



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/16/2011

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Metropolitan Van & Storage

RECOMMENDATION

METROPOLITAN VAN & STORAGE / E & P PROPERTIES - USE PERMIT (P10-00348-UP)

CEQA Status: Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: Transportation/Traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a use permit to construct concrete tilt-up building with 107,424 square feet of floor area for warehousing, shipping/receiving and administrative office area. The building owner stores the personal belongings of military personnel deployed overseas. Containers are shipped to the facility from across the country and are stored until such time as the deployed personnel return. Access would be provided from new driveways on Airpark Road and Alexis Court. On-site parking for 106 vehicles, landscaping, and signage are also included with the proposal. The project site is comprised of two parcels that will be combined. 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 project is located on a 6.2 acre site on the northeast corner of Airport Boulevard and Airpark Road within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-220-026 & 029. Napa.

Staff Recommendation: Adopt the mitigated negative declaration and approve the use permit with the proposed conditions of approval.

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

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission

1. Adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Metropolitan Van & Storage Building based on findings 1-6 of Exhibit A (attached); and
2. Approves Use Permit P10-00348-UP including a Variation to Development Standards based on findings 7-14 of Exhibit A and subject to the conditions of approval (Exhibit B)

Discussion:

The project consists of a request to construct a 107,424 square foot building to store the personal belongings of military personnel stationed overseas. The belongings would be shipped or delivered back to the military personnel upon their return. The business would have two full-time employees. Analysis below evaluates a proposal to defer about half of the required parking spaces in recognition of the low employee count for the use. The proposed building includes primarily warehousing, shipping and receiving, with a small office area. The project is compatible in design and character with other recent projects located in the business park, and approval of the project is recommended.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration (MND), the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: Transportation/Traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Transportation/Traffic - According to information submitted by the applicant, the proposed facility is expected to generate approximately 24 daily trips. According to information from the California Department of Transportation traffic counts taken in 2008 indicate the traffic volume at the Highway 12/29 intersection was approximately 48,500 to 62,000 average daily vehicle trips. Peak hour trips were approximately 3,600 to 4,900 vehicles. Traffic generated by this project will contribute less than 1% to the traffic levels on local roadways and intersections and to any deterioration in their level of service. This less than 1% increase is considered a less-than-significant level with the payment of the "fair share" development impact fee described in Board Resolution No. 08-20. The MND includes a mitigation measure requiring the payment of the standard in-lieu fees to reduce potential cumulative traffic related impacts to less than significant levels.

BACKGROUND AND DISCUSSION

Owner: E & P Properties, (Dennis Pauley)

Applicant Representative: George Condon

Application filed: October 8, 2010

Application complete: December 21, 2010

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Lot size: 6.2 acres (the site currently consists of two properties that will be combined prior to the issuance of building permits)

Proposed building size: 107,424 sq. ft. (95,339 sq. ft. of warehouse area and 12,085 sq. ft. of potential future office area)

Number of employees: 2 full-time

Hours of operation: 8 AM - 4:30 PM (Monday through Friday)

Parking: 106 off-street spaces (to meet AIASP requirements based on floor area and use)

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

Adjacent Zoning / Land Use:

There are existing office/light industrial/warehousing complexes to the north and west of the site. Across Airport Boulevard to the southwest is an office park/light industrial multi-building complex and to the southeast are County Fire and Sheriff facilities. East of the project is a partially developed property with office/light industrial uses. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

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

South: IP:AC - Across Airport Boulevard to the southwest is a light industrial complex with six buildings on a property of approximately 10-acres. Across Airport Boulevard to the southeast are County fire and Sheriff's facilities.

East: IP:AC - To the east, the Santen Pharmaceutical company owns an office building located in the southeast corner on about a quarter of an approximate 13 acre site. The remainder of the site is undeveloped.

West: IP:AC - To the west across Airpark Road there is a light industrial building on a 2.5 acre site. Beyond is Barrel Ten Quarter on a 6.3 acre property which has an approved production capacity of 43,000,000 gallons per year.

Property History:

The project site is currently vacant and has been previously disced/graded. 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 Airport Boulevard to the south and Airpark Road to the west. Access to the site is also provided via Alexis Court at the northeast corner of the site.

Code Compliance History: None**Discussion:**

1. Building design, layout & materials - Exterior building materials include tex-coat concrete tilt-up wall panels with a multi-color paint scheme. The south building elevation facing Airport Boulevard is approximately 565-feet long with two wall sections that step back from east to west. The first is a 283.5 foot long section that steps back 16'-2", the second section is 141-feet long that steps back another 16'-0" from the first inset wall section. Each wall section includes three primary colors separated by 12-inch thick tex-coated foam trim. The trim element and color scheme wraps around the building onto the two side elevations which are also visible from the street and a portion of the rear elevation. The north (rear) elevation includes three depressed loading docks with a total of 16 overhead doors, 6 at-grade overhead doors, and 8 man-doors. Each side elevation includes one overhead door and 2-3 man-doors. The loading area for the building faces a developed site to the north which will be separated by an existing row of trees within a landscaped area. Each of these three sections features an 18-foot high by 16-foot wide freestanding concrete wall panel about 6-feet in front of each section (the panel adjacent to the longest section is 26-feet wide). The three concrete wall panels are partially faced with steel panels. Parallel to the three wall sections is an architectural steel I-beam supported by wing walls perpendicular to the wall sections. The project architecture is generally consistent with similar development in the Airport Industrial Area.

2. Access - Access to the building is proposed from new driveways on Airpark Road and Alexis Court. Both driveways are generally at the rear of the building providing access via a 55-foot wide drive aisle to the truck docks. The drive aisle narrows to 20-feet, widening to 25-feet where parking occurs, and wraps around the other three sides of the building providing Fire Department and emergency vehicle access to all areas of the building. There will be no access from Airport Boulevard consistent with AIASP policy.

3. Parking - The AIASP 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 proposed floor plan of approximately 95,339 square feet of warehouse area and 12,085 square feet of office area, 106 parking spaces are required. However, the proposed use will have two employees, little to no customer traffic and will utilize far less office area than what has been used to calculate parking requirements. Staff is recommending that the applicant provide the parking shown in front of the building and on both sides of the building, totaling 51 spaces. The installation of the remaining 55 parking spaces would be deferred until such time as needed by a future tenancy. The parking spaces at the southeast corner of the site and near the retention basin would be replaced with landscaping. The other parking spaces would remain unstriped and the wheel stops would not be provided.

4. Building setbacks/landscaping - The AIASP requires a building setback with a 55-foot average, and a minimum of 35-feet, from Airport Boulevard and a 40-foot average, 25-foot minimum from Airpark Road and Alexis Court. The 35-feet and 25-feet adjoining Airport Boulevard and Airpark Road, respectively, is required to be landscaped. The building is generally setback 55 to 62 feet from Airport Boulevard and 45 to 75 feet from Airpark Road. The building is setback approximately 80-feet from Alexis Court. The proposal provides about 25.5 feet and about 35.5 feet of landscaping adjoining Airpark Road and Airport boulevard, respectively. The site area adjoining Alexis Court is primarily paved access.

The AIASP also requires 10-foot building and landscaping setbacks from the side and rear property lines when the property lines do not adjoin a street. The building is setback 120 to 180 feet from the rear (north) property line, and about 40 to 80 feet from the side (east) property line. Parking, drive aisles, loading areas, and other improvements may be permitted in the required yard setbacks provided there is 10-feet of landscaping adjoining the north (rear) and east (side) property lines. In this case, the applicant is proposing 5-feet of landscaping along the side and rear property lines. When the landscaping proposed along the rear property line is combined with the existing

landscaping on the adjoining property, approximately 15-feet of landscaping will be provided. Once the undeveloped portion of the property to the east develops, there would be at least 10-feet of landscaping along the shared side property line. Pursuant to the AIASP, the Planning Commission may reduce side and rear perimeter landscaping to 5-feet as part of the use permit process. Staff believes a modification is warranted as the landscaping along the rear of the site is not visible from the street and is compensated for by landscaping provided in more visually prominent areas of the site. Additionally, staff has encouraged maximizing floor area in the AIASP as land available for industrial development within the park is diminishing. It should be noted that the proposed lot coverage of the project is a little over 39%. The IP zoning district allows a maximum lot coverage of 48% when 88% or more of the structure is devoted to warehousing.

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 warehousing, distribution and office uses with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable Airport Industrial Area Specific Plan (AIASP) and zoning regulations as modified.
2. Building/Fire Code - The project has been designed to comply with all applicable building and fire codes.
3. Public Works - Public Works finds the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveways. Public Works has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.
4. Environmental Management - Conditions are required that address businesses generating and/or storing hazardous materials, solid waste and recyclable materials.
5. Other Agencies - The project has will-serve letters from the City of American Canyon and Napa Sanitation District regarding the provision of, and connection to, municipal water and sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

SUPPORTING DOCUMENTS

- A . Findings
- B . Conditions of Approval
- C . Review Agency Comments
- D . Initial Study/Mitigated Negative Declaration & MMRP
- E . Trip Generation Analysis
- F . Application Materials
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell