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Agenda Date: 6/5/2013

Agenda Placement: 9C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Hillary Gitelman - Director
Planning, Building and Environmental Services
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: E & P Properties Speculative Warehouse

RECOMMENDATION

E & P PROPERTIES SPECULATIVE WAREHOUSE / E & P PROPERTIES, INC. (DENNIS PAULEY) - USE PERMIT (P13-00059-UP)

CEQA Status: Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project 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 concrete tilt-up building with approximately 103,410 square feet of floor area with approximately 92,552 square feet of floor area for speculative warehousing and distribution and approximately 10,858 square feet of accessory/administrative office area. Access would be provided from three new driveways on Technology Way. On-site parking for 100 vehicles, landscaping, and signage are also included with the proposal. The project site is comprised of two parcels that will be combined. The proposal also includes a variation to Airport Industrial Area Specific Plan standards to allow a reduction of a portion of the landscape area along the north (side) and east (rear) property lines from 10 feet to 5 feet. 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 5.8 acre site on the northeast corner of Airport Boulevard and Airpark Road within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-210-026 & 027. Napa.

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

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

Applicant Contact: George Condon (916) 956-0033 or george@sponserproperties.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission

1. Adopt the Negative Declaration for the E & P Properties Warehouse Building based on Findings 1-6 of Exhibit A (attached); and
2. Approve Use Permit P13-00059-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 103,410 square foot building. The proposed building includes primarily warehousing, shipping and receiving, with accessory office area. The project is compatible in design and character with other recent projects located in the business park and has been endorsed by the Board of Directors of the Napa Valley Gateway Business Park Association Board of Directors / Design Review Committee. Staff is recommending approval of the project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the proposed 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: E & P Properties, Inc. (Dennis Pauley)

Applicant Representative: George Condon (916) 956-0033

Application filed: February 26, 2013

Application complete: April 26, 2013

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Lot size: 5.8 acres (the site currently consists of two properties that will be combined prior to the issuance of building permits)

Proposed building size: 103,410 sq. ft. consisting of 92,552 sq. ft. of warehouse area (89.5%) and 10,858 sq. ft. of office area (10.5%)

Number of employees: Unknown but estimated to be between 60 to 100.

Hours of operation: 6 AM - 7 PM (seven days a week)

Parking: 100 off-street spaces (to meet AIAASP 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 adjoining the site to the north, south, east and across Technology Way to the west. 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 2.2 acre site that is developed with a 31,162 sq. ft. building divided into 12 light industrial condominium.

South: IP:AC - Across Technology Way to the south of the project site are three properties totaling about 8.8 acres developed with light industrial and warehousing.

East: IP:AC - There is a 10.1 acre parcel bordering the site to the east, home to AP Tech (Advanced Pressure Technology) located on about half of the property, which manufactures a wide assortment of gas delivery components.

West: IP:AC - Across Technology way to the west are two properties totaling about 6 acres with light industrial, warehousing and distribution uses.

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 and will take access from Technology Way.

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 with heights of approximately 33 to 46-feet, with an interior clear height of approximately 29-feet. Building height is generally limited to a maximum of 35-feet above grade, except that non-habitable architectural features, such as towers, may extend an additional 15-feet above the 35-foot height limit. The tower features are in compliance with this requirement. The west building elevation facing Technology Way is approximately 500-feet long with two wall sections that step back at the 300-foot mark and again at the 400-foot mark due to the curvilinear nature of the street. Both wall sections step-back approximately 62-feet from the adjoining front façade. The 300-foot wall section includes two tenant storefronts. Each stepped section includes one tenant storefront. At the two stepped wall sections and at the southwest corner of the building are towers that are approximately 46-feet tall at their highest point. The stepped sections and towers enhance the south elevation as well as the front elevation. The north elevation is fairly utilitarian with two at grade rollup doors and four man

doors. The rear elevation includes two depressed truck dock areas with four rollup doors at one and eight at the other. There are also four at grade rollup and seven man doors on the rear elevation. The depressed loading docks are inset about 60-feet in a recessed area created by the north and south building elevations. The project architecture is generally consistent with similar development in the Airport Industrial Area.

2. Access - Access to the building is proposed from three new driveways on Technology Way. The site has only three property lines with Technology Way curving along the entire frontage of the site creating a pie-shaped site if you don't cut a pie very well. The center-most driveway generally provides passenger car and small delivery truck access. The other two driveways near each end of the sweeping arc of Technology Way provide access for larger trucks with the drive aisles widening from 25 to 50 feet. The on-site drive aisles wrap around the building providing Fire Department and emergency vehicle access to all areas of the building.

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 92,552 square feet of warehouse area and 10,858 square feet of office area, 100 parking spaces are required. The site plan includes 100 parking spaces meeting the minimum parking requirements.

4. Building setbacks/landscaping - The AIASP requires a building setback with a 40-foot average, 25-foot minimum from Technology Way. The 25-foot adjoining the street is required to be landscaped. The building is generally setback 49 to 73 feet from property line adjoining Technology Way. The proposal provides 25-feet of landscaping measured from the property line adjoining Technology Way, plus about an additional 10-feet of landscaping between the property line and the face of curb. There are also landscaped areas along the building's front facade providing additional depth to the planting scheme.

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 55 to 110 feet from the rear property line, and about 41 to 120 feet from the side property line (as the property has only three property lines). 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 this case, the applicant is requesting a minimum 5-feet of landscaping along the side and rear property lines, except near the driveways where additional landscaped area is proposed to accommodate on-site stormwater detention requirements. When the landscaping proposed along the rear and side property lines is combined with the existing landscaping on the adjoining properties, approximately 15-feet of landscaping will be provided. 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 as visible from the street and is compensated by landscaping provided in more visually prominent areas of the site along Technology Way and along the front of the building. 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 41%. 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.

5. Greenhouse Gas Reduction Strategies – The applicant team has completed the Department's Greenhouse Gas Emission Reduction Worksheet, which is attached to this report. The applicant proposes to incorporate GHG reduction methods including: using recycled-water from Napa Sanitation District for irrigation, skylights for daytime lighting, pre-wire building for solar panels, a cool roof with increased insulation, an area to park 10 bicycles, and new landscaping and bio-swales. The project's 2020 "business as usual" emissions were calculated by Planning staff using California Emissions Estimator Model (CalEEMod) GHG modeling software, resulting in modeled annual emissions of 694 metric tons of carbon dioxide and carbon dioxide equivalents (MT CO₂e). The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the

1,100 MT/yr of CO₂e. 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 reduce emissions by 31% below “business as usual” level in 2020.

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. 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. 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 . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Review Agency Comments
- D . Initial Study & Negative Declaration
- E . GHG Reduction Summary
- F . Application Materials
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell