

P**PLANNING
APPLICATION**

COMMUNITY DEVELOPMENT DEPARTMENT • PLANNING DIVISION • 345 N. EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8266

www.stocktongov.com/planningpermits**APPLICATION REQUEST**

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Exception, Waiver, Interpretation | <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Specific Plan/Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Appeal to Planning Commission | <input type="checkbox"/> Land Development Permit | <input type="checkbox"/> Temporary Activity Permit |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Large-Family Child Care Home | <input type="checkbox"/> Tentative Map/Tentative Parcel Map |
| <input type="checkbox"/> Child Care Center | <input type="checkbox"/> Master Development Plan/Amendment | <input type="checkbox"/> Tentative Map Vesting |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Density Bonus | <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Use Permit |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Precise Road Plan/Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Rezone / Prezone | <input type="checkbox"/> Zoning Compliance Letter |
| <input type="checkbox"/> Development Code Amendment | <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other _____ |

PROPERTY LOCATIONAddress: 1203 N. Grant (University Park Campus)

Zoning District: _____ Assessor's Parcel No.: _____ Historic Landmark (?): _____

STATEMENT OF INTENT / PROJECT DESCRIPTION

(Provide a detailed description of the project below or on a separate attachment.)

Rehabilitation of and existing vacant building to house corporate offices on th University Park Campus.**APPLICANT**Name: WMB Architects/ Tom Bowe E-mail: tb@wmbarchitects.comAddress: 5757 Pacific Avenue Suite 226 Phone 1: (209) 507-8218City: Stockton State: CA Zip: 95207 Phone 2: (209) 944-9110**PROPERTY OWNER (if different than Applicant)**Name: Grupe Commercial Company E-mail: dkeyser@grupe.comAddress: 3255 W. March Lane Phone 1: (209) 473-6201City: Stockton State: CA Zip: 95219 Phone 2: _____**OFFICE USE ONLY****HABITAT PLAN**

- _____ Not subject to
_____ May be subject to

**AIRPORT LAND
USE COMMISSION**

- Review required?
YES NO

**REGIONAL CONGESTION
MANAGEMENT PROGRAM**

- Review required?
YES NO

Date Rec'd: _____

Processed by: _____

P# 18-0505

P

PLANNING APPLICATION



CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

INDEMNIFICATION NOTICE

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: Stockton, CA Dated: 7-5-18
(City/State)

Thomas Bowe/WMB Architects 7-5-18
 Applicant's Name Date

Grupe Commercial Company 7/5/18
 Property Owner's / Real Party in Interest* Date

Applicant's Signature

Property Owner's / Real Party in Interest's Signature

President/WMB Architects
 Applicant Title

SW
 Property Owner's Title

Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.



WMB ARCHITECTS

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2000 L Street Suite 125
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t 916 . 254 . 5546

July 9, 2018

City of Stockton
Community Development Department
Planning Division
345 N. El Dorado Street
Stockton, CA 95202

SUBJECT: Design Review/ Site Plan Review Application
1203 N. Grant Street
University Park Campus

To Whom it May Concern:

On behalf of our client, Grupe Commercial Company, we are submitting a Design and Site Plan Review Application for the proposed rehabilitation of the building located at 1203 N. Grant Street on the University Park Campus. The intent of this rehabilitation project is to bring new life to a building that has sat vacant since the closing of the Stockton Development Center.

Although the building is not a designated landmark, nor does it sit with a designated Historic District, it is still considered as a potential contributor to a potential Historic District. Therefore, the proposed rehabilitation has taken into consideration the Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings.

We feel the proposed modifications to the exterior of the building are following those standards while allowing improvements to the buildings functionality, accessibility and sustainability thus ensuring the use of this structure.

Sincerely,

Tom Bove
Principal/ WMB Architects

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Vonnie Erb Library - Building 054*

P1. Other Identifier: *Stockton Developmental Center - Vonnie Erb Library - Building 054*

P2. Location: Not for Publication Unrestricted a. County *San Joaquin*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Stockton* Zip *95202*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *139-210-04*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building is similar in style to the Curved Needle building and is located on the west side of N. Grant Street. On the north side of the roof, at the gable end, there is a stucco-clad chimney crowned with terra cotta chimney pots. The building is clad with stucco. Large multi-paned windows create a symmetrical fenestration system. The main entrance is at the southern side of the building. The entrance is recessed into the building with large concrete blocks surrounding the opening. Above the entrance is a large multi-paned awning window with geometric plaster work. Several of the first floor windows are covered with awnings. The building is rectangular in plan with 6,120 square feet and appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) *HP41 - Hospital*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
North

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
Constructed 1929.

P7. Owner and Address
*State of California
c/o Trustees of California State
University
400 Golden Shore*

P8. Recorded by: (Name, affiliation, and address)
*Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: *3/26/99*

P10. Survey Type: (Describe)
Limited Survey Area

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Stockton Developmental Center Site Cultural Resources Inventory

- Attachments
- NONE
 - Continuation Sheet
 - District Record
 - Rock Art Record
 - Other: (List)
 - Location Map
 - Building, Structure, and Object Record
 - Linear Feature Record
 - Artifact Record
 - Sketch Map
 - Archaeological Record
 - Milling Station Record
 - Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Vonnie Erb Library - Building 054*

- B1. Historic Name: *Woman's Occupational Therapy / Industrial Building*
- B2. Common Name: *Vonnie Erb Library - Building 054*
- B3. Original Use: *Women's Occupational Therapy*
- B4. Present Use: *Unknown*
- B5. Architectural Style: *Tudor*

B6. Construction History: (Construction date, alterations, and date of alterations)
This building was constructed in 1929.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____
B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: Theme: *Mental Illness* Area: *Stockton*

Period of Significance: *1929* Property Type: *Hospital* Applicable Criteria: *A*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This building was constructed in 1929 for occupational therapy purposes. The structure does not appear to have any alterations or additions. The men's and women's occupational therapy buildings represent two of the most intact resources at the site. This is one of many Tudor Revival Style buildings on the site.

This resource appears eligible for the National Register as a contributor to the Old Stockton Insane Asylum Historic District. The historic district meets National Register Criterion A: resources that are associated with events that have made a significant contribution to the broad patterns of history. In the case of this historic district, the resources are related to the development of the oldest mental facility in California and the first facility of its type developed west of the Mississippi River. The resources within the district are aesthetically linked in plan, as well as physical level and date from the 1870s through the 1950s. The district is significant at the national, state and local level and has maintained its integrity even though some resources have been demolished and others altered. The district has retained its ability to convey its significance through the resources present.

*This resource also appears eligible as a contributor to a California Register eligible historic district under California Register Criterion 1: resources associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
(See Continuation sheet)*

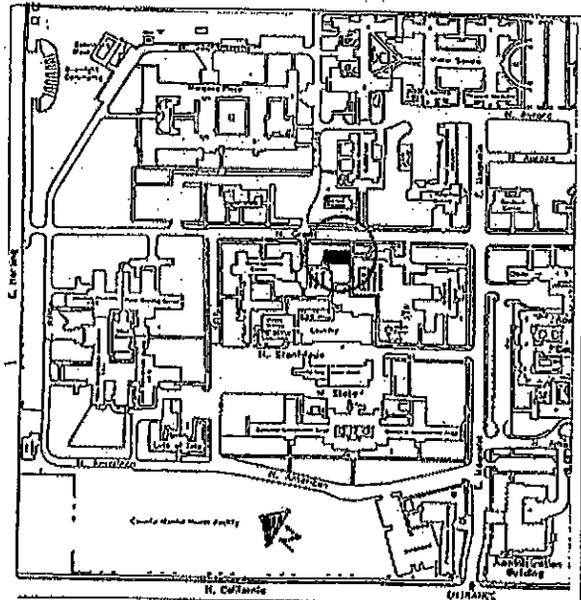
B11. Additional Resource Attributes: (List attributes and codes) *HP41 - Hospital*

B12. References:
See bibliography for report entitled Stockton Developmental Center Site Cultural Resources Inventory by Architectural Resources Group.

B13. Remarks:

B14. Evaluator: *Architectural Resources Group*
Date of Evaluation: *3/26/99*

(This space reserved for official comments.)



Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/ Action	Findings/ Significance After Mitigation	Approving Staff/ Completion Date
<p>Impact 4.3-3: The exterior renovation, remodel of buildings, or tenant improvement work could require the alteration of structures that contribute to a California Register-eligible historic district.</p>						
SOCD	Director	Prior to remodel, renovation, or tenant improvements	<p>4.3-3</p> <p>(a) For those buildings considered as a contributor to the Historic District, plans detailing each building's renovation, remodel or alteration shall be submitted to the City of Stockton, the Cultural Heritage Board, and the State Historic Preservation Office (SHPO). Prior to remodel, renovation or tenant improvements, the City shall ensure that any exterior renovation, remodel or tenant improvement work conforms to the recommended approaches set forth in the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" or "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures." Any alterations on a building designated as a contributor to the historic district shall be submitted to SHPO. SHPO shall have 30 days to review and comment. The City shall require the Project to make revisions consistent with SHPO comments before approving the issuance of a building permit and/or Certificate of Appropriateness.</p> <p>(b)</p>	Written evidence; implement measure	1, LS Rationale: DEIR Pages 4.3-12 - 4.3-13	
<p>Impact 4.3-4: The construction of new buildings on the Proposed Project site could degrade the historic context of a historic district eligible as a California Register of Historic Places.</p>						
SOCD	Director	Prior to issuance of building permit	<p>4.3-4</p> <p>(a) Prior to issuance of a building permit, building plans for the exteriors of all new buildings shall be submitted to the State Historic Preservation Office (SHPO) to ensure that new construction blends with the architectural character of the existing historic buildings as well as the elements in the setting and landscape that contribute to the historic character of the site.</p> <p>(b) Any alterations on a building designated as a contributor to the historic district shall be submitted to SHPO. SHPO shall have 30 days to review and comment. The City shall require the Project to make revisions consistent with SHPO comments before approving the issuance of a building permit and/or Certificate of Appropriateness.</p>	Written evidence; implement mitigation measure	1, LS Rationale: DEIR Pages 4.3-13 - 4.3-14	

Building Rehabilitation

APN: 139-21-008

1203 N. Grant St.
Stockton, California 95202

**BUILDING
REHABILITATION**
1203 N. Grant Street
Stockton, CA 95202

LIST OF SHEETS

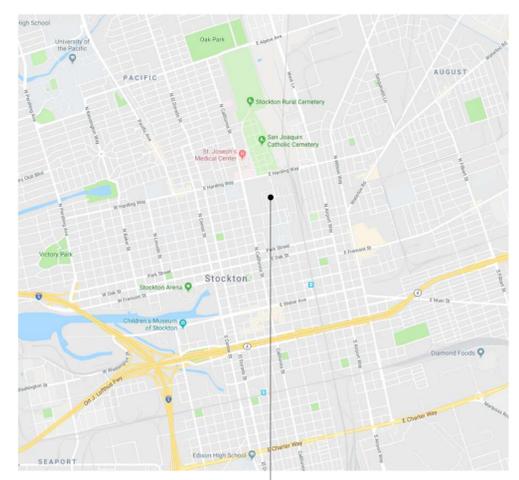
- DR1 TITLE SHEET
- DR2 SITE PLAN
- DR3 FLOOR PLAN
- DR4 EXISTING ELEVATIONS
- DR5 COLORED ELEVATIONS
- DR6 CONTEXT IMAGES

OWNER INFORMATION

OWNER
WMB ARCHITECTS
5757 PACIFIC AVENUE SUITE 226
STOCKTON, CA 95207
(209) 944-9110
FAX: (209) 944-5711
EMAIL: tb@wmbarchitects.com
CONTACT: TOM BOWE

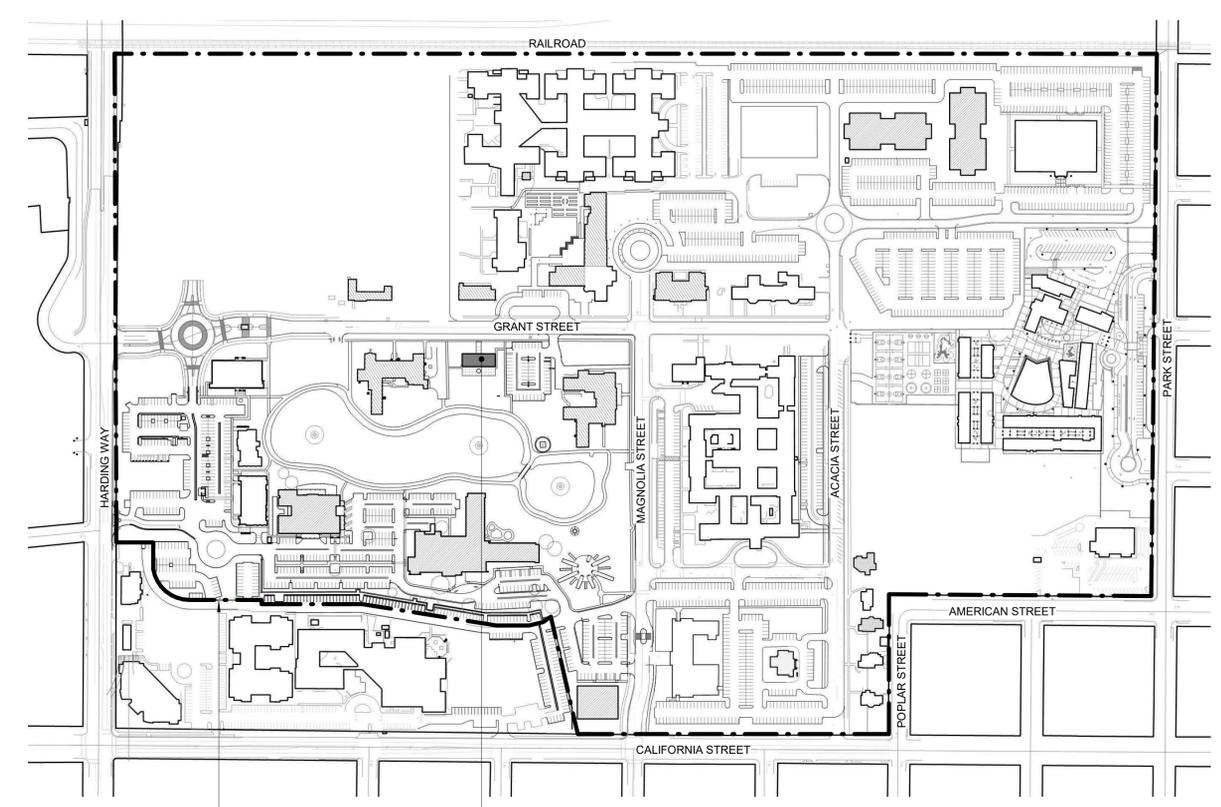
TENANT
GRUPE COMMERCIAL PROPERTY
3255 W. MARCH LANE
STOCKTON, CA. 95219
(209) 473-6201
dkeyser@grupe.com
CONTACT: DAN KEYSER

VICINITY MAP



PROJECT
LOCATION

CAMPUS MAP



PROPERTY
LINE

PROJECT
LOCATION

TITLE SHEET

07.11.18 DESIGN REVIEW

PUBLISH HISTORY:

DATE	REVISION
1 00.00.00	-

WMB PROJECT:
17-074

DR1



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BUILDING REHABILITATION
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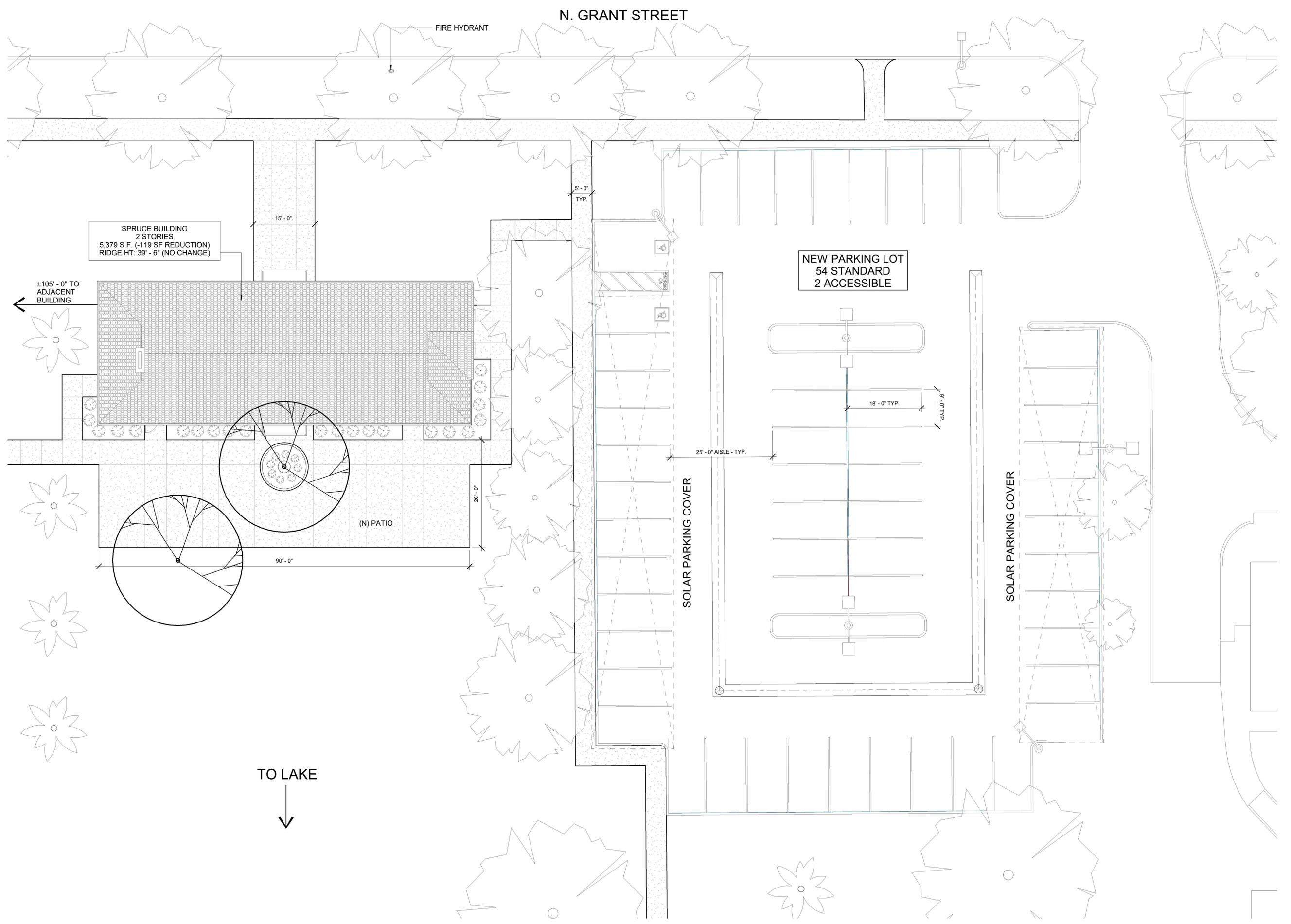
SITE PLAN

07.11.18 DESIGN REVIEW

PUBLISH HISTORY:
DATE REVISION
1 00.00.00 -

WMB PROJECT:
17-074

DR2



SITE PLAN
SCALE: 1" = 10'-0"



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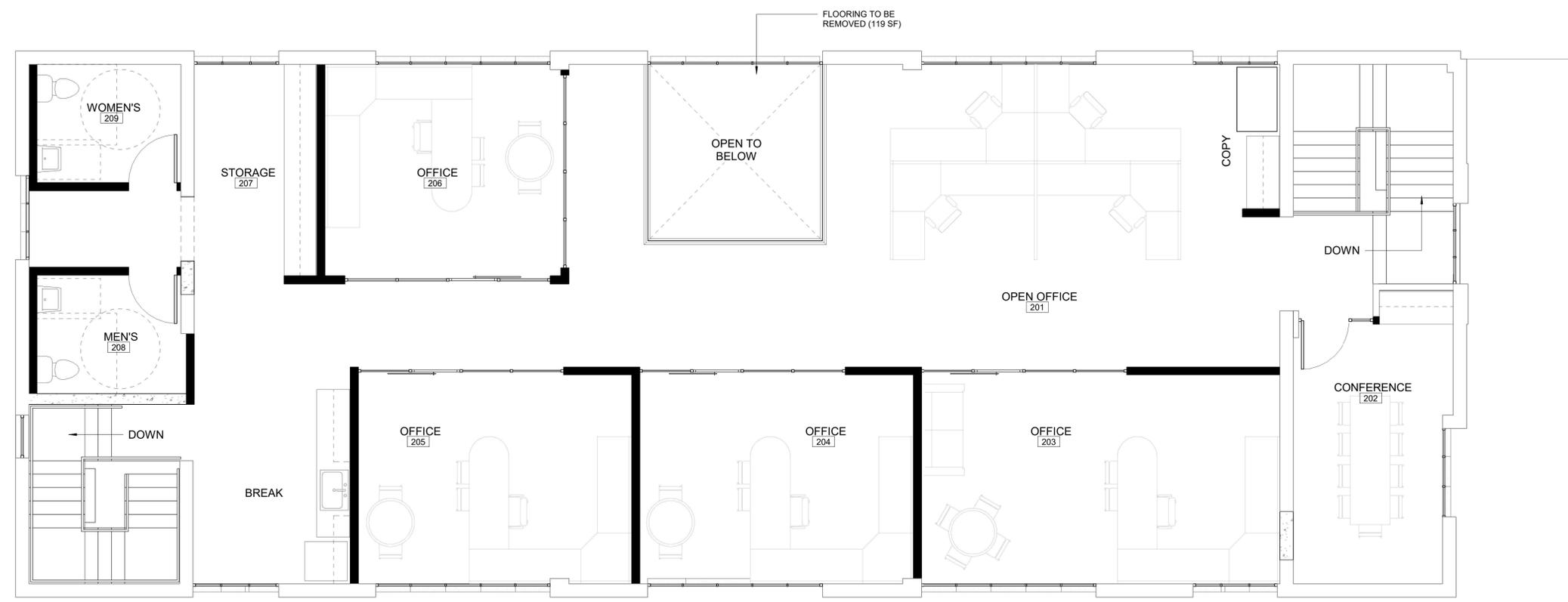
FLOOR PLAN

07.11.18 DESIGN REVIEW

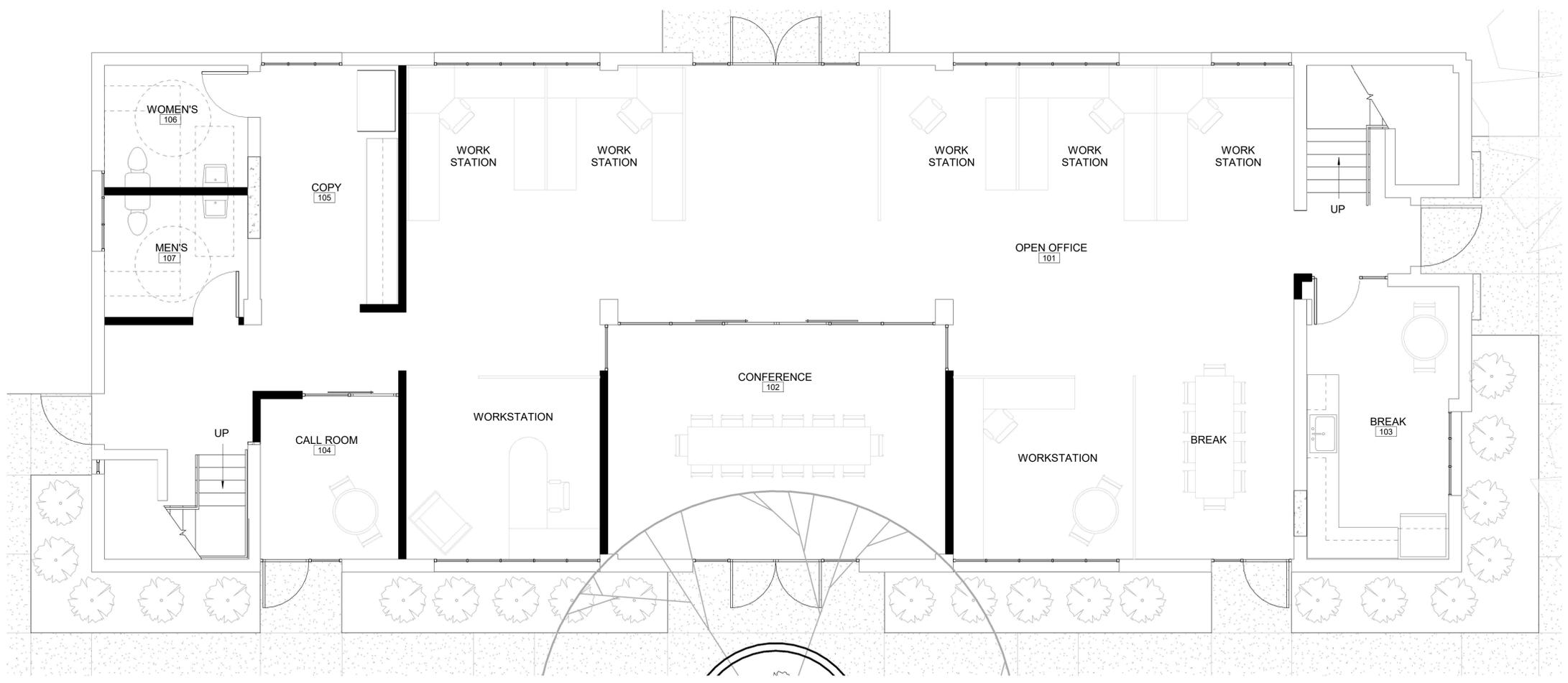
PUBLISH HISTORY:
DATE REVISION
1 00.00.00 -

WMB PROJECT:
17-074

DR3



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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**BUILDING
REHABILITATION**
1203 N. Grant Street
Stockton, CA 95202

EXISTING ELEVATIONS

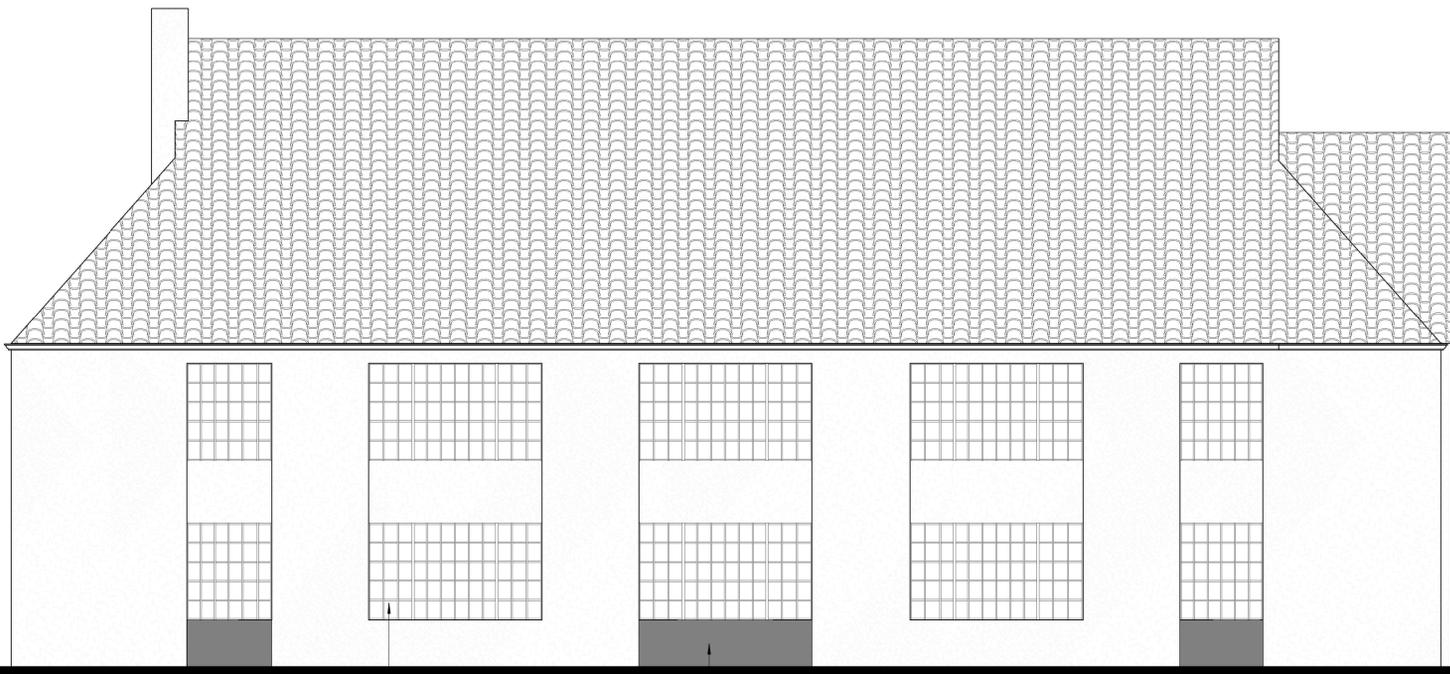
07.11.18 DESIGN REVIEW

PUBLISH HISTORY:

DATE	REVISION
1 00.00.00	-

WMB PROJECT:
17-074

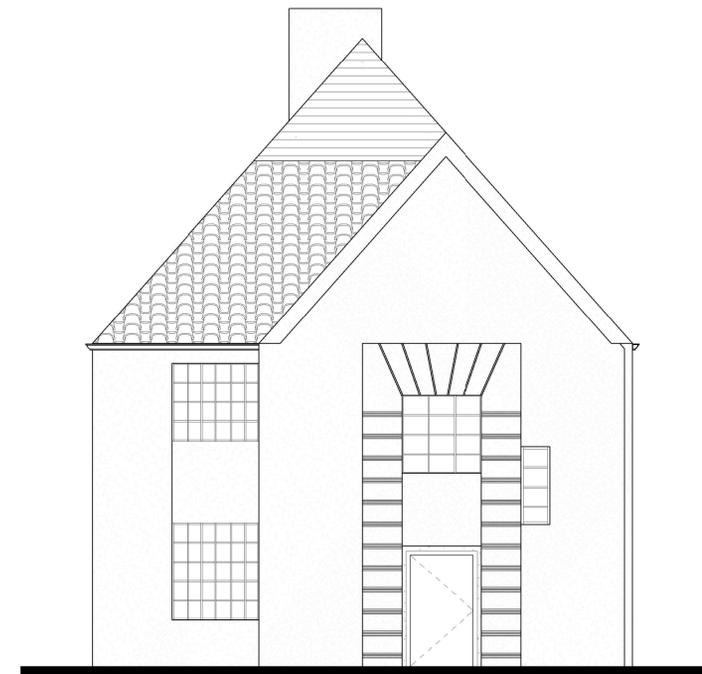
DR4



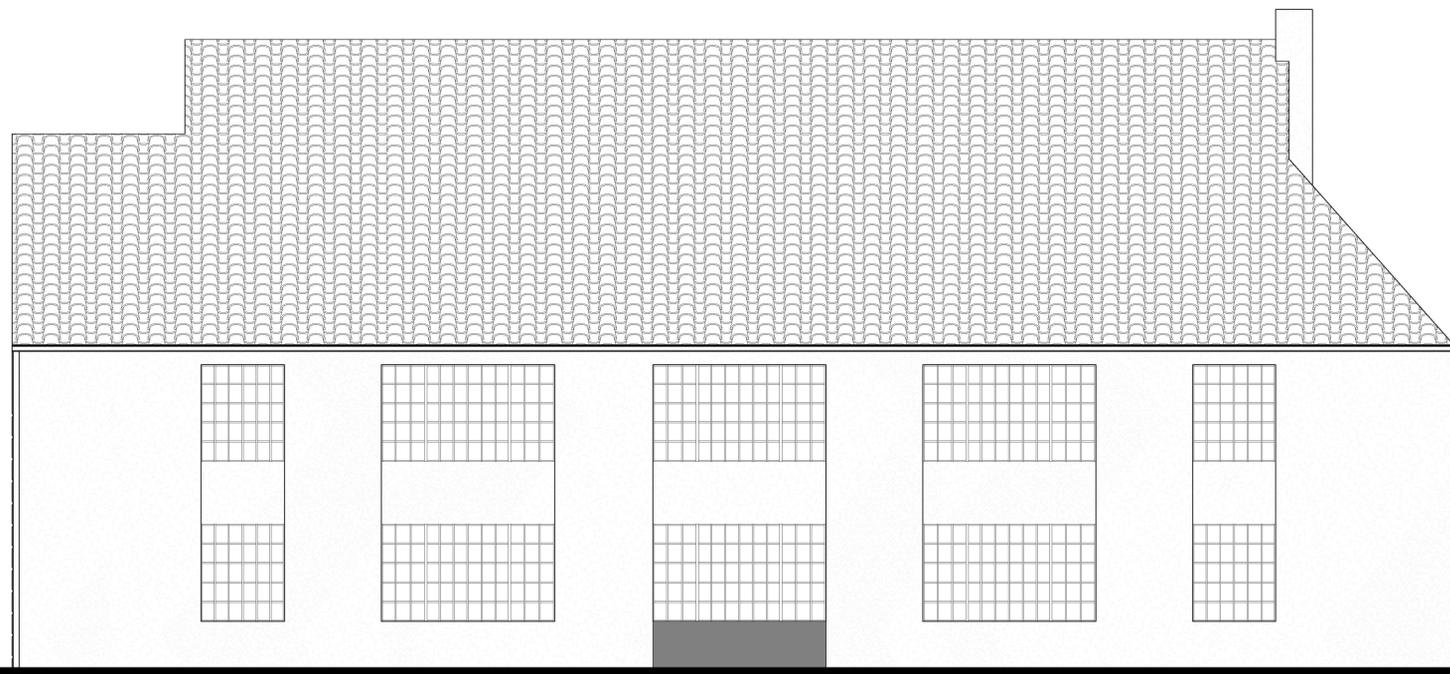
REMOVE ALL (E)
WINDOWS AND
DOORS - TYP.

REMOVE WALL AS
INDICATED WITH
POCHE - TYP.

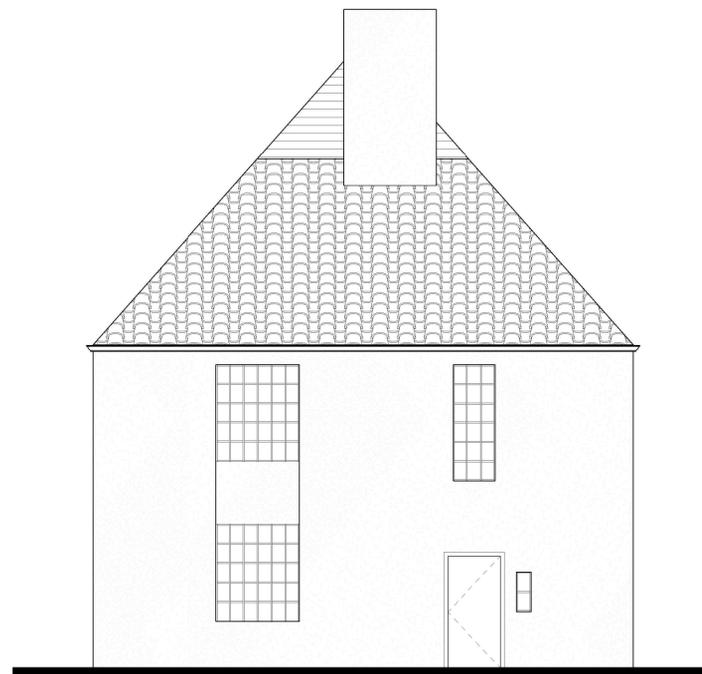
WEST
SCALE: 3/16" = 1'-0"
NOTES TYPICAL ALL ELEVATIONS



SOUTH
SCALE: 3/16" = 1'-0"



EAST
SCALE: 3/16" = 1'-0"



NORTH
SCALE: 3/16" = 1'-0"



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BUILDING REHABILITATION
1203 N. Grant Street
Stockton, CA 95202

COLORED ELEVATIONS

07.11.18 DESIGN REVIEW

PUBLISH HISTORY:

DATE	REVISION
1 00.00.00	-

WMB PROJECT:
17-074

DR5

COLORS AND MATERIALS

- PRIMARY PLASTER:
PAINT - KELLY MOORE;
ADOBE WHITE: HLS4201
- ACCENT PLASTER:
PAINT - KELLY MOORE;
ARTISAN TILE: HLS4230
- GUTTERS:
PAINT - KELLY MOORE;
BARWOOD: KMA72



WEST NOTES TYPICAL ALL ELEVATIONS
SCALE: 3/16" = 1'-0"

SOUTH
SCALE: 3/16" = 1'-0"



EAST
SCALE: 3/16" = 1'-0"

NORTH
SCALE: 3/16" = 1'-0"



1 CONTEXT PHOTO
SCALE : NOT TO SCALE



5 CONTEXT PHOTO
SCALE : NOT TO SCALE



9 CONTEXT PHOTO
SCALE : NOT TO SCALE



11 CONTEXT PHOTO
SCALE : NOT TO SCALE



2 CONTEXT PHOTO
SCALE : NOT TO SCALE



6 CONTEXT PHOTO
SCALE : NOT TO SCALE



10 CONTEXT PHOTO
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3 CONTEXT PHOTO
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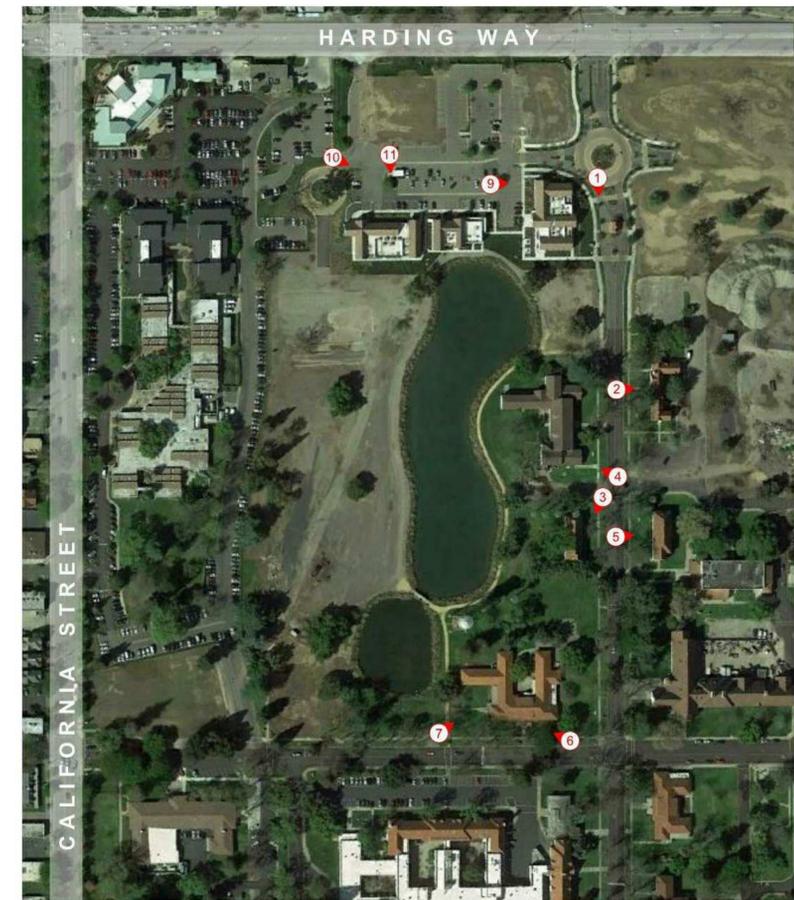
7 CONTEXT PHOTO
SCALE : NOT TO SCALE



4 CONTEXT PHOTO
SCALE : NOT TO SCALE



8 CONTEXT PHOTO
SCALE : NOT TO SCALE



CONTEXT PHOTO KEY MAP
SCALE : NOT TO SCALE