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Agenda Date: 5/5/2010
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: Inglewood Village Business Park - Medical Offices

RECOMMENDATION

INGLEWODD VILLAGE BUSINESS PARK - MEDICAL OFFICES/INGLEWOOD BUSINESS PARTNERS, LLC - USE PERMIT MODIFICATION (P10-00057)

CEQA Status: This request is Categorically Exempt pursuant to Section 15301 of the California Environmental Quality

Act, Class 1, permitting/leasing of existing private structures. This project site is not on one of the lists of hazardous waste sites enumerated under Government code section 65962.5.

Request: Approval to modify Use Permit #99077-UP and Use Permit Modification P04-00428 to allow St. Helena Hospital to establish medical offices consisting of approximately 6,345 sq. ft. of floor area within an existing 15,680 sq.ft. two-story office building in the Inglewood Village Business Park. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of state Highway 29 within an CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-120-063). 1275 Inglewood Avenue, St. Helena.

Staff Recommendation: Find that the request is Categorically Exempt from the California Environmental Quality Act and approve the Use Permit modification 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. Finds the project Categorically Exempt from CEQA based on finding 1 of Exhibit A.

2. Approves Use Permit Major Modification P10-00057 based on findings 2 - 6 of Exhibit A and subject to the recommended conditions of approval.

Discussion:

The applicant requests Planning Commission approval of a modification to previous project approvals to allow medical offices within an existing office building in the Inglewood Village Business Park. The proposed medical office would occupy approximately 6,345 square feet of gross floor area on the first floor of a 15,680 sq. ft. two-story office building. The proposed tenant space is currently vacant. Although medical offices tend to generate higher traffic and parking demand, the project was originally designed to accommodate medical offices but a use permit modification is required to enable the use and to comply with zoning. The overall project's certified environmental impact report evaluated medical office as a potential user within the multi-tenant complex. The use appears compatible with project and the surrounding area. Staff is recommending approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

This request is Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act, Class 1, permitting/leasing of existing private structures. This project site is not on one 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

Zoning: CN (Commercial Neighborhood)

General Plan Designation: AR (Agricultural Resource)

Filed: February 22, 2010

Determined Complete: March 23, 2010

Existing Building Size: Three buildings (A, B, and C) totaling 23,444 square feet of gross floor area.

Buildings A and B are single-story structures; each including 4,030 square feet of floor area. Building C, a two-story structure, includes 15,384 square feet of floor area.

Existing Parking: 121 off-street parking spaces.

Required Parking: 100

32 required for the proposed medical offices at 5 parking spaces per 1000 sq. ft. of floor area for 6345 sq. ft.
68 for the existing business and professional offices and unoccupied office area at 4 parking spaces per 1000 sq.

ft. of floor area for 17,099 sq. ft. of floor area.

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 include a 3,575 square foot single-story structure, a 4,030 square foot single-story structure, and a 15,384 square foot two-story structure.

February 2001

The Board of Supervisors approved zoning ordinance text amendment 00249-ORD to allow garden centers and professional offices within the CN zoning district and rezoning request 00255-RZG to rezone the subject parcel from 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 15,384 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 CN zoned property with an Agricultural Resource 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 to convert the three existing commercial buildings to airspace condominium units. No new development or change of use was approved.

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 the 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, those 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 15,384 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 and replacing. They 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 15,384 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 grant of a use permit. Although medical offices are also permitted in the CN district upon grant of a use permit they were not expressly authorized with the original use permit or subsequent use permit modification. Therefore, this request is to allow St. Helena Hospital to establish medical offices with a gross floor area of 6,345 sq. ft. within an existing 15,384 sq. ft. office building.

Consistency with Standards:

Zoning

The proposed project is consistent with CN (Commercial Neighborhood) zoning district regulations. No new floor area or exterior building alterations are proposed.

Building Division Requirements

The Building Division recommends approval with standard conditions. Please see their April 11, 2010 memo (attached).

Fire Department Requirements

Assistant County Fire Marshall Alicia Amaro has reviewed this project and determined that it, "does not warrant additions to fire protection conditions." Please see her March 5, 2010 memo (attached).

Public Works Department Requirements

The Public Works Department had no comments as no exterior building or site alterations are proposed.

Environmental Management Department Requirements

Senior Environmental Health Specialist Kim Withrow has reviewed this application for the Department of Environmental Management and recommends approval with conditions related to solid and medical waste, hazardous materials and collection of recyclable materials. Please see her memo of March 15, 2010.

City of St. Helena

The City of St. Helena has no concerns or comments about medical offices at Inglewood Village.

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Conditions of Approval
- C . Original Use Permit Approval Letter
- D . 2004 Use Permit MOD Approval Letter
- E . Review Agency Comments
- F . Application Materials
- G . Applicant's Letters to Neighbors
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell