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Agenda Date: 5/18/2016

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: EMILY HEDGE, PLANNER II - 259-8226
SUBJECT: Walkenhorst Warehouse Addition Use Permit Modification P15-00149

RECOMMENDATION

WALKENHORST WAREHOUSE ADDITION / WALKENHORST ET AL - USE PERMIT MODIFICATION P15-00149

CEQA Status: Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a major modification to an existing approximately 37,700 square foot warehouse building to allow the following: (a) construction of an approximately 24,700 square foot addition; (b) conversion of 2,800 square feet of the 4,700 square-foot mezzanine storage space in the existing warehouse building into office, conference room, restroom, and a utility room; (c) reduction in parking spaces from 131 to 98 spaces; (d) reconfiguration of the parking lot; (e) addition of 3 loading dock spaces; (f) additional landscaping; and (g) a change in the hours of operation from 6:00 a.m. - 7:00 p.m. to 5:00 a.m. – 7:00 p.m. The proposed project is located at 540 Technology Way, on the southwestern corner of Technology Way and Technology Court. The project is on a 3.49 acre parcel developed with an approximately 37,700 square foot warehouse building and parking lot. The property is within the Napa Valley Business Park Specific Plan Area and is zoned Industrial Park: Airport Compatibility (IP:AC); APN: 057-210-022.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve the major modification with the proposed conditions of approval.

Staff Contact: Emily Hedge, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: David Busby (707) 254-9820 or dbusby.bei@gmail.com

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission

1. Adopt the Subsequent Negative Declaration for the Walkenhorst Warehouse Addition based on Findings 1-6 of Exhibit A; and
2. Approve Use Permit Modification P15-00149 based on Findings 7-11 of Exhibit A and subject to the conditions of approval set forth in Exhibit B.

Discussion:

This project proposes a 24,700 square foot warehouse addition to the existing approximately 37,700 square foot warehouse building. The proposed addition is comprised of approximately 19,500 square feet of warehouse floor area, 2,000 square feet of office/restroom, and a 3,200 square foot mezzanine. The project also proposes to develop approximately 2,800 square feet of the 4,700 square foot mezzanine located in the existing warehouse building (approved under P10-00189-MOD). The proposed mezzanine development includes an office, conference room, restrooms, and a utility room. The remaining 1,900 square feet will continue to be open mezzanine space.

Proposed on-site improvements include a reconfiguration of the southern portion of parking lot, a reduction in parking spaces from 131 spaces to 98 spaces, the addition of three loading dock spaces, reconfigured fire truck access, and enhanced landscaping. The reduced number of parking spaces meets the Napa Valley Business Park Specific Plan (NVBPSP) parking requirements and is sufficient for the business owner's plan of use. The project proposes changing the hours of operation from 6:00 a.m. - 7:00 p.m. to 5:00 a.m. – 7:00 p.m. There are no proposed changes in approved uses or number of employees.

The project is compatible in design and use with other projects located in the NVBPSP area and staff supports grant of the modification, subject to the recommended conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Subsequent Negative Declaration prepared. According to the Subsequent Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Prior to approving Use Permit P09-00153 on March 3, 2010, the Planning Commission adopted a Mitigated Negative Declaration (MND) for the project. The initial study (IS) that informed the MND identified three potential impacts related to biological resources, population growth, and traffic. The potential impacts were found to be less than significant with the incorporation of mitigation measures. A biological resources evaluation report, prepared in 2008, included a mitigation measure requiring pre-construction surveys to reduce potential impacts to nesting raptors, migratory birds and burrowing owls. A survey was conducted prior to building permit and no wildlife was found. In order to address potential impacts to population growth and traffic, the applicant was required to pay the

County housing impact fee and traffic impact fee respectively. Potential impacts in all other areas discussed in the initial study were found to be less than significant. The required mitigation measures were implemented.

No new significant environmental effects have been identified in the Subsequent Negative Declaration prepared for this project. The proposed warehouse building addition and site improvements would have less than significant environmental effects, and none of the potential impacts identified in the 2009 IS/ND would be substantially more severe than was considered in that earlier document.

BACKGROUND AND DISCUSSION

Owner/Applicant: Walkenhorst, et. al., 540 Technology Way, Napa, CA 94558, (707) 261-4090 or josh@walkenhorsts.com

Representative: David Busby, 1808 Jefferson Street, Napa, CA 94559, (707) 254-9820 or dbusby.bei@gmail.com

Zoning: Industrial Park: Airport Compatibility (IP:AC)

General Plan Designation: Industrial (I)

Application filed: May 8, 2015

Application resubmittal(s): September 11, 2015; November 2, 2015; February 17, 2016

Application complete: March 21, 2016

Parcel size: 3.49 acres

Existing building size: Approximately 37,700 square feet.

Proposed building addition size: Approximately 24,700 square feet single story building with a mezzanine (comprised of approximately 19,500 square feet of warehouse floor area, 2,000 square feet of office/restroom, and a 3,200 square foot mezzanine). The original project submittal only requested an addition to the structure, calculated at approximately 26,000 square feet. During a later resubmittal, the applicant decided to convert a portion of the mezzanine space within the existing building (see proposed change to existing building below) and reduced the size of the proposed mezzanine space in the addition, bringing the size of the proposed addition to approximately 24,700 square feet. The Initial Study analyzed the addition at the original, larger square footage. Because the change in square footage is internal and does not change the footprint of the building, staff feels that this change will not impact the findings of the Initial Study and therefore the Initial Study was not modified.

Proposed change to existing building: Develop approximately 2,800 square feet of the 4,700 square foot mezzanine located in the existing warehouse building (approved under P10-00189-MOD). The proposed mezzanine development includes an office, conference room, restrooms, and a utility room. The remaining 1,900 square feet will continue to be open mezzanine space.

Proposed total building size: Approximately 62,400 square feet.

Site Improvements: Reconfiguration of the southern portion of parking lot, a reduction in parking spaces from 131 spaces to 98 spaces, the addition of three loading dock spaces, reconfigured fire truck access, and enhanced landscaping.

Parking (current): 131 spaces (approved for 132)

Parking (proposed): 98 spaces (88 required per NVBPSP)

Number of employees: Approved: 120 employees, no change proposed.

Hours of operation (approved/current): Monday through Saturday from 6:00 a.m. to 7:00 p.m.

Hours of operation (proposed): Monday through Saturday from 5:00 a.m. to 7:00 p.m.

Airport Compatibility: Zone D - Common Traffic Zone/Pattern. This is an area of frequent aircraft overflight at low elevations. Warehousing, light manufacturing, and ancillary office space uses are compatible with this zone.

Adjacent Zoning/Land Use: The property is surrounded by properties developed with office/light industrial/warehousing complexes.

North: IP:AC - There is a large warehouse/distribution building on a 16 acre property across Technology Court to the north. There are also two smaller light industrial/office buildings on 5 acres adjoining the large warehouse building.

South: IP:AC - The property to the south is developed with a light industrial/office buildings on 2.7 acres.

East: IP:AC - The property to the east is developed with a large industrial/warehouse/office building on 5.8 acres.

West: IP:AC - There is a wine warehouse/distribution building on 7.4 acres to the west of the project site.

Parcel History:

On March 3, 2010, the Planning Commission approved a Use Permit (P09-00153-UP) for Walkenhorst Warehouse to construct a 30,100 square foot warehouse building with ancillary office space on a vacant property. The warehouse was approved for a catalog sales and distribution company. The business procures personal products in bulk and sells individual packages of the same. Products are stored in bulk and repackaged upon sale and shipped via ground to customer. The approval included 132 parking spaces, 6 loading docks, 120 employees, and hours of operation Monday through Saturday from 6:00 a.m. to 7:00 p.m. The project received water and wastewater services from the City of American Canyon and Napa Sanitation District respectively. Prior to approving the use permit, the Planning Commission adopted a Mitigated Negative Declaration (MND) for the project.

On August 17, 2010, the Zoning Administrator approved Minor Modification P10-00189-MOD to increase the floor area of the warehouse building by adding 2,800 square feet to the building envelope and adding a 4,700 square foot second floor mezzanine. The modification also reduced the building height from 30 feet to 28 feet. The modification was found to be within the scope of the potential environmental affect assessed by the MND and no further environmental review was required.

The building was constructed in 2012. The company has expressed a need for additional warehouse space, ancillary office space, and additional receiving/loading docks to meet their expanding business needs and allow for more efficient operations by separating the receiving location from the shipping-out location. The parcel was specifically considered and purchased by the owner because it had the potential for additional land area on the parcel for future development. The original warehouse building was designed and the site was developed in such a fashion as to accommodate a future warehouse/office building expansion.

Code Compliance History:

No active or historic code cases.

Discussion Points:

1. Building Design, Layout, and Materials - The proposed addition will be architecturally similar to the existing warehouse and will be constructed with comparable materials. The building was designed as a concrete tilt-up

structure with tex-coat finish and geometric design in different colors to provide visual relief. The existing building design is consistent with development in the area.

The proposed warehouse portion of the structure is a single story structure, 27 feet tall at the roof with a 3-foot parapet. The wall lines of the addition were pushed back from the existing warehouse wall line to line up with the new receiving dock location. The portion of the addition that will house the new office/administrative space is designed to match the existing office/administrative portion of the warehouse building, which extends out from the warehouse building in an L-shape on the northeastern side of the building. This space has a lower tiled roof, large windows, and entry doors. The new office space extends out approximately 20 feet from the east side of existing warehouse building in alignment with the existing office space.

The three proposed loading docks are on the southeastern portion of the addition and face east toward Technology Way. A landscape mound will be added near the existing driveway on Technology Way to assist in screening the loading docks from the street.

2. Access – The property is accessed via an existing driveway on Technology Way or two existing driveways on Technology Court. There are no additional driveways proposed as part of this project. On-site drive aisles are designed to County standards. The site design provides adequate access in accordance with Fire Department standards.

3. Parking – The original approval included 132 off-street spaces to accommodate parking for all 120 employees on-site at the same time. This parking exceeded requirements of the NVBPSP. In order to accommodate the proposed addition and access to the loading docks, this modification would redesign the southern portion of the parking lot and reduce the number of parking spaces to 98. The reduced number of parking spaces meets the NVBPSP parking requirements and is sufficient for the business owner's plan of use.

The NVBPSP parking requirements that are applicable to this project include: storage/warehousing use is calculated as one parking space per 1,000 square feet for the first 20,000 square feet of floor area and one parking space per 2,000 square feet of floor area thereafter; office use is calculated as one parking space per 250 square feet of floor area; and manufacturing use requires one parking space per 500 square feet of floor area.

The parking requirements were calculated for the entire building (existing, conversion, and proposed), with approximate square footages of 11,000 square feet of office space, 5,000 square feet for manufacturing, 46,000 square feet for warehouse. Based on the NVBPSP standards, 88 parking spaces are the minimum required. The applicant is proposing 98 spaces, exceeding the minimum requirement.

4. Building Setbacks/Landscaping - The existing building meets the required setbacks of the NVBPSP. The NVBPSP requires a 40-foot average (25-foot minimum) building setback from minor street rights-of-way, with the 25 feet nearest the property line adjacent to the street reserved as landscaping. As proposed, the addition is approximately 135 feet from Technology Way. Landscaping that meets the requirement was installed with construction of the existing building. Landscaping near the driveway on Technology Way will be reconstructed with a landscape mound to assist in screening the loading docks from the street.

The NVBPSP also requires a 10-foot building and landscaping setback from the side and rear property lines when the property lines do not adjoin a street. The building setback is approximately 15 feet from the western property line and 27 feet from the southern property line. The addition is located south of the existing warehouse building which meets the setback required from the north property line. Landscaping is proposed along both property lines.

5. Greenhouse Gas Reduction Strategies – The applicant has completed the Best Management Practices Checklist for Development Projects, which is included in the attached copy of the application materials. The applicant proposes to incorporate GHG reduction methods including: construction of an energy star roof,

installation of photovoltaic panels on the roof of the proposed addition, and installation of energy conserving lighting and water efficient fixtures. The existing business already incorporates the use of three electric vehicles and one alternative fuel vehicle and provides bicycle incentives. Landscape improvements will meet the requirements of the state Water Efficient Landscape Ordinance (WELO) and will use recycled water from Napa Sanitation District.

6. Public Utilities – The building currently receives water from the City of American Canyon and sewer services and recycled water for use on landscaping from Napa Sanitation District. Both agencies have reviewed the application for the proposed building addition and have provided will-serve letters. The applicant will be required to contribute to the City's water conservation fund in order to meet the City's Zero Water Footprint (ZWF) Policy.

7. Public Comments – As of May 11, 2016, PBES has received no public comments.

Consistency with Standards:

1. Zoning - the IP:AC (Industrial Park: Airport Compatibility) allows manufacturing, warehousing/distribution, and office buildings with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable NVBPSP and zoning regulations.

2. Building/Fire Code - the project has been designed to comply with all applicable building and fire codes. The project was reviewed by the Fire Marshal and it was determined that the site design meets Fire code access requirements.

3. Engineering Services - Engineering Services finds the project, as conditioned, complies with industrial park development standards. Engineering Services has included conditions addressing compliance with regulations regarding grading, erosion, drainage, and stormwater control.

4. Environmental Health - Environmental Health staff has conditioned the project to address businesses generating and/or storing hazardous materials, solid waste, and recyclable materials, and to connect to the City of American Canyon and Napa Sanitation District.

5. Airport Land Use Compatibility (ALUC) Plan - The application was reviewed by the County Airport Land Use Commission (ALUC) staff liaison. Staff determined that the project, with the incorporation of the proposed conditions of approval, complies with the ALUC Plan.

6. Other Agencies – The building currently receives water from the City of American Canyon and sewer services and recycled water for use on landscaping from Napa Sanitation District. Both agencies have reviewed the application for the proposed building addition and have provided will-serve letters. The applicant will be required to comply with applicable City and District requirements as stated in the will-serve letters.

Decision Making Options:

As noted in the Executive Summary Section above, Staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options including the following:

Option 1 – Approve Applicant's Proposal

This option would result in construction of the proposed approximately 24,700 square foot building addition and site improvements to the Walkenhorst Warehouse. Building and landscape setbacks, on-site parking, and building design meet or exceed the requirements of the NVBPSP. No exceptions or variations to the development standards of the NVBPSP have been requested. The proposal includes "green measures" noted above. The project would allow for an expansion of an existing approved use that is complimentary to the NVBPSP. Staff

recommends approval of the applicant's request as conditioned.

Action Required – Follow proposed action listed in Executive Summary. If conditions of approval are amended, specify conditions to be amended at time motion is made.

Option 2 – Reduced Project Alternative

Generally development in the business park area does not lend itself to a reduced project alternative such as floor area reductions or restrictions on the number of employees, hours of operation, or business operations. The Commission could require an alternative such as a redesign of the structure, i.e. move the roll up doors out of views from the road. Staff does not recommend a redesign because of the location of the building in a fully developed area and as a redesign would create unnecessary constraints with the site design. The original building and site plan were designed for a future expansion and the proposed project requests expansion of an existing business as opposed to a speculative building. In addition, the applicant has not asked for a variation to the standards of the NVBPSP. As noted above, the proposal complies with building and landscaping setbacks and parking requirements pursuant to the NVBPSP.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests such limits on the proposed development of this industrial park property are warranted. Development limitations as noted herein may impact viability of the business as proposed.

Action Required – Follow proposed action listed in Executive Summary and amend scope and project specific conditions of approval to place limits on development. If major revisions of the conditions of approval are required, item will need to be continued to a future date.

Option 3 – Deny Proposed Modification

In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit, Commissioners should articulate what aspect(s) of the project is in conflict with required findings, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests denial of the project is warranted.

Action Required – Commission would take tentative motion to deny project and remand the matter to staff for preparation of required finding to return to the Commission on specified date.

Continuance Option

The Commission may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A . Exhibit A Findings
- B . Exhibit B Conditions of Approval
- C . Agency Comments
- D . Subsequent Initial Study/Negative Declaration
- E . Application
- F . Biological Assessment
- G . Previous Approvals

H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell