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September 15, 2023

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

SUBJECT: Design Review/ Site Plan Review Application
1204 N. Grant Street
University Park Campus

To Whom it May Concern:

On behalf of our client, Grupe Huber Company, we are submitting a Planning Application for Certificate of Appropriateness, Design Review, and Site Plan Review for the proposed rehabilitation of the building located at 1204 N. Grant Street on the University Park Campus. The intent of this rehabilitation project is to bring new life to a building that has been vacant since the closing of the Stockton Development Center.

Although the building is not a designated landmark, nor does it sit within 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.

There is precedent for this proposed rehabilitation. In 2018, the City of Stockton Planning Department, in conjunction with the Cultural Heritage Board, approved the same rehabilitation measures for 1203 N. Grant Street, a similar building in size, scale, and style, constructed across the street in the same (P18-0505).

We feel the proposed modifications to the exterior of the building are consistent with precedent, follow the necessary standards, and improve the building's functionality, accessibility and sustainability thus ensuring the use of this structure.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Harper', written in a cursive style.

Sam Harper
Project Architect
WMB Architects



WMB
ARCHITECTS

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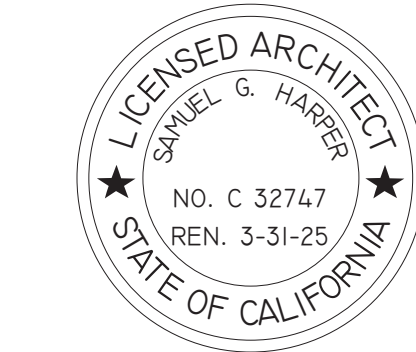
Pine Center Exterior Renovation

1204 N. Grant Street
Stockton, California 95202

APN: 13921008

PINE CENTER
EXTERIOR
RENOVATION
1204 N. Grant Street
Stockton, CA 95202

WMB Project No. 23-062



TITLE SHEET

DR1

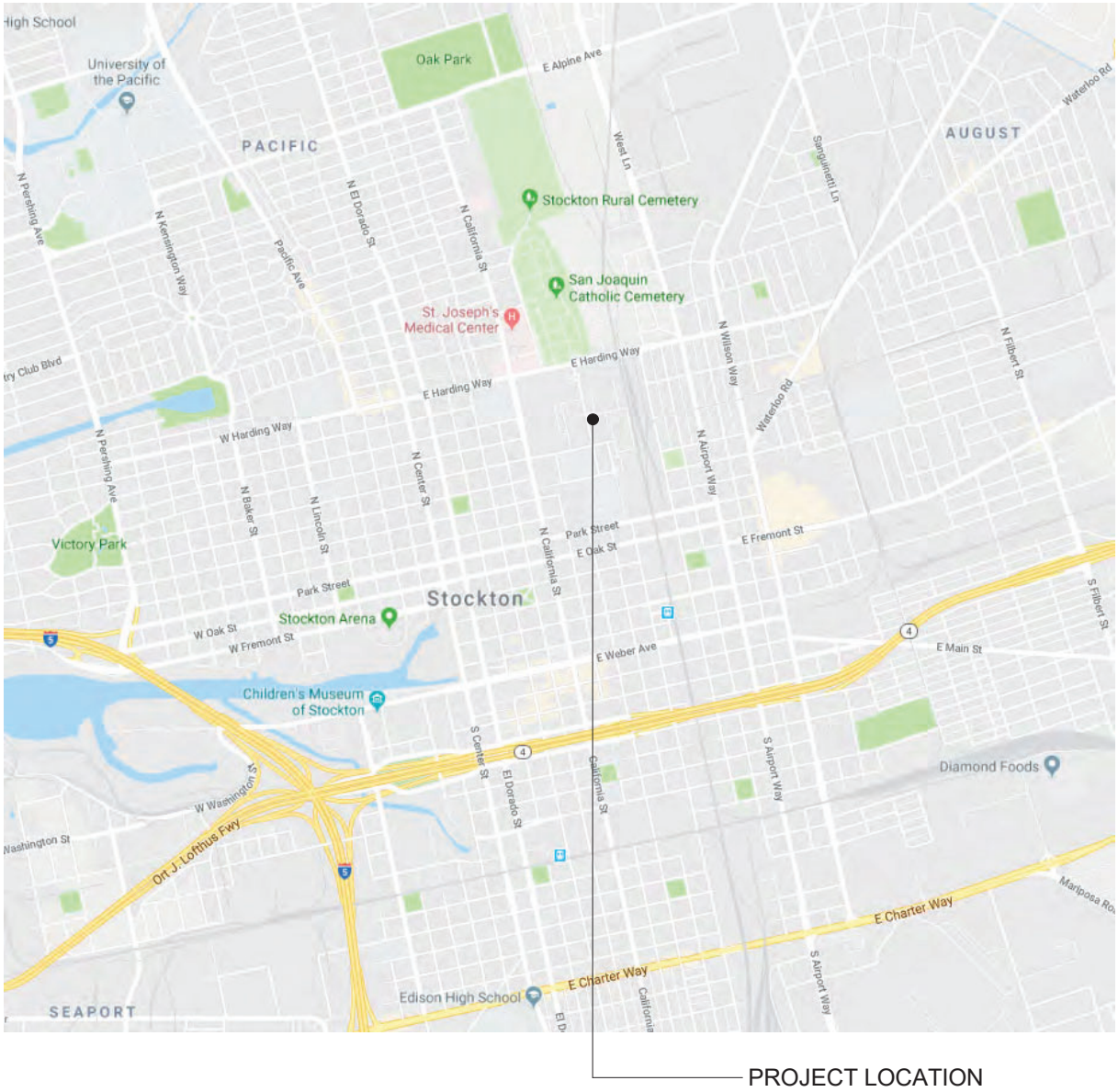
LIST OF SHEETS

- DR1 TITLE SHEET
- DR2 SITE PLAN
- DR3 EXISTING ELEVATIONS
- DR4 IMPROVEMENT EXTERIOR ELEVATIONS
- DR5 EXTERIOR ELEVATIONS RENDERS
- DR6 EXISTING BUILDING IMAGES
- DR7 CONTEXT IMAGES

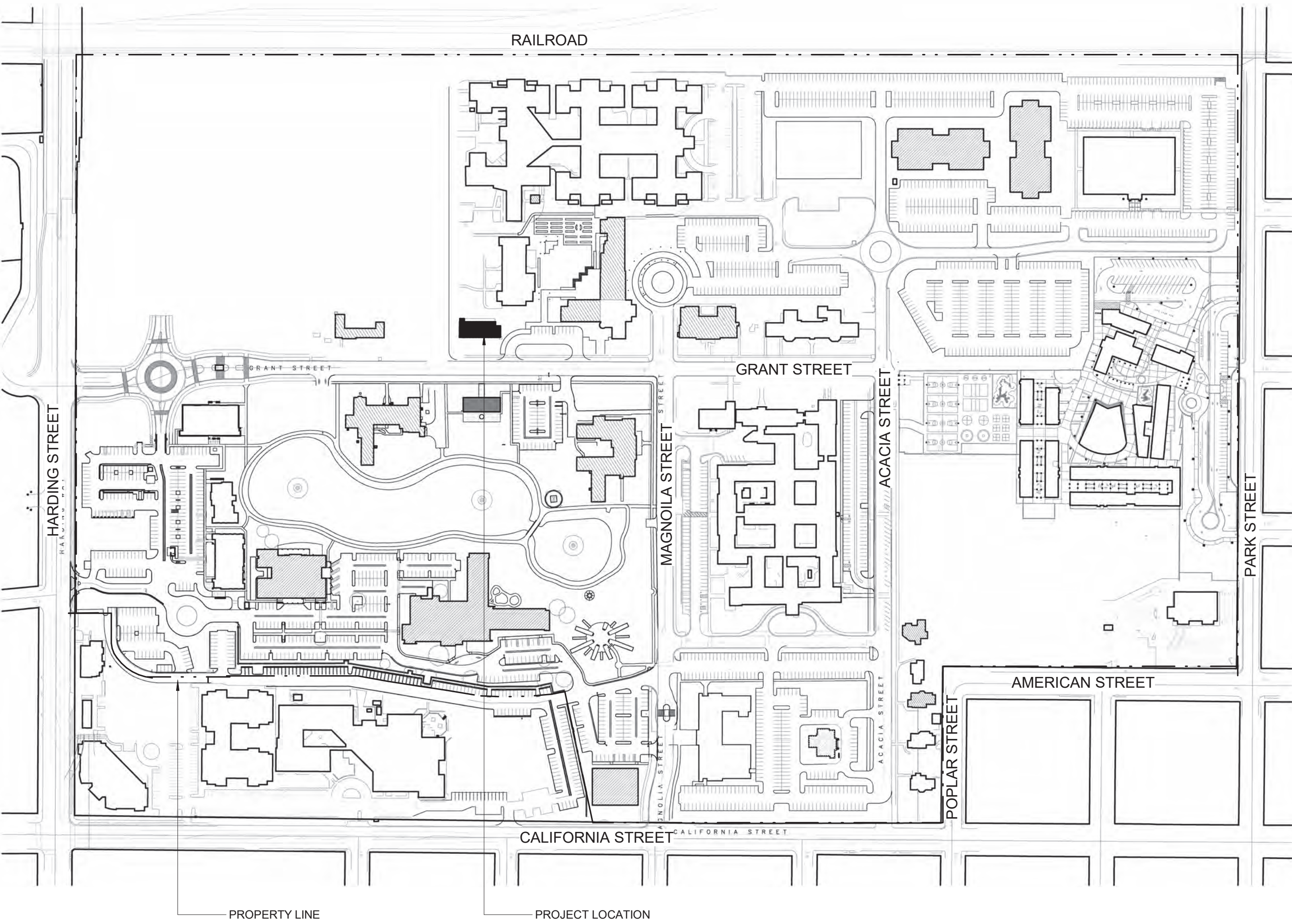
OWNER INFORMATION

OWNER
GRUPE COMMERCIAL COMPANY
3255 W. MARCH LANE, SUITE 400
STOCKTON, CA 95219
(877) 984-7873
CONTACT: KEVIN HUBER

VICINITY MAP



CAMPUS MAP





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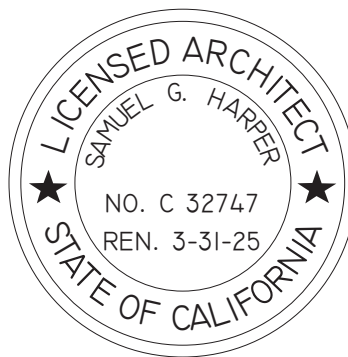
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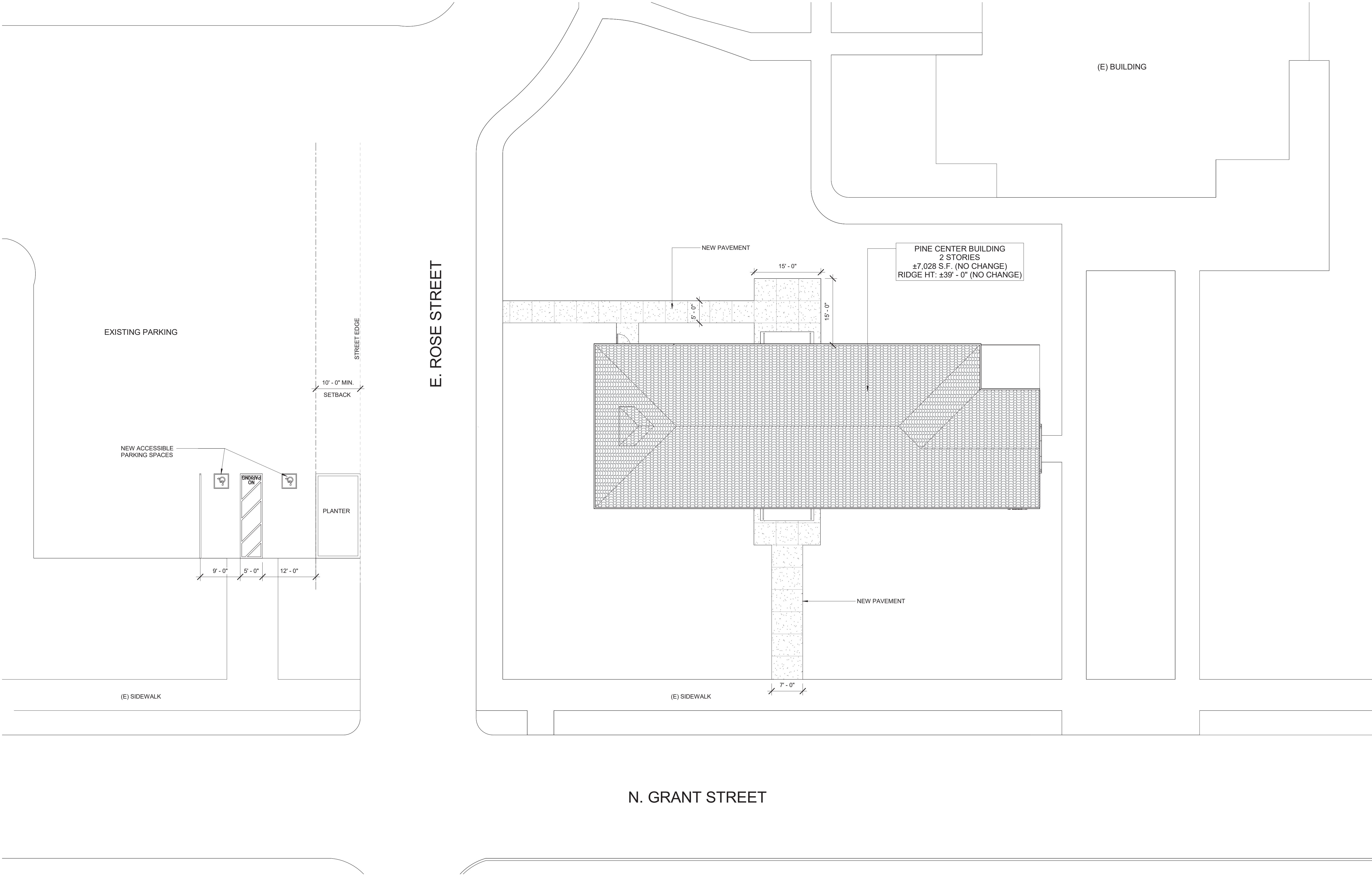
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SITE PLAN

DR2





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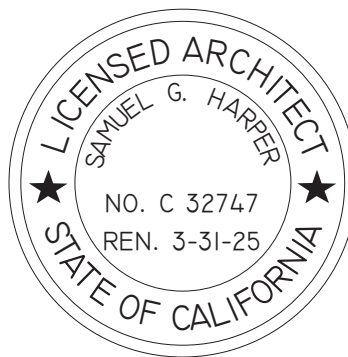
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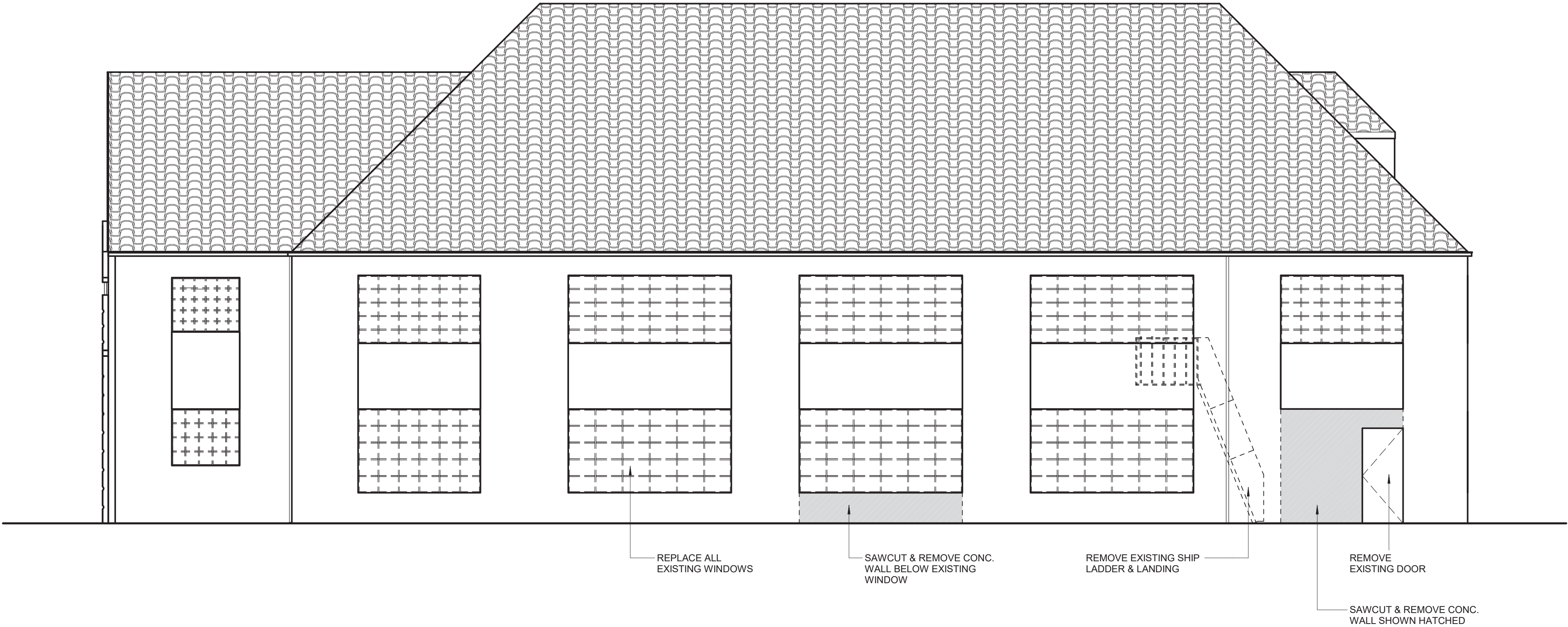
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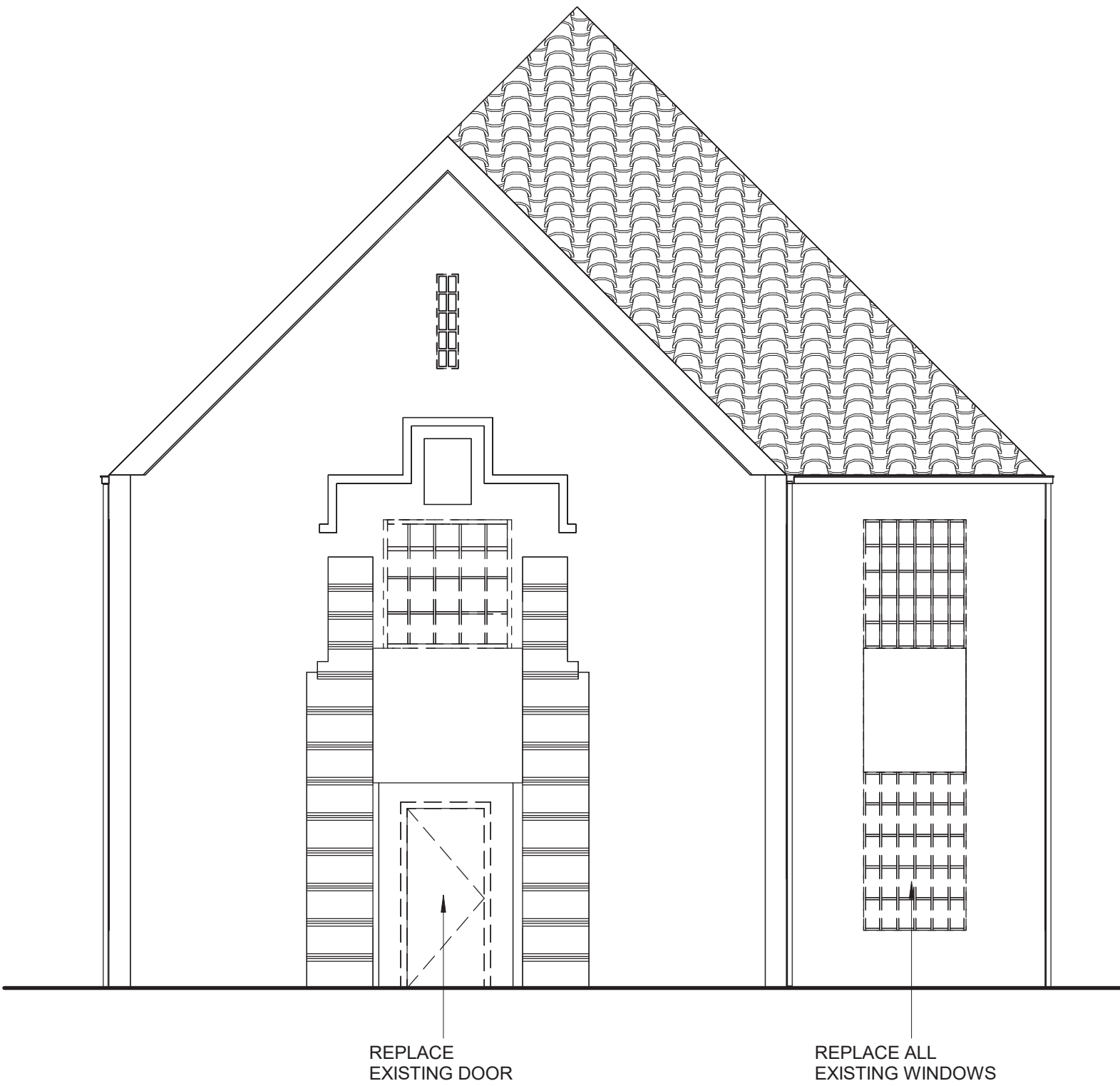


EXISTING ELEVATIONS

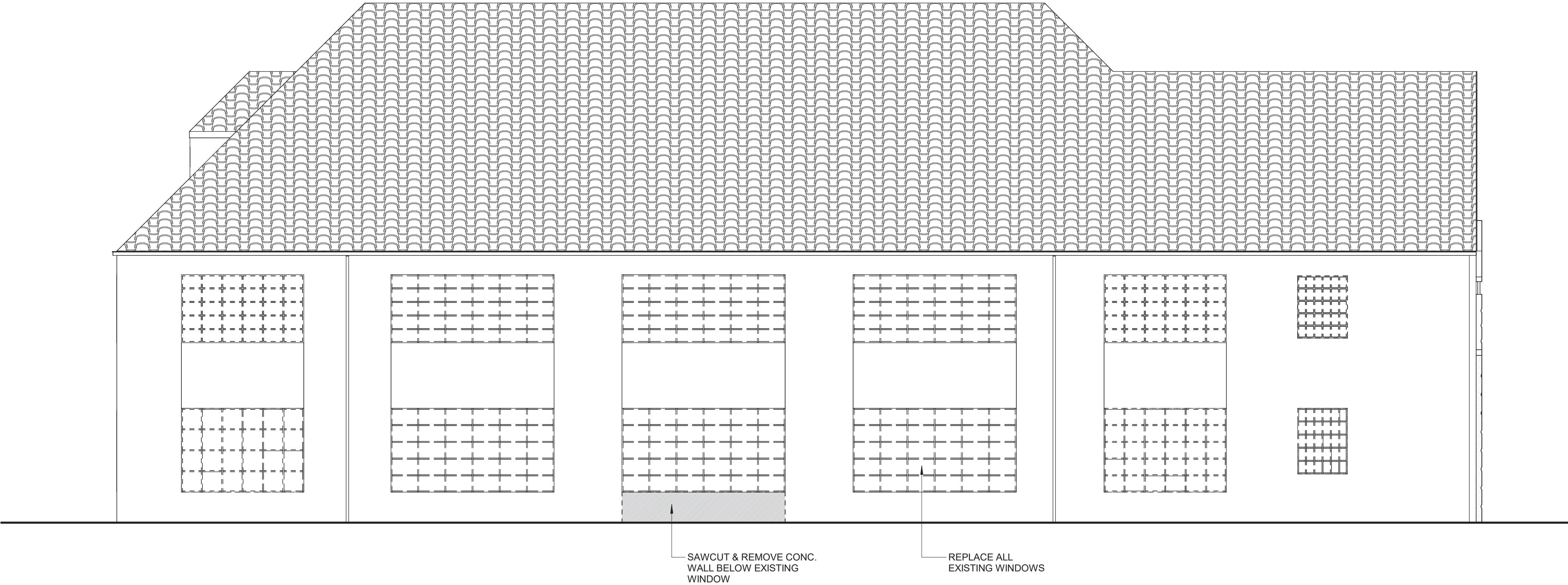
DR3



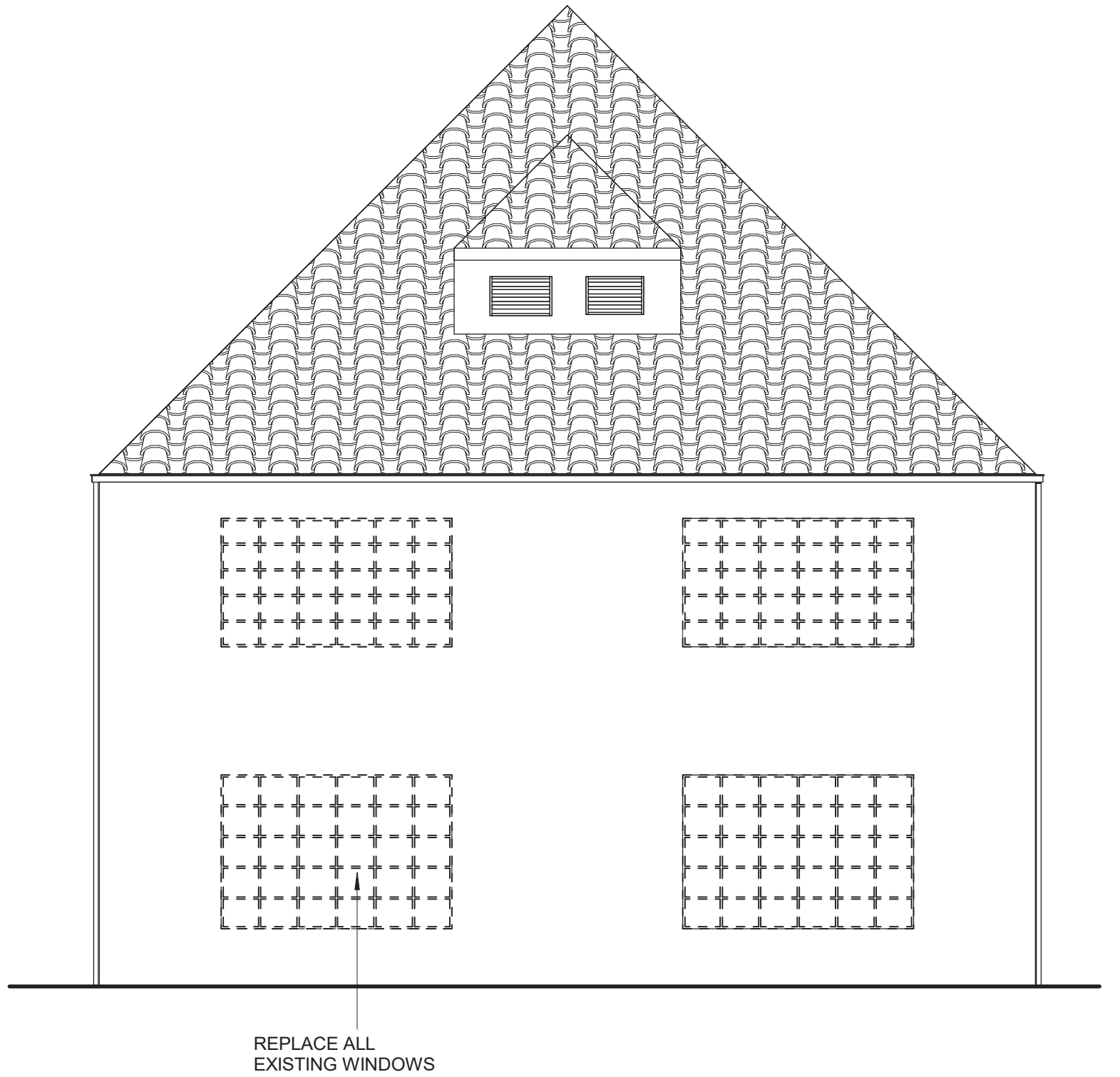
EAST ELEVATION - EXISTING / DEMO.
SCALE: 3/16" = 1'-0" NOTES TYPICAL ALL ELEVATIONS



SOUTH ELEVATION - EXISTING / DEMO.
SCALE: 3/16" = 1'-0"



WEST ELEVATION - EXISTING / DEMO.
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - EXISTING / DEMO.
SCALE: 3/16" = 1'-0"



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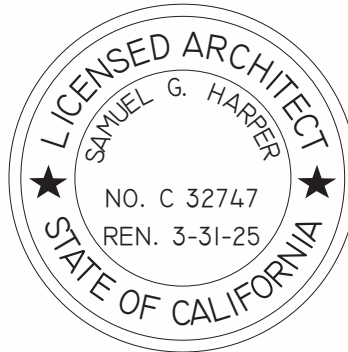
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IMPROVEMENT EXTERIOR
ELEVATIONS

DR4



EAST ELEVATION

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

NOTES TYPICAL ALL ELEVATIONS



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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



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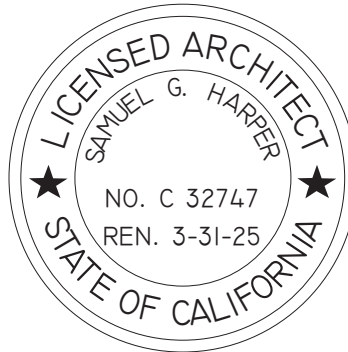
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EXTERIOR ELEVATIONS
RENDERS

DR5



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



5 EXISTING BUILDING
NOT TO SCALE



2 EXISTING BUILDING
NOT TO SCALE



1 EXISTING BUILDING
NOT TO SCALE



6 EXISTING BUILDING
NOT TO SCALE



3 EXISTING BUILDING
NOT TO SCALE



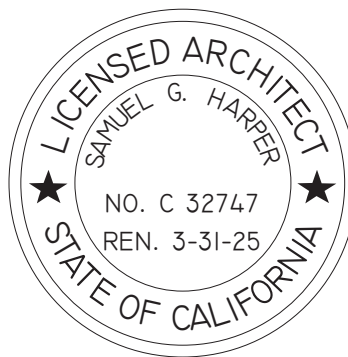
7 EXISTING BUILDING
NOT TO SCALE



4 EXISTING BUILDING
SCALE: 3/16" = 1'-0"



EXISTING BUILDING IMAGES KEY MAP





1 CONTEXT PHOTO
SCALE : NOT TO SCALE



2 CONTEXT PHOTO
SCALE : NOT TO SCALE



3 CONTEXT PHOTO
SCALE : NOT TO SCALE



4 CONTEXT PHOTO
SCALE : NOT TO SCALE



5 CONTEXT PHOTO
SCALE : NOT TO SCALE



6 CONTEXT PHOTO
SCALE : NOT TO SCALE



7 CONTEXT PHOTO
SCALE : NOT TO SCALE



8 CONTEXT PHOTO
SCALE : NOT TO SCALE



9 CONTEXT PHOTO
SCALE : NOT TO SCALE



10 CONTEXT PHOTO
SCALE : NOT TO SCALE



11 CONTEXT PHOTO
SCALE : NOT TO SCALE



12 CONTEXT PHOTO
SCALE : NOT TO SCALE



CONTEXT PHOTO KEY MAP
SCALE : NOT TO SCALE