

October 30, 2002

To: Sutter County Planning Commission

Re: Agenda Item #5: Public hearing on Planned Development Amendment #02-01 to allow an additional 1,500 square foot storage building for an existing irrigation and pump sales and service business; and

Agenda Item #6: Public hearing on Design Review #02-04 for the proposed 1,500 square foot storage building; M1-PD (Light Industrial, Planned Development Combining) District; located at 1280 Reed Road, Yuba City; A.P. #23-330-001; applicant - Bi-County Irrigation/property owner - Parmjit S. Johl Family Trust, et al (Location: District 5 - Commissioner Shannon).

Current Proposal

A. Project Description:

The applicant requests approval of a planned development amendment to allow a 30' by 50' (1,500 square foot) metal storage building for an existing irrigation and pump sales and service business. The building will be used for inventory storage, pump service, and a future office. The Sutter County Zoning Code requires design review for proposed buildings on parcels that are industrially zoned.

In accordance with Zoning Code Sections 1500-6332 and 1500-8512(b)(2), the Planning Commission will be acting on the Planned Development Amendment and forwarding a recommendation to the Board of Supervisors for the Design Review.

B. Environmental Consideration:

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act and the Guidelines. The study revealed that the project, as proposed, would not have a significant impact on the environment. Staff therefore recommends the Commission adopt the attached Negative Declaration.

Background

A. Property Description:

The subject site is 4.91 acres in size and is developed with an irrigation and pump sales and service business. Existing improvements include the 60’ by 80’ (4,800 square foot) main building, an asphalt concrete parking lot providing parking along the north and east sides of the main building, a landscape planter located along the south side of Reed Road and the northwest corner of the property, a 50’ by 80’ (4,000 square foot) building, and two billboard signs located along the west property line, adjacent to Highway 99.

B. Surrounding Land Use, Zoning District and General Plan Designation:

	Use	Zoning	General Plan
Subject Property	Irrigation & pump sales & service business	M1- PD	IND
North	Trucking company, residences	M-1, AG	IND, AG-20
East	Residences	AG, R-1-A	AG-20, LDR
South	Agricultural, residence	AG	AG-20
West	Agricultural (orchards)	AG	AG-20

C. Previous Commission Action/Policies

In 1977, the Planning Commission recommended approval to the Board of Supervisors for Rezone #195, a request to rezone the property from AG (General Agriculture) to M1 PD (Light Industrial, Planned Development Combining) District. The rezone was subsequently approved by the Board of Supervisors. The current planned development approval allows for two buildings on the property.

Staff Comments

A. Environmental Health (EH):

No comments.

B. Building Inspection (BI):

No comments.

C. Public Works Department (PW):

See attached conditions.

D. Sutter County Emergency Services (ES):

See Condition #7.

E. Office of the Sheriff/Coroner (S/C):

The Sheriff/Coroner responded there is no anticipated impact to services provided by their department as a result of the project.

F. California Department of Transportation (Caltrans):

See Condition #4.

G. Pacific Gas and Electric Company (PG&E):

See Condition #11.

H. Planning (P):

Planned Development Amendment

The proposed building will be located 48 feet behind (south of) the main building and 56 feet from the west property line adjacent to Highway 99. The proposed building site is located within an area that is fenced and currently used for outdoor storage.

According to County records, a total of 14 parking spaces were required to be provided for the existing main building. Based on County parking standards, the proposed building will result in the need for only one additional parking space. Staff identified 15 paved and marked parking spaces along the north and east sides of the main building. Additional paved area is also provided behind the main building. Based on the site plan and staff's site inspection, there is adequate on-site parking area available for both the existing two buildings and the proposed new building.

Caltrans has reviewed the project and requests that increases to surface water (stormwater) runoff be mitigated to reduce runoff to pre-project levels. In addition, to assure that runoff from the proposed project that will enter the State's highway right of way and/or Caltrans drainage facilities will meet all Central Valley Regional Water Quality Control Board water quality standards, Caltrans states it may be necessary to pass site stormwater runoff through a water quality Best Management Practices (BMPs) system, as applicable. As a condition of approval, the applicant will be required to submit to Caltrans sufficient drainage information to demonstrate that potential drainage impacts to State Highway 99 are adequately addressed.

Due to the proximity of the project site to Highway 99, site preparation and construction could result in significant amounts of dust and create a traffic hazard. To address this potential impact, a condition is recommended requiring that the project site be sufficiently watered during construction to prevent excessive amounts of dust from leaving the property.

The proposed building will serve as an accessory building to the existing business on the property. The proposed use of the building is consistent with the General Plan and with the recommended conditions required, staff believes the required findings can be made. Staff therefore recommends approval of Planned Development Amendment #02-01, subject to the attached findings and conditions of approval.

Design Review

The proposed building will be rectangular in shape, constructed of metal, have a slightly pitched roof, and will be painted white with green trim. The design, colors and materials are consistent with the existing buildings on the property (See photos of existing buildings, attached as Exhibit C). The building will be 16' in height and will have two large bay doors on the east side. The west side of the building, facing Highway 99, will not have any doors.

Staff has reviewed the proposed project for consistency with the Sutter County Design Guidelines. With regard to specific building design, the Commercial & Industrial Design Standards and Guidelines state the following (See Exhibit D for excerpt from the Guidelines):

- 3.2 Building – All buildings should generally be designed to enhance their surroundings and be compatible with neighboring development. Factors to consider in terms of achieving compatibility include building style, size, setback, form, color and material considerations. An exception to this Standard is for accessory or utility buildings which are not visible from the public right-of-way or from adjacent properties. The County can consider a “relaxation” of the building design standards in these situations.
 - 3.2.1 Standard: Architecture – All non-residential buildings should employ architectural treatments to break up uninterrupted expanses of wall. A building’s architecture may be enhanced by offsetting or varying building setbacks, providing covered porches, balconies and entries, and combining single story and two story construction in a single building with the single story nearest property lines.
 - 3.2.2 Standard: In order to improve the appearance of a project from adjacent right-of-ways, the rear elevation of those structures facing a public right-of-way should receive special architectural enhancement.

Based on these standards, staff does have some concern with regard to the applicant’s proposed “plain box-like” building. In fact, a photo of a similar type building is found in the Design Guidelines under the heading, “Poor Examples of Commercial and Industrial Buildings” (Commercial & Industrial Design Guidelines, Appendix B, p. 4).

Staff recognizes that the proposed building will be consistent with the existing buildings on the property as well as other industrial buildings in the area. Proposing a building constructed of significantly different materials or having a substantially different shape would likely create an even greater visual impact. The back wall of the proposed building which will face Highway 99 will not have any significant architectural treatment (i.e. doors, awnings, off-sets, etc.). To address this aesthetic concern, staff recommends that landscaping be provided to help enhance the flat appearance of the building as viewed from Highway 99.

Since the property is not located within the Yuba City Sphere of Influence, landscaping of the street side yard (along Highway 99) is not required by the Zoning Code. Based on the high visibility of the subject parcel from Highway 99, its proximity to the Yuba City limits, the above noted aesthetic concerns and design standards, and in order to maintain consistency with other projects recently approved along state highways, staff believes that landscaping along Highway 99 should be required.

The applicant is proposing a 20' by 120' landscape planter containing 5 gallon crape myrtle trees along the Highway 99 frontage to provide a buffer between the proposed building and vehicles traveling along the highway (See Exhibit E). In addition to providing a buffer to the proposed building, staff believes that additional landscaping should be required to provide a buffer from the existing building on the property and from area currently used as outdoor storage located adjacent to Highway 99 at the northwest corner of the property. At a minimum, staff recommends that landscaping extend from the south side of the proposed building to the northwest corner of the property, joining with the existing landscaping that is planted along the south side of Reed Road. This is a distance of approximately 150 feet.

The landscape planter will be required to be a minimum 5 feet in width and contain evergreen trees at 30 foot spacing intervals (not crape myrtles as proposed). The evergreen trees shall be from the County approved tree list, shall be 15-gallon in size, and shall be subject to review and approval by the Planning Division. Additional smaller trees and/or shrubs will be required to be planted between the evergreen trees. Staff will review the proposed landscaping to ensure adequate site distance for vehicles entering Highway 99 from Reed Road.

In addition to landscaping along Highway 99, staff recommends that shrubs be planted along the west side of the proposed building. This landscape planter will also be required to be a minimum 5 feet in width and contain 5 gallon evergreen shrubs from the County approved tree list planted at 5 foot spacing intervals. All landscaping will be required to be planted prior to issuance of certificate of occupancy.

During a site inspection, staff observed that items such as pipe are being stored outside on various locations of the property. While the landscaping required above will address screening of items being stored at the northwest corner of the property, staff has concerns regarding items stored in the vicinity of the proposed building and area south of the proposed building site. The Zoning Code contains performance standards with regard to contractor and construction materials yards (Section 1500-8025). These standards include requirements for six foot tall solid fencing and possible landscaping for screening outdoor storage areas from public right-of-way and adjacent properties. As a condition of approval, the applicant will be required to designate all outdoor storage areas on the property and provide solid fencing and/or landscaping to sufficiently screen these areas from the public right-of-way and adjacent properties. Proposed fencing and/or landscaping shall be subject to review and approval by the Planning Division and shall be provided prior to final occupancy of the proposed building.

The Commercial & Industrial Design Standards and Guidelines also state that, "All outdoor lighting fixtures in excess of sixty watts shall be oriented and shielded to prevent any glare or direct illumination onto adjacent properties or right-of-ways." To address potential lighting impacts, a condition is recommended requiring that any new outdoor lighting associated with the project be installed so as not to shine on adjacent properties. If needed, shields will be required to be added to direct the light downward.

With these conditions required, staff believes the proposal will be consistent with the Design Guidelines.

Recommended Findings

Based on the information contained in the staff report and/or testimony received at the public hearing, the Planning Commission finds:

- A. In accordance with the California Environmental Quality Act and the Guidelines, an Initial Study was prepared to analyze the potential impacts of the proposed project. The Study revealed that the project, as proposed, would not create an impact on the environment. There have been no comments provided demonstrating the project will have a significant effect on the environment. Therefore, the proposed Negative Declaration attached to this staff report is appropriate.
- B. The Planning Commission has independently reviewed, analyzed, and considered the Initial Study and Negative Declaration prior to making its decision on the project and finds that the Negative Declaration reflects the independent judgement of the County of Sutter.
- C. The proposed new building will allow for additional storage and service area for the existing business. The proposed use is consistent with the Sutter County Zoning Code and General Plan.
- D. Subject to the recommended conditions of approval, Design Review #02-04 is consistent with the Sutter County Design Guidelines.

Recommended Action

- A. Make the Findings for approval as recommended by staff.
- B. Adopt the proposed Negative Declaration prepared for the project and attached to this report.
- C. Approve Planned Development Amendment #02-01 and recommend the Board of Supervisors approve Design Review #02-04, subject to the following conditions:

At end of 10 day appeal period

- 1. The applicant shall file a Notice of Determination, including payment of associated fees, in the office of the County Clerk within five (5) days after the end of the ten (10) day appeal period. (P)

Prior to issuance of a building permit

- 2. Prior to issuance of a building permit, the applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval to provide for landscaping along both the Highway 99 frontage and adjacent to the west side of the proposed building.

The landscaping along Highway 99 shall, at a minimum, extend from the south side of the proposed building to the northwest corner of the property, joining with the

existing landscaping that is planted along the south side of Reed Road. The landscaping shall provide an aesthetic buffer between both the proposed building and existing main building and Highway 99. The landscape planter shall be a minimum 5 feet in width and contain evergreen trees at 30 foot spacing intervals. The evergreen trees shall be from the County approved tree list, shall be 15-gallon in size, and shall be subject to review and approval by the Planning Division. Additional smaller trees and/or shrubs (5 gallon size) shall be planted between the evergreen trees. The proposed landscaping shall provide for adequate site distance for vehicles accessing Highway 99 from Reed Road.

Shrubs shall be planted along the west side of the proposed building. This landscape planter will also be required to be a minimum 5 feet in width and contain 5 gallon evergreen shrubs from the County approved tree list planted at 5 foot spacing intervals. (P)

3. Prior to issuance of a building permit, the applicant shall submit to Caltrans sufficient drainage information to demonstrate that potential drainage impacts to State Highway 99 are adequately addressed. The Planning Division shall verify that this requirement has been met. (Caltrans)

During construction

4. The project site shall be sufficiently watered during construction to prevent excessive amounts of dust from leaving the property. (P)

Prior to issuance of final occupancy

5. The landscaping required by Condition #2 shall be planted prior to issuance of a certificate of occupancy for the building. (P)
6. The applicant shall submit a site plan designating all outdoor storage areas on the property. Solid fencing and/or landscaping shall be provided to sufficiently screen these areas from the public right-of-way and adjacent properties. Proposed fencing and/or landscaping shall be subject to review and approval by the Planning Division and shall be provided prior to final occupancy of the proposed building. (P)
7. If sufficient rights of way do not already exist, additional rights of way and/or public utility easements shall be deeded to Sutter County to provide the specified one-half widths of the following indicated roads: (PW)

Reed Road: 20.0' R/W + 10' P.U.E.

8. Prior to issuance of final occupancy for the proposed building, the applicant shall submit a Hazardous Materials Business Plan to the Emergency Services Division or amend the existing Plan, if one has previously been filed. (ES)

On-going

9. Landscaping required by Conditions #2 & #6 shall be maintained by the applicant. (P)
10. No grading or alteration of the existing terrain that would direct additional waters to the County road shall be done without the approval of the Department of Public Works. (PW)
11. Encroachment permits are to be obtained from the Public Works Department for any new driveway or road connections to be made to existing County roads. (PW)
12. Building pads shall be at elevations in conformance with Section 1300-022(F) of the Sutter County Ordinance Code, as defined by Resolution No. 92-124. (PW)
13. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's expense. There shall be no building of structures allowed under or over any PG&E facilities or inside any PG&E easements that may exist within the subject project site. (PG&E)
14. Any new outdoor lighting associated with the project shall be installed so as not to shine on adjacent properties. If needed, shields shall be added to direct the light downward. (P)
15. If construction of the project as approved by Planned Development Amendment #02-01 has not commenced within five (5) years after approval, the amended development plan shall expire and be null and void.

Design Review #02-04 approval shall remain valid for a period of one year after which the approval shall lapse and become null and void. (P)

Sincerely,

THOMAS A. LAST
PLANNING DIVISION CHIEF

Steve Geiger
Associate Planner

Attachments: Exhibit A - Study Sketch
Exhibit B - Site Plan and elevations
Exhibit C - Photos of existing buildings on property
Exhibit D - Excerpt from Sutter County Design Guidelines (p. 7)
Exhibit E - Landscape Plan proposed by applicant
Exhibit F - Proposed Negative Declaration and Initial Study

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