

August 28, 2002

To: Sutter County Planning Commission

Re: Agenda Item #5: Public hearing on Use Permit #02-20 and Design Review #01-05 to allow a 12' by 32' commercial coach for use as a freight services office, break room and training space for an associated warehouse and distribution facility; SSCI (South Sutter County Industrial) District; located at 7062 Pacific Avenue, Pleasant Grove, A. P. #35-220-024; applicant- Herrera Freight Services/property owner - SYSCO Food Services (Location: District 5 - Commissioner Shannon).

### **Current Proposal**

A. Project Description:

The applicant requests approval of a use permit application to allow a 12' by 32' (384 square foot) commercial coach for use as an office, break room and training space for Herrera Freight Services. Herrera Freight Services provides unloading services at the existing SYSCO facility. The project also requires design review approval by the Planning Commission in conjunction with the use permit.

B. Environmental Consideration:

This project is considered categorically exempt pursuant to CEQA Guidelines, Section 15303, New Construction or Conversion of Small Structures.

### **Background**

A. Property Description:

The subject site is 50 acres in size and is developed with the SYSCO warehouse and distribution facility (295,000 square feet), and separate truck maintenance facility (12,000 square feet) totaling 307,000 square feet.

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

	Use	Zoning	General Plan
<b>Subject Property</b>	Warehouse and distribution facility	SSCI	Industrial/ Commercial Reserve
North	Agricultural	AG	AG 80
East	Agriculture	SSCI	I/C Reserve
South	Agriculture	SSCI	I/C Reserve
West	Agriculture	AG	AG 80

C. Previous Commission Actions/Policies:

The Board of Supervisors approved a rezone and design review in September 2000 for the SYSCO warehouse and distribution facility. The site is also included in the area of the South Sutter County Specific Plan, adopted in April 2002. The commercial coach was placed about the time operations began at SYSCO. There was no building permit issued for the commercial coach. The Zoning Code also requires design review for proposed buildings within industrial (and commercial) zone districts.

**Staff Comments**

A. Building Inspection Division (BI):

1. Modular office building to meet accessibility requirements, i.e. provide ramp access as required by 1998 California Building Code Chapter 10 and 11.
2. Building permit for modular office required from Building Inspection Division.

B. Public Works Department (PW):

1. All new development within a special flood hazard area, as defined by Federal Emergency Management Agency (FEMA), shall comply with the County Flood Damage Prevention Ordinance and Regulations. A development permit (FEMA Flood Zone Elevation Certificate) must be completed for any structure constructed in this special flood hazard area. Finished floor must be 1 foot above base flood elevation. Structure in flood plain must be flood proof material, skirting must have flow through vents.
2. Building and equipment 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.

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

Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures allowed

under or over any of our facilities or inside any PG&E easements that may exist within the subject project.

D. Environmental Health (EH):

Since there is no connection or provision for plumbing, water, or sewage, Environmental Health had no requirements.

E. Pleasant Grove Joint Union School District (SD):

This project is subject to developer fees. Certificate of Compliance will be issued upon payment.



LOOKING SOUTH (NORTH SIDE)



LOOKING NORTH (SOUTH SIDE)



LOOKING EAST (WEST SIDE)



LOOKING WEST (EAST SIDE)

## E. Planning (P)

### **Use Permit**

The applicant is requesting approval to install a 12' by 32' (384 square foot) commercial coach on the property to provide employee office, break room and training space for the freight unloading employees provided by Herrera Freight Services. The modular building is located in an existing, paved, parking lot. There is no sewage connection or running water to the coach. Employees utilize restroom facilities in an adjacent building, approximately 30' away. The Environmental Health Division has reviewed the project and has no requirements due to the fact that there is no running water or other facilities in the coach unit.

The proposed modular building will provide accessory office space to the approved, onsite existing warehouse and distribution facility. The Zoning Code provides standards for placement of a temporary commercial coach in an industrial zone, including a maximum two year use permit term limit. At the end of two years, the coach must be removed. Staff believes the proposal is consistent with the General Plan, in that the proposal accommodates an approved industrial facility and will not generate negative effects on adjoining parcels.

Staff reviews use permit applications to determine if the proposed use is allowed by the Zoning Code and whether the findings for approval of the use permit can be made. Furthermore, the Commission must find that the proposed use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. Based upon the proposal and the above discussion, staff recommends approval of the use permit.

### **Design Review**

For office space, Sutter County Zoning Code parking standards require that one parking space be provided for each 300 square feet of office space. As the requested office is 384 square feet, 2 parking spaces are required. More than adequate parking was provided by SYSCO at the time of their construction improvements. Based on the intended use of the building as office, break room and training space for existing freight service employees, staff does not expect the proposed building to generate additional traffic or result in an increase in parking demand. Staff therefore believes the existing parking provided on-site is adequate to serve the use.

The Zoning Code requires the coach be painted a color similar to that of the existing buildings on the property and that it be skirted on all sides. The color of the unit is quite close to that of the permanent SYSCO facilities, a cream and blue/grey. The skirting has not yet been placed and will be required to be compatible with the colors and materials of the building and must be maintained at all times.

As the use of the coach is temporary, a maximum two year use permit term, the location is within a paved parking lot and the SYSCO facility has a perimeter landscaping program, staff has not required any additional landscaping conditions.

Staff recommends approval of Use Permit #02-20 and Design Review 01-05, subject to the attached findings and conditions of approval.

### **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 (CEQA) and Guidelines, this project is categorically exempt, pursuant to CEQA Guidelines, Section 15303, New Construction or Conversion of Small Structures.
- B. The proposed project design is consistent with the existing warehouse and distribution facility on the property and the policies and goals of the Sutter County General Plan.
- C. Conditions have been included to insure the use will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

### **Recommended Action**

- A. Make the Findings for approval as recommended by staff.
- B. Approve Use Permit #02-20, and Design Review #01-05 subject to the following conditions:
  - 1. The proposed 12 foot by 32 foot (384 square feet) commercial coach for office, break room and training space is approved to be located as shown on the approved site plan. (P)
  - 2. The commercial coach shall bear the tag or seal of the State as required by the Health and Safety Code of the State. (P)
  - 3. The commercial coach shall carry a current State license. (P)
  - 4. The commercial coach shall be kept mobile. (P)
  - 5. The proposed commercial coach shall be skirted on all sides. Said skirting shall be compatible with the colors and materials of the modular and shall be maintained at all times. (P)
  - 6. The exterior surface and roofing materials shall be consistent with those materials normally used in the construction of permanent office facilities. (P)

7. There shall be no storage of materials under the modular building. (P)
8. Applicant shall obtain all necessary permits from the Community Services Department, Building Inspection Division. (BI)
9. Accessibility standards as required by the Uniform Building Code, Chapter 11, shall be addressed. (BI)
10. The modular building is to be labeled by the State of California for an Occupancy Group E-2. (BI)
11. All new development within a special flood hazard area, as defined by Federal Emergency Management Agency (FEMA), shall comply with the County Flood Damage Prevention Ordinance and Regulations. A development permit (FEMA Flood Zone Elevation Certificate) must be completed for any structure constructed in this special flood hazard area. Finished floor must be 1 foot above base flood elevation. Structure in flood plain must be flood proof material, skirting must have flow through vents. (PW)
12. Building and equipment 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. The maximum term of the use permit is 2 years, in accordance with the Sutter County Zoning Code. (P)
14. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures allowed under or over any of our facilities or inside any PG&E easements that may exist within the subject project. (PG&E)

Sincerely,

THOMAS A. LAST  
PLANNING DIVISION CHIEF

Lisa Wilson  
Senior Planner

Attachments: Exhibit A - Study Sketch  
Exhibit B - Site Plan

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