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Agenda Date: 7/19/2017

Agenda Placement: 8E

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: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Portocork - Use Permit P16-00436

RECOMMENDATION

PORTOCORK / PORTOCORK USA / USE PERMIT P16-00436

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed 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 use permit to construct a new light industrial concrete tilt-up building with approximately 54,915 square feet of floor area for warehousing, distribution and administrative office area for a cork stopper company. Access would be provided from two new driveways on Gateway Road East, including a shared driveway with the property to the north. A shared easement agreement between the two properties is already in place. On-site parking for 40 vehicles, landscaping, and signage are also included with the proposal. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan which requires a total of 53 parking spaces based on the floor area and use and to eliminate landscaping to accommodate the proposed shared driveway. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed facility would operate 24 hours per day, seven days a week with an estimated maximum of 30 full-time employees. The facility is proposed on a 2.49 acre parcel on the north and west side of Gateway Road East, an "L-shaped" street, approximately 330 feet east of Devlin Road within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-210-041. Napa.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit and variation to the development regulations with the proposed conditions of approval.

Staff Contact: Sean Trippi (707) 299-1353, or sean.trippi@countyofnapa.org

Applicant Contact: Dustin Mowe (707) 258-3930 or dmowe@portocork.com

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission

1. Adopt the Negative Declaration for the Portocork based on Findings 1-6 of Attachment A; and
2. Approve Use Permit P16-00436, including a variation to development standards, based on Findings 7-14 of Attachment A and subject to the conditions of approval (Attachment B).

Discussion:

The project consists of a request to construct an approximately 54,915 square foot building for a cork stopper company. The proposed building includes warehousing, distribution and administrative offices. Portocork's parent company, Portocork International, has its headquarters in Portugal which includes modern production facilities that process natural cork sourced only from company-managed forests in Portugal. Bulk shipments of cork stopper products are sent to Portocork's facilities where the corks are tested, printed and coated and repacked for direct customer shipments. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan to allow a reduction of the required number of parking spaces from 58 to 40 which will be sufficient to accommodate Portocork's 30 employees and to eliminate landscaping along the north property line to accommodate a shared driveway with the property to the north. The project is compatible in design use with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area and staff supports grant of the use permit and variation to development standards, subject to the recommended conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Portocork USA; 560 Technology Way, Napa, CA 94558

Applicant: Dustin Mowe, Portocork USA; 560 Technology Way, Napa, CA 94558

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Application filed: December 2, 2016

Resubmittal(s): February 13, 2017 and April 21, 2017

Application complete: June 1, 2017

Parcel size: 2.5 acres

Proposed building size: 54,915 sq. ft.

Number of employees: 30 full-time

Hours of operation: 24 hours per day, seven days a week

Parking: 40 parking spaces are provided, 58 off-street spaces are required to meet Napa Valley Business Park Specific Plan Area (NVBPSP) parking requirements. The request includes a variation to the development regulations of the NVBPSP regarding this reduction (see below).

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Warehousing, light manufacturing, and ancillary office space uses are compatible with this zone.

Adjacent Zoning / Land Use:

The properties across Gateway Road East to the east and adjoining the site to the north of the site are vacant. There is an existing office complex with four buildings to the west. Across Gateway Road East to the south is an approved multi-use commercial center which includes the Springhill Suites and an existing office building. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - Adjoining the property to the north is an undeveloped 2.16 acre parcel.

South: IP:AC - Across Gateway Road to the south is the Gateway Commercial Center which includes the Springhill Suites and an existing office building on a 12.9 acre site.

East: IP:AC - Across Gateway Road East to the east are two properties totaling 4.36 acres. The southerly of the two properties has an approved but yet to be constructed light industrial building.

West: IP:AC - Adjoining the project site to the west is the Carnera Corporate Center consisting of four buildings on a 2.6 acre site.

Parcel History:

The project site is currently vacant. Adjoining streets and public improvements have been completed, including street paving, curb, gutter, and public utilities, when improvements were installed for the Napa Valley Gateway Business Park. The project site has frontage on and will take access from two new driveways on Gateway Road East, an "L"-shaped street, ending in a cul-de-sac.

Code Compliance History:

There are no open or pending code violations for the subject site.

Discussion Points:

1. Building Design, Layout & Materials – The building elevations include concrete tilt-up wall panels with horizontal and vertical reveals, and a multi-color paint scheme. The southwest façade includes a glass storefront entry with

tinted glazing in aluminum frames, foam banding and two sloped metal roof elements. The parapet height varies at the main entrance to the building providing additional visual interest. Three loading docks are located in a notched area located at the northeast corner of the building. The overall design is equivalent to other similar more recent industrial projects approved and/or constructed within the NVBPSP boundaries, and meets the minimum design requirements for the NVBPSP industrial park area.

2. Access - Access to the building is proposed from two new driveways located at the southwest and northeast corners of the property on Gateway Road East. On-site drive aisles are designed to County standards and wrap around the building providing Fire Department and emergency vehicle access to all areas of the building. The driveway located at the northeast corner of the site will be a shared driveway with the adjoining property to the north. A shared access agreement has been executed with the adjoining property owner.

3. Parking - The NVBPSP requires 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 for storage/warehousing use. The Specific Plan also requires one parking space per 250 square feet of floor area for office use. Based on the preliminary floor plan of the proposed 54,915 sq. ft. building, which includes 48,915 sq. ft. of warehousing and 6,000 sq. ft. office, 58 parking spaces are required. The site plan includes 40 parking spaces which will accommodate the 30 full-time employees. The request also includes a variation to Napa Valley Business Park Specific Plan standards to allow a parking reduction based. I think you need to outline why you believe the findings can be met and briefly walk through the analysis, rather than just saying findings can be met, yes? Staff believes the findings (see Attachment A) can be met to allow the requested reduction. [Because why?]

4. Building Setbacks/Landscaping - The NVBPSP requires a 40 foot average (25 foot minimum) building setback from minor street right-of-ways, with the 25 feet nearest the property line adjacent to the street reserved as landscaping. As proposed, the building is setback a minimum of 40-feet from Gateway Road East along the south and east property lines, and provides a minimum 25-feet of landscaping measured from the property line, meeting the required minimum building setback and landscape requirements. Water quality detention and treatment basins, planted with water tolerant grasses, as well as shrubs and trees, are proposed along the two street frontages within the landscape setbacks.

The NVBPSP also requires 10-foot building and landscaping setbacks from property lines that do not adjoin a street. The building is setback a minimum of approximately 30-feet from the north and 62-feet from the west property lines. Parking, drive aisles, loading areas, and other improvements, may be permitted in the required yard setbacks provided there is a minimum 10-feet of landscaping adjoining the side and rear property lines. A minimum of 10-feet of landscaping is provided along the west property line; however, there will be no landscaping along the north property line where the driveway is shared with the adjoining property. The request also includes a variation to Napa Valley Business Park Specific Plan development regulations to allow a shared driveway and eliminate the landscaping along the north property line. Shared driveways are encouraged in the business park to reduce the number of driveways along the street. Staff believes the findings (see Attachment A) can be met to allow the requested reduction.

5. Greenhouse Gas Reduction Strategies - The applicant team has completed the Best Management Practices Checklist for Development Projects, which is attached to this report as part of the application materials. The applicant proposes to incorporate GHG reduction methods including: installation of an energy star roof/cool roof; installation of infrastructure for roof top solar arrays; installation of infrastructure for electric vehicle charging stations; bicycle incentives; connection to recycled water; installation of water efficient fixtures; low impact development; and new vegetation/water efficient landscaping. GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those features noted above would combine to further reduce emissions below the thresholds of significance. The project is in compliance with the County's efforts to reduce emissions as described above.

6. Public Utilities - Water services will be provided by the City of American Canyon and will be required to meet the City's Zero Water Footprint (ZWF) Policy, which may include contributing to the City's water conservation fund. Sewer services will be provided by Napa Sanitation District. The applicant will also connect to Napa Sanitation District's recycled water system for irrigation. The applicant has received Will-Serve letters from both agencies.

Consistency with Standards:

All reviewing departments/agencies have found the project as proposed and conditioned to be consistent with their respective requirements and regulations.

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 building setbacks comply with all applicable NVBPS and zoning regulations. The request also includes a variation to Napa Valley Business Park Specific Plan standards to allow parking and landscape reductions, as discussed above.
2. Building/Fire Code - the project has been designed to comply with all applicable building and fire codes. Access to the building is excellent. It is anticipated that the applicant will submit for building permits shortly after receiving approval.
3. Engineering Services - Engineering Services finds the the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveways. Engineering Services has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.
4. Environmental Health - Conditions are required that address businesses generating and/or storing hazardous materials, solid waste, and recyclable materials.
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 project has Will-Serve letters from the City of American Canyon and Napa Sanitation District regarding the provision of and connecting to municipal water and sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

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 54,915 sq. ft. building for a cork stopper company. Building setbacks and building design generally meet or exceed the requirements of the NVBPS. The request includes a variation to NVBPS standards to allow parking and landscape reductions, as discussed above. The proposal includes "green measures" noted above and provides a support service to the wine industry. 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 alternatives such as floor area reductions or restrictions on the number of employees, hours of operation or business operations. The proposed building and site plan are designed for a specific business as opposed to a speculative building.

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-zoned 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 Use Permit

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.

Option 4 - Continuance Option

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

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Initial Study/Negative Declaration
- D . Use Permit Application Packet
- E . Biological/Wetland Resources
- F . Stormwater Control Plan
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina