



PLANNING COMMISSION STAFF REPORT

Meeting Date June 10, 2008
Item Number 4
File Numbers CUP 07-03, DR 07-04

Application Green Island Recreational Vehicle Storage
Project Location 450 Green Island Road, APN 057-130-003
Applicant/Owner Andrew Simpson, Delta Consulting and Engineering/Larry Giovannoni
General Plan Designation Industrial (I)
Zoning District General Industrial (GI)
Environmental Review Mitigated Negative Declaration
Staff Contact Brent Cooper, AICP, Planning Director
Matt Diaz, Contract Planner

Requested Actions

The following actions are requested of the Planning Commission:

1. Adopt a Mitigated Negative Declaration of Environmental Review for the project.
2. Approve a Conditional Use Permit to allow caretakers residence in the General Industrial District.
3. Approve a Design Permit for the proposed site, architectural and landscape plans.

Project Setting

The 5.7 acre site is located to the north of Green Island Road in a General Industrial area, just west of Highway 29/Broadway. The property is a relatively flat, rectangular parcel with developed properties to the east and south, while grasslands can be found to the north and west of the site. Conditions on the site contain broken asphalt intermixed with weeds, gravel and hard packed surfaces.

Project Description

The applicant is applying for a Conditional Use Permit and Design Permit to construct 129,666 square feet of structures on a 5.7 acre site with a 1,930 square foot office/caretaker's residence, a wash station and both enclosed and open storage stalls for recreational vehicles. The plans include a security wall with heights ranging from 16-24 feet, a gated entrance, a 26 foot, 2-story structure for office and living quarters, 233 RV/boat storage stalls under canopies, 18 fully enclosed RV/ boat storage spaces and 70 mini-storage units. The proposed hours of operation are to be from 8:00 a.m. to 5:00 p.m., 7 days a week. The applicant's estimate an average of 12

customers per day, with a maximum of 30, mostly on weekends. A total of 4 employees per day will remain onsite during operational hours, working in 2 person shifts. One employee will remain onsite for caretaker responsibilities, which include securing the grounds at night, watching over the gate and performing the necessary maintenance. The dump station, covered wash station and caretaker's quarters will connect into the existing 12 inch sanitation service line that runs along Green Island Road.

Site Plan

The site plan depicts a security wall and residence along the southern portion of the property along with the entry gate. The 2 story residence will contain approximately 740 square feet of office and 300 square feet of garage for the first floor and 890 square feet live of living quarters on the second floor. The site also contains 127,736 square feet of fully enclosed and open storage canopy areas, 35,868 square feet of landscaping, and 15,918 square feet of permeable concrete surface area.

Access to the site will be located closest to the east portion of the site's frontage on Green Island Road, providing ingress, egress and parking along the front portion of the gated entrance. Parking for customers will be located to the right of the gate while employee/caretaker parking will be located within the parking garage of the residential structure.

Internal circulation for the storage area includes (3) 2-lane drive aisles for automobile access through the facility. The enclosed stalls are located at the front and rear portions of the site, with locker areas (mini-storage units) at each corner of the facility and to the west of the residence. The wash station is located adjacent to the front gate. The dump station is under the east canopy, while the trash enclosure is under the west canopy of the storage facility.

Eighty-five percent of the site will consist of impervious surfaces; such as structures and paving. The Floor Area Ratio (FAR) for the building/structure to the site is 0.523 (52.3%).

Architectural Design

The architecture for the 2-story building is contemporary, with the dominant elements being a cultured stone veneer along the residence and main frontage wall. Multiple windows and door make up the residence facing Green Island Road. The color scheme for the site includes earth tones ranging from brownish-grey (Spectrum Brown), light cream color (Eggshell Cream) and reddish-brown (Adobe Accent). The tallest peak of the front portion of the building will be 26 feet high and the roof will consist of brownish composite roof shingles. A motorized cantilever gate at the front entrance will be the main access for both ingress and egress to the interior of the site.

The majority of the perimeter screening wall will consist of "Span Metal" panels which will range in height from 16 to 24 feet. This Span Metal will be painted a light "Eggshell Cream" which is consistent with the lighter colors of the other architectural elements along the wall and residence. The security wall that surrounds the site will be articulated to create the appearance of a multi-façade frontage using architectural protrusions that slightly extend out from the main wall. These protrusions will extend 3 feet from the main wall and will be multi-dimensional to avoid a plain wall face. Heights for the protrusions will range from 20 feet for the more common smaller sections, while 24 feet will be used for the larger sections. The color scheme will be a mixture of a brownish-grey (Spectrum Brown), light cream color (Eggshell Cream) and reddish-brown (Adobe Accent), which is consistent with the residence on the site.

Landscape Design

The building and security wall have been setback 35 feet from Green Island Road to accommodate a future widening from 2 to 4 lanes. The landscaping includes the 35 foot-wide setback area, proposed to be landscaped with strip of turf plus 20 feet of landscaping frontage along Green Island Road, 10 feet of screening landscaping along the sides of the site and to the rear, plus additional landscaping located at the front of the office/caretakers residence and parking area outside of the gate. Approximately 15% of the site is landscaped, including the hydroseeded "turf" area.

The 20 feet of front landscaping is measured to the future right-of-way expansion of Green Island Road, which is proposed to have a 70 foot right-of-way that includes a 5 foot landscaping buffer and 6 foot sidewalk to the new property line for the site. The ultimate front landscaped setback after the Green Island Road expansion will be 20 feet; however, in the short term it will be 55 feet from the current right-of-way.

The trees along Green Island Road are proposed to be large canopy trees such as Valley oaks, Coast Live Oak in scale with Green Island Road with Red Crape Myrtle used as an accent. Shrubs will be Dwarf Strawberry Tree, Evergreen Azalea, Crimson Spot Rockrose, Myrtle, Photinia, Variegated Mock Orange, Tuscan Blue Rosemary and Coast Rosemary, and grasses and groundcovers are also proposed along the sides of the site and adjacent to the parking area off Green Island Road.

Landscaping has been used to soften views of the main security wall surrounding the site and provide a buffer between the parking area and the building at the entrance. Along the perimeter of the project, landscaping provides large scale street trees, shrubs, grasses and groundcover to soften the perimeter wall.

Applicable Provisions

General Plan

The project site is designated as Industrial on the General Plan Land Use map. This designation permits various industrial uses, with a maximum Floor Area Ratio (FAR) of 0.7 for low labor-intensive uses. The goal of this designation is to:

"Ensure the development of industrial uses that provide employment for residents of American Canyon and the surrounding region and contribute significant revenue for the City."

Applicable General Plan policies include the following:

- 1.22.1 Accommodate the continuation of existing and development of new manufacturing, research and development, warehouse and distribution, ancillary offices, and similar uses in areas designated as "Industrial (I)" on the Land Use Plan Map.
- 1.22.2 Allow for the inclusion of businesses that are ancillary to and support industrial uses such as related retail sales facilities for manufacturers, financial institutions, restaurants, photocopy shops, specialty recreational uses (batting cages and health clubs/spas) and similar uses.
- 1.22.4 Require that development be designed to achieve a high level of quality and compatibility with existing uses including the consideration of the following:
 - a. Architectural treatment of all building elevations.

- b. Use of extensive landscape along the primary street frontages and parking lots; and
- c. Enclosure of storage areas visible from principal highways (including Highway 29) and peripheral residential and commercial districts with decorative screening or other elements.

1.22.7 Require that truck access be controlled so that it is safe and efficient and minimizes exposure to adjacent residential neighborhoods.

The Land Use Element of the General Plan further designates all industrial land as being located in "Subarea S," which specifies the following design and development standards:

- Adherence to Industrial Design Policies 1.22.4 through 1.22.9

Zoning Ordinance

The project site is zoned General Industrial, which was established to provide areas appropriate for functional industrial activities, including warehousing, manufacturing, food processing, product and equipment assembly, and similar types of uses that may involve both indoor and outdoor activities, and related ancillary uses.

Applicable development regulations for the GI district as specified in the Zoning Ordinance are as follows:

Development Standard	GI	Provided
Minimum area per lot	40,000 square feet	247,637 square feet (5.69 ac)
Minimum width per lot	150 feet	319 feet
Minimum depth per lot	150 feet	776 feet
Minimum front yard	20 feet	20 feet
Minimum side yard		
One story	10 feet	10 feet
Two story	10 feet	10 feet
Street side of corner lot	15 feet	-
Minimum rear yard	10 feet	10 feet
Maximum floor area ratio		
Labor-intensive uses	50%	-
Low-labor uses	70%	52.3%
Maximum number of stories	3	2
Maximum building height	40 feet	26 feet
Minimum vehicle parking spaces:	1 per employee. A minimum of 5 spaces shall be provided for such uses.	5 spaces provided
Self Storage Facilities:		2 covered spaces
Single Family Residential: Caretaker	2 covered spaces	
Minimum bicycle parking	1 for 5-14 vehicle parking spaces	1 space provided

Zoning Ordinance Section 19.14.040 provides performance standards for industrial districts with regard to Hazardous Materials, Noise, Vibrations, Airborne Emissions, Electrical Disturbance, Climate, and Lights. Landscaping requirements are found in Chapter 19.22, as well as in the Parking and Loading Chapter (19.21). Section (19.42) outlines the required findings for the approval of a Conditional Use Permits, while the Design Permit chapter of the Zoning Ordinance contains a section (19.41.040) describing the scope of Design Permit review that includes Site Planning and Structural Design considerations.

Project Evaluation

Conditional Use Permit

The proposal for a caretaker's/single family residence in this area north of Green Island Road is consistent with the General Industrial district allowable uses (by CUP) of the Zoning Ordinance, and with the General Plan goal for the Industrial designation to:

"Ensure the development of industrial uses that provide employment for residences of American Canyon and the surrounding region and contribute significant revenue for the City."

Residential Zoning and General Plan standards were followed for parking, aesthetics and residential land uses and densities for residential homes in the Industrial area.

Design Permit

Site plan

The site plan is consistent with the General Plan and Zoning Ordinance Development Standards. At 52% FAR, the proposal complies with the maximum 70% FAR for low labor-intensive (non-warehouse) uses in the Industrial designation and GI district. The project is consistent with the General Plan requirements for "architectural treatment of all building elevations" and "use of landscaping along the primary street frontages and parking lots." The lot meets the minimum requirements for area, width and depth. The proposal contains appropriate setbacks. The 10 foot side yard setback along the proposed road frontage on the west side of the site is calculated from the proposed right-of-way to the wall face. The current property line is 14 feet from the proposed wall. Within the 10 foot side yard setback, architectural features of the wall façade intrude approximately 3 feet into the setback. The decorative features are intended to break up the solid face and provide for a more human scale façade. The main wall face along the proposed Devlin Road extends 716 feet. The intrusion areas will amount to approximately 190 feet (26%) of the wall face. Since this intrusion is within the setback, it will require a Minor Variation. The Minor Variation is consistent with General Plan and Zoning Ordinance section 19.44. Findings to approve the Minor Variation are included in the draft Resolution of Approval for the Conditional Use Permit and Design Permit.

Landscaping along the north, east and west sides of the site soften the security wall and meet the intent of the General Plan and Zoning Ordinance. The building height and size is in scale with surrounding structures, and the proposal presents a new multi-façade wall to provide an attractive frontage. The use of landscaping and outdoor downward lighting is in keeping with the context, consistent with City Zoning standards.

The proposal complies with Zoning Ordinance requirements for landscaping and provides 31% landscaping adjacent to the front parking area. The 20 feet of landscaping proposed along the Green Island Road frontage and 10 feet on the side and rear are consistent with landscaping standard 19.22.020 E.1 that states the setbacks from streets "shall be fully landscaped".

The project complies with the minimum vehicle parking requirements for self-storage facilities, including one caretaker/single family residential space by proposing a garage for the caretaker's residence, 1 accessible space near the front of the office, 2 standard parking stalls and 2 larger stalls for RV parking at the front of the gate. The proposed parking space dimensions and aisle width meet Zoning Ordinance requirements.

Architecture

The proposed architecture for the building conforms to the General Plan industrial design policy (GP policy 1.22.4), and the Zoning Ordinance Development Standards and Design Permit review standards. The structures on site are below the maximum height of 40 feet for the General Industrial zone. The front portion of the building will have a maximum height of 26 feet and the surrounding screening wall will vary from 16 feet for the Metal Span sections to 20-24 feet for the architectural protrusions on the north, east and west sections of the site. Visual interest is provided by the variety of materials, multiple windows on the front façade, and articulation of the front portion of the building. The front building materials include cultured stone, stucco, wood eaves, and composite shingle roof, all compatible materials and consistent with industrial policies requiring development to be designed to achieve a high level of quality, and architectural treatment of all building elevations.

Environmental Review

The potential environmental impacts associated with the project have been evaluated in an Initial Study and Mitigated Negative Declaration. The more notable potential impacts of the project pertain to air quality, geology, hydrology and water quality, and noise, with summaries of these sections described below. Please refer to the MND for details on all identified impacts and mitigation measures (see Attachment 5).

Air Quality

Vehicle trips, construction activities and increases in exhaust/emission affecting greenhouse gases are air quality impacts the project may present. The amount of increased traffic onto the site is insignificant. Therefore exhaust from the new trips generated will be less than significant. Mitigation measure AIR.1 will decrease potential air quality impacts from construction. Mitigation measures AIR.2 and AIR.3 will reduce the impact of engine exhaust and increases in greenhouses gases in the atmosphere.

Geology/Soils and Hazardous Materials

The site is not in the Alquist-Priolo Earthquake Fault Zone; however, strong seismic activity is persistent within the area, therefore a mitigation measure has been included to ensure that construction of the site is consistent with both the findings of the Geotechnical Report and the California building code.

Hydrology and Water Quality

As a general industrial site with impervious surfaces and vehicle storage, runoff and water quality are issues that are examined closely and are highly regulated. The proposed design minimizes runoff using permeable concrete, an underground storage detention facility and landscaping to achieve pre-development levels for water runoff. Mitigation measures have been included to ensure that the project is designed and implemented accordingly.

The Mitigated Negative Declaration (MND) was distributed for 20-day public review on May 21, 2008. No comments have yet been received as of the writing of this report. MND included in the Commission's packet is a revised draft version correcting very minor technical errors.

Required Findings

The findings for the Mitigated Negative Declaration, Conditional Use Permit, Design Permit and Minor Variation can be found in the attached Resolution.

Public Notice

Notice of the public hearing for this application was given in accordance with state law and Zoning Ordinance Chapter 19.40.

Staff Recommendations

Based on the findings of this report, Staff recommends that the Commission:

1. Open the public hearing and take all relevant testimony from those in attendance.
2. Review the Mitigated Negative Declaration, Conditional Use Permit, Design Permit, and all issues raised in the staff report and during the public hearing.
3. Adopt Resolution 2008-15, approving the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Green Island Recreational Vehicle Storage Facility.
4. Adopt Resolution 2008-16, approving Conditional Use Permit CUP 07-03 and Design Permit DR 07-04 and Minor Variation for the Green Island Recreational Vehicle Storage Facility with the Conditions of Approval.

Attachments:

1. PC Resolution 2008-15 for the MND, with MMRP attached
2. PC Resolution 2008-15 approving CUP 07-03 & DR 07-04, MV with Conditions of Approval
3. Applicant's project narrative
4. Location Map

Exhibits

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| Exhibit A | Site Plan (4 sheets A1.1, A1.3, A1.4, A1.5) |
| Exhibit B | Elevations (7 sheets: A4.0, A4.1, A5.1, A5.2, A5.3, A5.4, A9.1) |
| Exhibit C | Civil Plans (4 sheets: C1-4) |
| Exhibit D | Preliminary Landscape Drawings (1 sheet: L-1) |
| Exhibit E | Lighting Diagram/Photometric Plan (2 sheets E1.2, E1.3) |
| Exhibit F | Floor Plans (sheet A2.1,) |
| Exhibit G | Roof Plans (2 sheets A1.2, A2.2) |
| Exhibit H | Color and Materials Board |

Copies:

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