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Agenda Date: 4/20/2016

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: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Bergin Glass Impressions Use Permit P15-00404

RECOMMENDATION

BERGIN GLASS IMPRESSIONS / OATES DEVELOPMENT GROUP LLC & MORGAN INVESTMENT GROUP INC - USE PERMIT P15-00404

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 concrete tilt-up building with approximately 82,080 square feet of floor area for a wine bottle labeling company that provides direct screen printing where ceramic paint is applied directly to the surface of a bottle and fired through a furnace, bottle etching and painting, hand-applied high-fired decals, and design services. The building includes approximately 37,206 square feet of manufacturing area, 37,207 square feet of warehouse area and 7,667 square feet of office area. Access would be provided from two new driveways on Technology Way. On-site parking for 134 vehicles, landscaping, and signage are also included with the proposal. The project site is comprised of two parcels that will be combined. The business would employ approximately 42-44 people. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

The project is located on a 5.5 acre site on the east side of Technology Way, south of Morris Court in the Napa Valley Business Park Specific Plan (NVBPS) area. The parcel is zoned Industrial Park: Airport Compatibility (IP:AC); Technology Way; Napa, California 94559; APN's 057-250-026 & 057-250-034.

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

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

Applicant Contact: Andrew Kilpatrick (916) 825-9097 or andrew@ckcommercial.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission

1. Adopt the Negative Declaration for the Bergin Glass Impressions based on Findings 1-6 of Exhibit A; and
2. Approve Use Permit P15-00404-UP based on Findings 7-11 of Exhibit A and subject to the conditions of approval (Exhibit B).

Discussion:

The project consists of a request to construct an approximately 82,080 square foot building for a paperless bottle labeling company. The proposed building includes manufacturing, warehousing/distribution and administrative offices. The business provides bottle labeling services and processes that include screen printing with ceramic paint applied directly to bottle surfaces which is then fired through a furnace, bottle etching and painting, hand-applied high-fired decals, and design.

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, subject to the recommended conditions of approval. Uses in the general vicinity of the site also include a variety of support winery uses such as a winery equipment rental facility, mobile bottling company, and multiple manufacturers of winemaking products, as well as contractors and various other light industrial uses.

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: Oates Development Group, LLC, 4661 Golden Foothill Parkway, Suite 206, El Dorado Hills, CA 95762

Applicant: Andrew Kilpatrick, 4661 Golden Foothill Parkway, Suite 206, El Dorado Hills, CA 95762

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Application filed: December 3, 2015

Resubmittal(s): February 2, 2016 and March 8, 2016

Application complete: March 11, 2016

Parcel size: 5.5 acres

Proposed building size: 82,080 sq. ft. (37,206 sq. ft. manufacturing, 37,207 sq. ft. warehousing; 7,667 sq. ft. office)

Number of employees: 42-44 full-time (anticipated).

Hours of operation: 6:00 a.m. to 2:30 a.m. split between two shifts (6:00 a.m. to 4:30 p.m. and 4:00 p.m. to 2:30 a.m.)

Parking: 134 off-street spaces to meet Napa Valley Business Park Specific Plan Area (NVBPSP) parking requirements.

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 Technology Way to the north/northwest of the site are vacant. Two of the undeveloped properties south of Morris Court are entitled with wineries. There are existing office/light industrial/warehousing complexes to the south and west of the site and wine warehousing uses to the northeast and east. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - Across Technology Way to the north is an undeveloped 13.2 acre parcel. Adjoining the project site to the northeast is a 3.83 acre site is Laird Wine Services, a bulk wine warehousing facility.

South: IP:AC - Adjoining the project site to the south is a 2.2 acre site with a multi-tenant light industrial building that has been divided into 12 industrial condominium units.

East: IP:AC - Adjoining the property to the east is Safe Harbor II, a bulk wine storage facility and Applied Pressure Technology, a manufacturing/office facility.

West: IP:AC - Across Technology Way to the west are two vacant properties with approved winery use permits and a light industrial building on a 1.05 acre property.

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 Technology Way.

December 2003 - The Planning Commission approved a use permit (#03370-UP) for a 37,500 sq. ft. building for use as an enclosed shooting range on APN 057-250-026, the southerly most of the two parcels that comprise the project site. A subsequent use permit modification was approved by the Planning Director in May 2006 related to phasing development of the proposed building, alterations to the interior layout of the building, and to allow subsidiaries of the parent company (of the previous owner) to occupy office space within the new facility. This facility was never constructed.

Code Compliance History:

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

Discussion Points:

1. Building Design, Layout & Materials – Exterior building materials include concrete tilt-up wall panels with horizontal and vertical reveals, a multi-color paint scheme, with parapet heights of approximately 34 to 38-feet. The west (front) building elevation facing Technology Way is approximately 456-feet long with recessed glass storefront entries at each corner of the building. Both corners of the building include three curtain wall systems that are approximately 18-feet wide by 26-feet high within wall sections that are approximately 86-feet long. The curtain wall systems extend around each corner of the building for a distance of approximately 61-feet which includes one curtain wall system that is approximately 18-feet wide by 26-feet high and one that is 24-feet wide by 26-feet high. The front elevation also includes two curtain wall systems that are approximately 18-feet wide by 26-feet high within a wall panel that is approximately 57-foot long. The wall panels that include the curtain wall systems are approximately 38-feet tall to the top of the parapet providing a varied roof line along the front building façade. Each wall section with a curtain wall system includes a sloped metal roof with a soffit height of 10-feet 2-inches above finished grade and a metal canopy with the bottom of the canopy approximately 26-feet 10-inches above finished grade breaking up the glazed area. The south (side) includes one curtain wall system that is approximately 10-feet wide by 10-feet high with a metal canopy approximately 10-feet 8-inches above finished grade. The east (rear) elevation includes a depressed truck dock area with eight rollup doors with a metal canopy above, two at grade rollup doors and seven man doors. The rear elevation also includes three curtain wall systems with a metal canopy above each section with the same dimensions as the system on the south elevation. Both side elevations include one man door each and the front elevation includes two man doors in addition to the glass storefront doors. The sloped metal roofs and the metal canopies extend approximately 6-feet from the building walls. The project architecture is generally consistent with similar development in the NVBPSP.

2. Access - Access to the building is proposed from two new driveways on Technology Way. 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.

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 and one parking space per 500 square feet of floor area for manufacturing use. Based on the preliminary floor plan of the proposed 82,080 sq. ft. building, which includes 37,206 sq. ft. of manufacturing area, 37,207 sq. ft. of warehousing, and 7,667 sq. ft. office, 134 parking spaces are required. The site plan includes 134 parking spaces meeting the minimum parking requirements.

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 85-feet from Technology Way along the front property line, 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 front of the building within the front yard landscape setback.

The NVBPSP also requires 10-foot building and landscaping setbacks from side and rear property lines when the property lines do not adjoin a street. The building is setback a minimum of approximately 43-feet from the north and 46-feet from the south (side) property lines and about 150 to 170 feet from the east (rear) property line. 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, which is the case here.

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 infrastructure for roof top solar arrays, infrastructure for electric vehicle charging stations, energy conserving lighting, cool roofing, water efficient fixtures, water efficient landscaping, and site design to optimize natural heating/cooling. Installation of a water quality detention and treatment basins, implementing the Water Efficient Landscape requirements, and use of recycled-water from Napa Sanitation District for irrigation when it is made available. 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 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. 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 82,080 sq. ft. building for a bottle labeling company. 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 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. In addition, the applicant has not asked for a variation to the standards of the NVBPSP such as building or landscape setback reductions or reductions to parking requirements which could be necessary if a larger building footprint were proposed for instance. 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-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 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 . Findings
- B . Conditions of Approval
- C . Agency Comments

- D . Initial Study / Negative Declaration
- E . Public Comments
- F . Use Permit Application Packet
- G . Biological Study
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell