



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/18/2015

Agenda Placement: 9A

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: Profili Industrial Building Use Permit P14-00297

RECOMMENDATION

PROFILI INDUSTRIAL BUILDING - USE PERMIT P14-00297

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 establish a new building for warehousing, light manufacturing, and ancillary office space. The project includes construction of a new single-story concrete tilt-up shell building, approximately 38,614 square feet, that may be divided into four suites for future lease; construction of two new driveways on Gateway Road East; construction of 44 on-site parking spaces; installation of landscaping along all four property lines, with dense plantings along the eastern property line to help screen the property from State Highway 29; request for a variation to the Napa Valley Business Park Specific Plan standards to allow a reduction of the landscape area along the north and south (side) property lines from the required 10 feet in width to five feet; installation of a water quality detention and treatment basin; incorporation of a master signage plan, including one monument sign near the southern driveway, four tenant signs along the southern building face, one sign on the eastern building face and one sign on the western building face; proposed business hours of operation - 8am to 5pm Monday through Friday and 10am to 5pm on Saturdays and Sundays; connection to Napa Sanitation District sanitary system; and connection to City of American Canyon municipal water system.

The project is located on a 2.23 acre parcel on the east side of Gateway Road East in the Napa Valley Business Park Specific Plan (NVBPSP) area, north of Springhill Suites Napa Valley. The parcel is zoned Industrial Park: Airport Compatibility (IP:AC); Gateway Road East; Napa California 94559; APN 057-200-003.

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

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

Applicant Contact: Ron Profili (707) 254-1600 or rprofili@napanet.net

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission

1. Adopt the Negative Declaration for the Profili Industrial Building based on Findings 1-6 of Exhibit A; and
2. Approve Use Permit P14-00297-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 an approximately 38,614 square foot single-story shell building for warehousing, light manufacturing, and ancillary office space. The project is compatible in use, design, and character with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area. Specific tenant occupancy, consistent with the uses allowed in the NVBPSP, will be determined at a later date. Staff is recommending approval subject to the proposed conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Negative Declaration prepared. 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/Applicant: Ronald Profili, Profili Commercial Real Estate

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Application filed: September 18, 2014

Application complete: January 20, 2015

Parcel size: 2.23 acres

Proposed building size: 38,614 sq. ft.

Number of employees: There are no specific tenants identified at this time, and the number of employees is not known. When a tenant is identified, the applicant will be required to provide a tenant profile for review by County staff.

Hours of operation: Proposed 8am and 5pm Monday through Friday and 10am to 5pm on Saturdays and Sundays.

Parking: 44 off-street spaces to meet Napa Valley Business Park Specific Plan Area (NVBPSP).

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 to the north and west are vacant. There are existing office/light industrial/warehousing complexes further to the west on Gateway Road East and across Devlin Road to Gateway Road West. The eastern property line is adjacent to Highway 29. The property to the south is developed with the Spring Hill Suites Napa Valley hotel. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - Adjoining the project site to the north is a 2.13 acre parcel that is vacant.

South: IP:AC - Adjoining the project site to the south is the Spring Hill Suites Napa Valley.

East: IP:AC - The eastern property line is adjacent to State Highway 29.

West: IP:AC - The parcel directly across Gateway Road East is vacant. Parcels further to the west on Gateway Road East and across Devlin Road to Gateway Road West are developed with office/light industrial/warehousing complexes.

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.

Code Compliance History:

None. There are no open or pending code violations for the subject site.

Discussion Points:

1. Building Design, Layout & Materials – Exterior building materials include site cast, tilt-up concrete panels with a variety of architectural enhancements. Typical wall panels are to be enhanced with reveals and a textured elastomeric coating in a multicolored paint pallet. The areas around the building entries are also enhanced with tinted glazing in aluminum frames, foam banding and sloped roof elements. The placement of these enhancements is focused at those locations most visible from the public roadways.

The structure ranges in height from approximately 30 to 33 feet. The west building elevation facing Gateway Road East and the east side of the building facing State Highway 29 are each approximately 140 feet long and contain one tenant entry point and a tenant sign on the southern corners. The south and north building elevations are approximately 278 feet long. The south building elevation includes four tenant entry points and tenant signs. The north building elevation includes four roll up doors and a 60-foot by 4-foot deep remote depressed concrete truck dock. The dock area will be screened from State Highway 29 views by dense landscaping along the eastern property line. The project architecture is generally consistent with similar development in the NVBPSP.

2. Future Tenant Review - With the approval of the proposed Use Permit, the shell building would be able to be leased for uses compatible with those allowed in the Industrial Park (IP), such as warehouse, light manufacturing, and ancillary office space. When a tenant is identified, the applicant will be required to provide a tenant profile for review by County staff to confirm that the uses proposed by the tenant are in compliance with the zoning and approved use permit.

The project was originally submitted with the name "Gateway Road East Warehouse Building", as shown on the application materials and figures. This name was based on the general location of the property and a potential use. Staff renamed the project the "Profili Industrial Building" in order to allow flexibility when reviewing future tenant profiles for uses that are not specifically a warehouse use, but are compatible with the IP zoning.

3. Access - Access to the building is proposed from two new driveways 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.

4. 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 proposed floor plan of approximately 34,467 square feet of warehouse area and 4,247 square feet of office area, 44 parking spaces are required. The site plan includes 44 parking spaces meeting the minimum parking requirements. This total includes two locations for potential future electric vehicle charging stations. A bicycle locker, which accommodates two bicycles, is proposed in addition to a bicycle rack which accommodates six bicycles.

5. 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 an average of 40 feet from Gateway Road East along the front property line, and provides 25-feet of landscaping measured from the property line, meeting the required minimum setback. A water quality detention and treatment basin, planted with water tolerant grasses, shrubs, and trees, is proposed along the front of the building within the front yard landscape setback.

For properties that border State Highway 29, the NVBPSP requires a 55-foot average, 45-foot minimum building setback from the highway right-of-way line. The 45 feet nearest the right-of-way shall be reserved as a landscaped area. As proposed, the building is setback an average of 72 feet from the rear property line adjacent to State Highway 29 and includes a 45-foot landscape setback.

The NVBPSP requires 10-foot landscaped building setbacks from the interior property lines. As proposed, the building is setback approximately 55 feet from the side property lines.

Pursuant to the NVBPSP, 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 rear and side property lines. In accordance with the NVBPSP, the Planning Commission may reduce side perimeter landscaping to five feet as part of the use permit process.

In this case, the applicant is requesting a minimum of five feet of landscaping along both side property lines. This reduction allows the proposed siting of the development to meet parking and circulation requirements.

Staff believes a variation is warranted as the project proposes a mix of vegetation that provides screening of the retaining wall, loading dock, and the predominant portion of the structure from State Highway 29 and Gateway Road East to meet the intent of the regulations to provide adequate screening. Redwood and southern live oaks are densely planted along the northeastern property lines and provide screening of portions of the structure and loading dock, while maple trees, laurel hedges, and ivy cover the length of the retaining wall. The site has an overall landscape area of approximately 25 percent, exceeding the required 20 percent.

Additionally, staff has encouraged maximizing floor area in the NVBPSP as land available for industrial development within the park is diminishing. It should be noted that the proposed lot coverage of the project is approximately 40%. The IP zoning district allows a maximum lot coverage of 49 to 50% when 89 to 90% of the structure is devoted to warehousing or shipping and receiving.

6. 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 project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction as well as incorporating GHG reduction methods as described below. Regarding landscaping and water quality, the applicant proposes planting new landscaping pursuant to the County's Water Efficient Landscape Ordinance (WELO), connecting to Napa Sanitation District's existing recycled water pipeline system for irrigation, and installing a water quality detention and treatment basin. Construction design efforts include roof structures which are designed to accommodate additional weight for rooftop photovoltaic electricity generation panel arrays and installation of conduits, rings, and strings at two locations for potential future electric vehicle charging stations. A bicycle locker (2 bicycles) and a bicycle rack (6 bicycles). Reduction methods also include the use of recycled materials and installing water efficient fixtures and energy conserving lighting.

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.

7. 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 shell warehouse/light industrial building with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable NVBPSP and zoning regulations. While future tenants generally will not be subject to subsequent use permit reviews, future tenant profiles will be reviewed by the Department for consistency with the NVBPSP prior to occupancy.

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.

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Review Agency Comments
- D . Draft Negative Declaration/Initial Study
- E . Application Materials
- F . American Canyon Will-Serve Letter and Water Supply Report
- G . Napa Sanitation District Will-Serve Letter
- H . Biological Assessment
- I . Site Photographs
- J . Project Graphics Packet

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina