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Agenda Date: 5/2/2012

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348

SUBJECT: Inglewood Village Business Park Modification and Tentative Parcel Map

RECOMMENDATION

INGLEWOOD VILLAGE BUSINESS PARK - INGLEWOOD BUSINESS PARTNERS, LLC - USE PERMIT MODIFICATION (P11-00107) & TENTATIVE PARCEL MAP (P11-00478)

CEQA Status: Subsequent Negative Declaration prepared. According to the proposed Subsequent Negative Declaration, the project would not have any potentially significant effects. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval to modify Use Permit #99077-UP to construct an approximately 4,092 square foot one story office building and add an additional 15 parking spaces to an existing 3 building office complex for a total of 27,764 square feet, with a total of 132 parking spaces and install an additional stormwater detention system. The building will be constructed using the same materials and in the same design as the three previously approved and constructed buildings. Approval to re-subdivide the existing 3 unit commercial condominium project into 14 units with a common owner's association responsible for building and property maintenance. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of State Highway 29 within a CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-590-001), 811 St. Helena Hwy, St. Helena.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve Use Permit and Tentative Parcel Map as conditioned.

Staff Contact: Linda St. Claire, 299-1348 or Linda.stclaire@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Subsequent Negative Declaration based on Findings 1-10 of Exhibit A;
2. Approve Use Permit (P11-00107) based on Findings 11-15 of Exhibit A and subject to the recommended

conditions of approval of Exhibit B; and

3. Approve Tentative Parcel Map (P11-0047) based on Findings 16-22 of Exhibit A and subject to the recommended conditions of approval of Exhibit B.

Discussion:

This project consists of constructing a new 4,092 square foot office building on a parcel currently occupied by a three office buildings for a total of 27,764 square feet, adding an additional 15 parking spaces, installing an additional stormwater detention vault and re-subdividing an existing 3 unit commercial condominium project to allow a total of 14 units within the four buildings. The proposal is similar to other commercial neighborhood parcels of this size within the County. This item was continued to a date uncertain on February 1, 2012 to address neighbor concerns regarding potential stormwater issues. The potential stormwater issues have been reviewed by staff and conditions are included for the project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

An Environmental Impact report (EIR) addressing commercial development on the property was previously prepared and certified in January 2001, and used as the basis for approval of the original Use Permit. The EIR addressed the potential environmental effect of the Inglewood Village Business Park, including expected individual and cumulative environmental impacts resulting from the approval, construction and operation of the project. Mitigation measures were incorporated into the project and have been met or implemented. No substantial changes are proposed or would occur that would require major revisions of the EIR. The changes to the proposed project since adoption of the previous EIR generally consists of constructing a 4,092 square foot office building, an additional 15 parking spaces, an additional stormwater detention system and a re-subdivision of the existing 3 unit commercial condominium into 14 units. No new significant environmental effects have been identified nor has there been an increase in the severity of previously identified effects.

A Subsequent Negative Declaration was prepared and circulated January 6, 2012. As a result, concerns were raised regarding potential storm drainage issues. A revised Subsequent Negative Declaration has been prepared and recirculated for comment from April 11, 2012 through April 30, 2012. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Inglewood Business Partners, LLC

Applicant: Phillip Smith (707) 747-3098; Representative: Donna Oldford (707) 963-5832

Zoning: CN (Commercial Neighborhood)

General Plan Designation: AR (Agricultural Resource)

Filed: March 16, 2011

Determined Complete: October 12, 2011

Existing Building Size: Three buildings (A, B, and C) totaling 23,735 square feet of gross floor area.

Proposed Building Size: A one story 4,029 square foot structure.

Buildings A and B are single-story structures; each including 4,030 square feet of floor area. Building C, a two-story structure, includes 15,675 square feet of floor area and Building D with 4,029 square feet, for a total of 27,764 square feet.

Existing Parking: 116 off-street parking spaces. **Proposed additional parking:** 15 spaces

Proposed Total Parking: 132 spaces

Required Parking: 118

Adjacent Zoning / Land Use:

North

RS:B-1/CL - Residential/Commercial - including a 0.2 acre residential parcel (Taylor), a second 0.2 acre residential parcel (Taylor), a 0.6 acre residential parcel (Edano), a 0.1 acre residential parcel (Edano), a 0.4 acre commercial parcel (St. Helena Wine Merchants), and Inglewood Avenue;

South

CL - Commercial - a 2.0 acre commercial parcel (Storage Pro of St. Helena);

East

CL/AP/AW - Commercial/Agriculture - a 0.5 acre commercial parcel (Flyers Beacon Gas Station), State Highway 29 and the Wine Train right-of-way, a 1.6 acre commercial parcel (V. Sattui Winery & Deli), and a 21.7 acre winery and vineyard parcel (V. Sattui Winery); and

West

AP - Residential - a 1.0 acre residential parcel (Wheaton).

Property History:

November 1975

The Planning Commission approved use permit U-247576, a limited term use permit allowing a retail nursery and garden supply center to operate on the property until November 1978.

November 1980

The Planning Commission approved use permit U-497980, renewing the retail nursery and garden supply approval and including a 1,500 square foot building and a 16 space parking area.

January 2001

The Planning Commission approved use permit 99077-UP, allowing a nursery/garden center along with the establishment of a "commercial office complex for general business offices" within three new buildings. The approved office buildings included a 4,030 square foot single-story structure, a 3,575 square foot single-story structure, and a 15,675 square foot two-story structure. An EIR was prepared and certified addressing the commercial development on the property.

February 2001

The Board of Supervisors approved zoning ordinance text amendment 00249-ORD to allow garden centers

and professional offices within the Commercial Neighborhood (CN) zoning district and rezoning request 00255-RZG to rezone the subject parcel from Commercial Limited (CL) to CN.

December 2004

The Planning Commission approved use permit modification P04-00428, deleting the 3,575 sq. ft. garden center building and one-acre outdoor nursery and replacing it with a 4,030 sq. ft. single-story office building (Building A) and vineyard. Building B, a 4,030 sq. ft. one-story office building, and Building C, a 15,675 sq. ft. two-story office building, were unchanged.

January 2008

The Planning Director made a formal written determination that "processing a tentative map for commercial condominiums on Commercial Neighborhood (CN) zoned property with an Agricultural Resource (AR) General Plan land use designation" is allowed and can be found consistent with the General Plan and Measure J.

November 2008

The Planning Commission approved Tentative Parcel Map (P08-00493) to convert the existing commercial buildings to three airspace condominium units. No new development or change of use was approved.

May 2010

The Planning Commission approved a major modification (P10-00057) to allow approximately 6,345 square feet of medical offices space within the first floor of Building C.

December 2010

A Very Minor Modification was approved to allow an additional 1,600 square feet of medical offices in the first floor of Building C.

Code Compliance History: There are no current code compliance issues on the parcel.

Discussion Points:

1. General Plan Agricultural Preservation and Land Use Policy AG/LU-45 allows for the continuation, and limited expansion, of existing commercial uses that are located on commercially-zoned property despite the fact that the underlying General Plan land use designation may be agricultural. Additionally, General Plan Agricultural Preservation and Land Use Policy AG/LU-103 states that, "all land zoned for commercial uses in the South St. Helena area... shall be allowed to develop in conformance with that commercial zoning as if it were designated (for commercial uses) on the Land Use Map." The Inglewood Village property is subject to each of these above policies, as it is within both the CN zoning district and the AR General Plan land use designation, and is located in the South St. Helena area. The property was approved for commercial uses via use permit 99077-UP and use permit modification P04-00428 and these uses comply with the property's CN zoning and the County's General Plan.
2. The Use Permit (File #99077-UP) for the Inglewood Village Business Park was originally approved January 2001, with an expiration date of February 20, 2003. Extensions of time in which to "use" the use permit were approved in December of 2002 and February 2004, establishing the current expiration date of February 20, 2005. The use permit allowed the construction of three commercial structures for general business offices, including professional, executive, financial, real estate, insurance offices, and a retail nursery and garden center. Building A consisted of 3,575 sq. ft. and was intended to be a retail nursery and garden center with approximately one-acre for outdoor display. Buildings B and C consisted of 4,030 sq. ft. and 15,675 sq. ft. respectively, and were intended for office uses. Buildings A and B are both one-story structures and Building C was two-stories.
3. The Planning Commission approved use permit modification P04-00428 in December 2004, deleting the 3,575

sq. ft. garden center building and one-acre outdoor nursery. These uses were replaced with a 4,030 sq. ft. single-story office building (Building A) and vineyard. Building B, the 4,030 sq. ft. one-story office building, and Building C, the 15,675 sq. ft. two-story office building, were unchanged. The previously approved location of Building A was approximately 180-feet from the east property line along State Highway 29. The centerline of the proposed driveway on Inglewood was approximately 100-feet from the centerline of the existing driveway on Inglewood from the gasoline station on the southwest corner of Inglewood and the highway.

4. As part of the original project approvals in 2001, the project site was rezoned from CL (Commercial Limited) to CN (Commercial Neighborhood). In addition, the uses proposed by the applicant at the time of the original application, professional, executive, financial, real estate, and insurance offices, as well as the retail nursery/garden supply stores, were uses that were permitted in the CN district upon the granting of a use permit. Although medical offices are also permitted in the CN district upon the granting of a use permit, they were not expressly authorized with the original use permit or subsequent use permit modifications. In May 2010, this was approved through a use permit modification.

5. A Tentative Parcel Map was approved by the Napa County Planning Commission November 20, 2008 to allow a single lot tentative parcel map for condominium purposes, with a Final Map consisting of a 3-unit airspace condominium subdivision on the 2.9 acre parcel held in common ownership. Included with the Use Permit application is a new Tentative Parcel Map application requesting approval for an existing 8 units and 6 new units for a total of 14 units.

6. Upon initial public hearing noticing of the project in January 2012, neighbor comments were delivered to the Planning Department and the Public Works Department regarding the existing stormwater drainage system. Comments included photos of flooding on neighboring properties. Staff held a meeting with the applicant representatives at which time the Napa County Public Works Department determined that the flooding may have potential significant impact unless mitigated. At that time the applicant agreed to supply calculations for additional detention of stormwater onsite and proposed an additional underground storage tank. Inevitably, the environmental document initially circulated on January 6, 2012, was revised accordingly and recirculated with this revision to the project.

An updated Hydrology Study was prepared by Bartelt Engineering (Attachment I) and submitted to the Planning and Public Works Departments on March 16, 2012. The study determined that a detention vault or above ground detention system could be installed underneath the proposed parking lot which would detain the increase in water runoff as a result of the construction of Building D, and not increasing the runoff. The vault would detain stormwater in the event of a 100 year, 6 hour rain event, over and above the 2 year, 24 hour detention volume typically required by projects.

7. A formal complaint was submitted in regards to flooding on the neighboring property and the Department of Public Works conducted a review of the stormwater drainage system (Attachment H). The Public Works Department concluded that the system is complete and operating as designed, and in a manner consistent with the conditions of approval per Use Permit Modification P04-00428. It should be noted that at the time the developer obtained a private easement (Attachment F) to discharge water to the southwest to avoid the neighboring properties, installed an offsite drainage structure to prevent clogging of an existing culvert, installed an onsite detention to provide additional storage capacity of storm water, and installed inlets along Inglewood Avenue to prevent ponding or diversion of water along the road.

8. The draft Climate Action Plan checklist for Greenhouse Gas Emissions and Emission Reductions required additional review of daily and average traffic numbers which were incorporated into the revised Subsequent Negative Declaration.

9. Landscaping was incorporated as a condition of the original use permit. An updated landscaping plan has been

submitted with the current proposal which shows additional landscaping to be incorporated as part of the project to provide more screening and to buffer any potential noise along the western edge of the property. Less than 0.22 acres of vineyard are proposed for removal. The proposed building and parking meets setback and height requirements in accordance with Napa County Zoning and will be designed utilizing the same materials and colors as the existing buildings.

Consistency with Standards:Zoning

The proposed project is consistent with CN (Commercial Neighborhood) zoning district regulations.

Subdivision

The proposed project is consistent with the Napa County Subdivision Ordinance and the State of California Subdivision Map Act.

Division Requirements

The Building Division, Assistant County Fire Marshall, Public Works and Environmental Health Department recommends approval with conditions. (Attachment D)

City of St. Helena

The City of St. Helena approved a new water use agreement at their City Council meeting October 11, 2011 reducing the amount of water from 538,740 to 452,542 gallons per year, an amount acceptable for the existing and proposed uses.

SUPPORTING DOCUMENTS

- A . Proposed Findings
- B . Proposed Conditions of Approval
- C . Previous Conditions
- D . Department/Agency Comments
- E . Environmental Documents
- F . Storm Drainage and Retaining Wall Easement Agreement
- G . Wheaton Request for Investigation
- H . Public Works Memo
- I . Hydrology Study
- J . Applicant Representative
- K . Correspondence - Wheaton Section 1
- L . Correspondence - Wheaton Section 2
- M . Correspondence - Wheaton photos
- N . Correspondence - Wheaton April 23, 2012
- O . Correspondence - Neighbors
- P . Correspondence - City of St Helena
- Q . Use Permit Modification and Tentative Parcel Map Applications

R . Will Serve Agreement

S . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina