan is scheduled for adoption on the April 7th City Council meeting. Within the next thirty days a draft Housing Element should be ready for the Commission's review.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

Commissioner Kirsten stated that the Committee met today and the donation of the "Right to Spring" sculpture may have hit a snag. The owner has decided to place some conditions on the donation that would place penalties on the project if it wasn't in place where they wanted it placed by a certain date. The owner also mentioned that the item is still for sale, so if the City doesn't act in time the donation could just go away.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Director Bartlam stated that the 700 Forms are due by April 1st in the City Clerk's office.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:35 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

BRANDT-HAWLEY LAW GROUP

Susan Brandt-Hawley

Chauvet House PO Box 1659
Glen Ellen, California 95442

Legal Assistant
Jeanie Stapleton

February 23, 2010

Mayor Phil Katzakian and
Members of the City Council
c/o Randi Johl, City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240
Cityclerk@loDI.gov

RECEIVED
2010 FEB 23 PM 3:41
CITY CLERK
CITY OF LODI

Subject: Appeal of Planning Commission Action
File No. 09-U-15 and 09-SP-15
Use Permit and SPARC for COSTCO

Dear Honorable Mayor Katzakian and Councilmembers:

On behalf of Charles and Melissa Katzakian, owners of the Historic Morse Skinner Ranch House on the Reynolds Ranch site, and Lodi Tomorrow, I appeal the referenced actions of the Planning Commission taken on February 10, 2010. This is filed within the 10 business day period required by the Municipal Code.

The original Reynolds Ranch approvals were based on a project description that stated in relevant part that "the proposed project would adaptively reuse the Morse Skinner Ranch House and water tower, a significant historic resource listed on the National Register of Historic Places and eligible for listing on the California Register of Historical Resources." The EIR analysis and project approvals always anticipated that the historic site would be adaptively reused in a manner compatible with the big box retail planned for the commercial site, such as a restaurant, following federal standards for rehabilitation and reuse.

Thus, the land use incompatibilities of continued residential use on the Reynolds Ranch site were not anticipated and have never been studied as required by the California Environmental Quality Act.

The bases for this appeal include, among other things, that the COSTCO approvals, including the use permit and SPARC review, require analysis in a supplemental EIR because there are unstudied land use and historic resource incompatibilities with continuing residential use of the Morse Skinner Ranch House. The developers' change of the project to continue residential use rather than to adaptively reuse the Morse Skinner Ranch House has not been approved or subjected to environmental review. The owners of the historic property have requested relocation in light of the imminent development of the large-scale retail. Unless and until that occurs in a manner consistent with the approved project description, the land use incompatibilities require the City to conduct supplemental CEQA review prior to consideration of approval of the COSTCO permits or other retail approvals. Further, the Planning Commission's findings, including that the proposed development will be "acceptable and compatible with surrounding development," are not supported by substantial evidence.

We will provide further evidence and testimony at the appeal hearing.

Thank you.

Sincerely,



Susan Brandt-Hawley

cc: City Attorney Steve Schwabauer
Steve Herum

BRANDT-HAWLEY LAW GROUP

Environment/Preservation:

Susan Brandt-Hawley

Chauvet House PO Box 1659
Glen Ellen, California 95442

Legal Assistant
Jeanie Stapleton

April 2, 2010

Mayor Phil Katzakian and
Members of the City Council
c/o Randi Johl, City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240
Cityclerk@lodi.gov

RECEIVED
2010 APR 2 PM 2:32
CITY CLERK
CITY OF LODI

Subject: Appeal of Planning Commission Action of March 24, 2010
SPARC 10-SP-02
322 East Harney Lane; Reynolds Ranch Shopping Center

Dear Honorable Mayor Katzakian and Councilmembers:

On behalf of Charles and Melissa Katzakian, owners of the Historic Morse Skinner Ranch House on the Reynolds Ranch site, and Lodi Tomorrow, I appeal the referenced actions of the Planning Commission taken on March 24, 2010. This is filed within the 10 business day period required by the Municipal Code.

The original Reynolds Ranch approvals were based on a project description that stated in relevant part that "the proposed project would adaptively reuse the Morse Skinner Ranch House and water tower, a significant historic resource listed on the National Register of Historic Places and eligible for listing on the California Register of Historical Resources." The EIR analysis and project approvals always anticipated that the historic site would be adaptively reused in a manner compatible with the big box retail planned for the commercial site, such as a restaurant, following federal standards for rehabilitation and reuse.

Thus, the land use incompatibilities of continued residential use on the Reynolds Ranch site were not anticipated and have never been studied as required by the California Environmental Quality Act.

This discretionary site plan and architectural review approval of the

Reynolds Ranch SPARC Appeal

April 2, 2010

Page 2

Reynolds Ranch Shopping Center relies on the 2006 project description and EIR Supplemental environmental review is triggered by the developers' failure to comply with mitigations requiring protections of our historic property via conversion to commercial use.

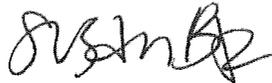
The Planning Commission's findings are not supported by substantial evidence, because the continued residential use of our historic property is not compatible with the commercial development on this site and was not studied in the prior EIR or Initial Study. The Home Depot, in particular, provides access directly to the rear of our residential property, and planned parking will substantially surround us. Our historic house remains in residential use, NOT adaptive reuse, and we have been given no viable alternative but to stay there.

We note that although we brought this problem to the Commission's attention last month relative to the Costco SPARC approval, the current staff report makes no mention of the historic Morse Skinner Ranch House or land use incompatibilities. The current application cannot be approved due to the removal of a key project component affecting our historic property. A supplemental EIR is required before you can consider approval of the Home Depot or other Reynolds Ranch commercial development.

We will provide further evidence and testimony at the appeal hearing.

Thank you.

Sincerely,



Susan Brandt-Hawley

cc: City Attorney Steve Schwabauer
Steve Herum

H-2

April 26, 2010

Randi Johl, City Clerk
City of Lodi
221 W. Pine St.
Lodi, CA 95240
Facsimile: (209)333-6807
cityclerk@lodi.gov

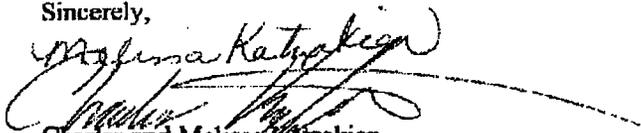
**RE: WITHDRAWAL WITH PREJUDICE OF TWO ADMINISTRATIVE
APPEALS TO THE LODI CITY COUNCIL**

Dear **Ms. Johl**,

We are writing to withdraw with prejudice our pending administrative appeal of the Planning Commission's approval on or about February 10, 2010, of a Use Permit to allow the sale of alcohol and Site Plan and Architectural Review Committee ("SPARC") application concerning the COSTCO Wholesale building proposed for the Reynolds Ranch mixed use development project ("Development"), identified as applications 09-U-15 and 09-SP-15, respectively (the "Costco Approvals").

We are also withdrawing with prejudice our pending administrative appeal of the Planning Commission's approval on or about March 24, 2010, of a SPARC application for the remainder of the Development (the "Development SPARC Approvals").

Sincerely,



Charles and Melissa Kitzakian
on behalf of themselves and Lodi Tomorrow

cc: D. Stephen Schwabauer, City Attorney
Steven A. Herum



Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER APPEALS OF BRANDT-HAWLEY LAW GROUP ON BEHALF OF CHARLES AND MELISSA KATZAKIAN REGARDING THE DECISION OF THE PLANNING COMMISSION TO APPROVE: 1. SPARC REVIEW AND USE PERMIT FOR COSTCO WHOLESALE DEVELOPMENT; AND 2. SPARC REVIEW FOR REYNOLDS RANCH SHOPPING CENTER AND HOME DEPOT

PUBLISH DATE: SATURDAY, APRIL 24, 2010

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, APRIL 22, 2010

ORDERED BY: RANDI JOHL
CITY CLERK

JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at 2:30pm (time) on 4/22/10 (date) 2 (pages)
Phoned to confirm receipt of all pages at _____ (time) JMR _____ CF _____ MB (initials)



DECLARATION OF POSTING

**PUBLIC HEARING TO CONSIDER APPEALS OF BRANDT-HAWLEY LAW GROUP
ON BEHALF OF CHARLES AND MELISSA KATZAKIAN REGARDING THE
DECISION OF THE PLANNING COMMISSION TO APPROVE: 1. SPARC REVIEW
AND USE PERMIT FOR COSTCO WHOLESALE DEVELOPMENT; AND 2. SPARC
REVIEW FOR REYNOLDS RANCH SHOPPING CENTER AND HOME DEPOT**

On Friday, April 23, 2010, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider appeals of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian regarding the decision of the Planning Commission to approve: 1. SPARC review and Use Permit for Costco Wholesale Development; and 2. SPARC review for Reynolds Ranch Shopping Center and Home Depot (attached and marked as Exhibit A) was posted at the following locations:

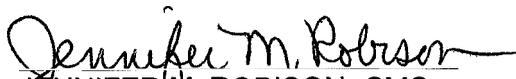
Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 23, 2010, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER APPEALS OF BRANDT-HAWLEY LAW GROUP ON BEHALF OF CHARLES AND MELISSA KATZAKIAN REGARDING THE DECISION OF THE PLANNING COMMISSION TO APPROVE: 1. SPARC REVIEW AND USE PERMIT FOR COSTCO WHOLESALE DEVELOPMENT; AND 2. SPARC REVIEW FOR REYNOLDS RANCH SHOPPING CENTER AND HOME DEPOT

On Friday, April 23, 2010, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider appeals of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian regarding the decision of the Planning Commission to approve: 1. SPARC review and Use Permit for Costco Wholesale Development; and 2. SPARC review for Reynolds Ranch Shopping Center and Home Depot, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

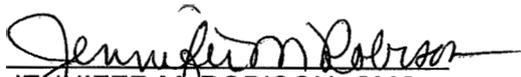
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 23, 2010, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 5, 2010

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 5, 2010**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) **Appeals of Brandt-Hawley Law Group on Behalf of Charles and Melissa Katzakian Regarding the Decision of the Planning Commission to Approve:**
1. **SPARC Review and Use Permit for Costco Wholesale Development; and**
 2. **SPARC Review for Reynolds Ranch Shopping Center and Home Depot**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: April 21, 2010

Approved as to form:

D. Stephen Schwabauer
City Attorney

OWNER	ADDRESS	CITY	STATE	ZIP
KATZAKIAN, CHARLES S & MELISSA	PO BOX 2484	LODI	CA	95241
ROBERT L & C W REYNOLDS FAM LL	23290 N PEARL RD	ACAMPO	CA	95220
SKINNER RANCH HOLDINGS LP	1420 S MILLS AVE SUITE	LODI	CA	95242
SOUTH RIVER RANCH LLC	4920 E HOGAN LN	LODI	CA	95240
ROBERT & CAROLYN REYNOLDS ETAL	PO BOX 725	WOODBIDGE	CA	95258
MILLER, DONALD W & NANCY C TR	4071 E HARNEY LN	LODI	CA	95240
LOGAN, WENDELL & DORATHEA	311 E HARNEY LN	LODI	CA	95242
THAYER, WALTER A & JOANNE M TR	325 E HARNEY LN	LODI	CA	95240
MILLER, DONALD W & NANCY C TR	349 E HARNEY LN	LODI	CA	95240
MILLER, DONALD W & NANCY C TR	349 E HARNEY LN	LODI	CA	95240
CHUGHTAI, AFTAB & FARHAT ETAL	12350 DEL AMO BLVD APT 1610	LAKESWOOD	CA	90715
WARREN, FRANK L & MAXINE	308 DRIFTWOOD DR	LODI	CA	95240
BUSTILLOS, ANDREW L & STACEY	314 DRIFTWOOD DR	LODI	CA	95240
HABER, BONIFACIO A JR & RIZALI	PO BOX 51525	PALO ALTO	CA	94303
KUMARI, VIJAY & SARITA	PO BOX 18085	SAN JOSE	CA	95158
SINGH, KASHMIR ETAL	2513 MERCATO LN	LODI	CA	95240
GAWEL, JASON & KIMBERLY	PO BOX 411	SEASIDE	CA	93955
AIELLO, KEN & JENNIFER	2506 MARANO LN	LODI	CA	95240
TROXCLAIR, CRAIG & ELIZABETH	2512 MARANO LN	LODI	CA	95240
LOPEZ, ROBERTO & GUADALUPE	2511 MARANO LN	LODI	CA	95240
MENDOZA, ELVIS O	2505 MARANO LN	LODI	CA	95240
BARAZON, LITA V	2504 VALLINI LN	LODI	CA	95240
ELECTRONIC MORTGAGE SERVICING	2756 E BIDWELL ST STE 300	FOLSOM	CA	95630
HERRERA, JESUS RAMIREZ & MARIA	2509 VALLINI LN	LODI	CA	95240
TROXCLAIR, CRAIG & ELIZABETH	2512 MARANO LN	LODI	CA	95240
MEZA, JOSEFINA ETAL	437 PORTA ROSSA WAY	LODI	CA	95240
EIGHT DIGITS LLC	6777 EMBARCADERO DR #3	STOCKTON	CA	95219
GAMA, JOSE	2450 MONTEBELLO WAY	LODI	CA	95240
WILSON, GERMAYNE ETAL	2458 MONTEBELLO WAY	LODI	CA	95240
YOUNG, GARVIN & STEPHANIE	1824 VICTORIA DR	LODI	CA	95242
KERLIN, DELRAY & CYNTHIA J G	1808 AUTUMN WAY	LODI	CA	95242
KHAN, JOHER M	1112 RIVERGATE DR	LODI	CA	95240
ROMAN CATHOLIC WELFARE CORP ST	1105 N LINCOLN ST	STOCKTON	CA	95203
DELTA PACKING COMPANY PTP	6021 E KETTLEMAN LN	LODI	CA	95240
FELKINS, JEANETTE L TR	23480 N DEVRIES RD	LODI	CA	95242

	Company	FirstName	LastName	Address1	City	State	PostalCode	Minutes
1.		Keith	Sellesteth	2350 St. Anton Drive	Lodi	CA	95242	
2.		Senator Dave	Cogdill	1308 W. Main St., Suite C	Ripon	CA	95366	
3.		Anne M.	Cerney	900 W. Vine Street	Lodi	CA	95240	
4.		Ernest	Golladay	1924 Edgewood Dr.	Lodi	CA	95242-2305	
5.		Bertha	Castro	2912 Fernwood Dr.	Lodi	CA	95242	
6.	Baumbach & Piazza, Inc.	Steve	Pechin	323 W. Elm Street	Lodi	CA	95240	
7.	CalTrans, District 10	Attn: IGR	Planning	P.O. Box 2048	Stock ton	CA	95201	
8.	Coldani Realtors	Leonard	Bull	1806 W. Kettleman Lane	Lodi	CA	95242	X
9.	Lew- Garcia- Davis	Mr. Gary S.	Davis	P.O. Box 1033	Ceres	CA	95307-1033	
10.	Lodi District Chamber of Commerce			24 S. School St.	Lodi	CA	95240	X
11.	Lodi Improveme nt Committee			P.O. Box 3006	Lodi	CA	95241	
12.	Lodi Unified School District	Attn: Art	Hand Jr.	1305 E. Vine Street	Lodi	CA	95240	X
13.	San Joaquin county Assessor's Office	Attn: Debbie	Garretson	24 S. Hunter Street, Room 303	Stock ton	CA	95202	
14.	S. J. county Planning Depart.			1810 E. Hazelton Avenue	Stock ton	CA	95205	X
15.	Teichert Constructi on	Terry	Miles	PO Box 1118	Stock ton	CA	95201	
16.	Western Real Estate News			500 S. Airport Blvd.	south San Franc	CA	94080-9881	

	Company	FirstName	LastName	Address1	City	State	PostalCode	Minutes
					isco			

Kari Chadwick - Sent e-Notification

Distribution List Name: Reynolds Ranch project

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Janna Scott	jannascott@yahoo.com
Mark Hogenhout	Mhogenhout@colliersparrish.com
Melissa Katakian	chaskat@sbcglobal.net
Paula Fernandez	PJF@lodi.gov
Wally Sandelin	wsandelin@lodi.gov

Kari Chadwick - Sent e-Notification

Distribution List Name: Planning Commission

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Randy Heinitz	dhntzrdy@sbcglobal.net
Steven Hennecke	shenecke@pacbell.net
Tim Mattheis -Work	TM@wmbarchitects.com
Timothy Mattheis	tkmhome@sbcglobal.net

Kari Chadwick - sent e-Notification

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Ted Deehr	tdeehr@surewest.net
Terri Lovell	tlovell@lodi.gov
Wes Reed	wreed@mve.net

Kari Chadwick - sent e-Notification

Distribution List Name: SPARC Members

Members:

Keith Sellese
Mitchell Slater
Reyes Jaramillo
Roger Stafford

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mslater@lodi.usd.net
ray-pridelands@yahoo.com
staf4ds@comcast.net