STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 3-2002 - (LEROY ROHRBACH)

SOURCE: COMMUNITY DEVELOPMENT AND SERVICES DEPARTMENT - PLANNING DIVISION

COMMENT: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of a 3,750 ± square foot professional office building to be located on the west side of Prospect Street 310 ± feet north of Grand Avenue. The subject site is within the C-2(D) (Central Commercial - Design Review Overlay) Zone.

The main entrance to the building will face towards the parking lot contiguous to the west side of Prospect Street. The building will abut the south and east parking lot of the shopping center (Mervyn’s). The driveway approach will be located 71 feet south of the most southerly driveway approach to Mervyn’s.

The building is rectangularly shaped and designed with split face block and a plaster sign band across the facade of the building. The basic color of the building is earth tone. Based on the building (3,750 ± square feet) and the proposed parking (14 spaces), the intended and any future use of the building will be limited to professional office uses and no commercial or retail use will be allowed.

RECOMMENDATION: Staff recommends that the City Council adopt the draft resolution containing findings and conditions in support of the approval for “D” Overlay Site Review 3-2002.

ATTACHMENTS:

1. Complete Staff Report.
STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 3-2002

OWNER/APPLICANT: Mr. Leroy Rohrbach
23417 Avenue 184
Porterville, CA 93257

REPRESENTATIVE: Mr. Chris Sanders
Webb & Son
678 N. Plano Street
Porterville, CA 93257

PROJECT LOCATION: The west side of Prospect Street 310 ± feet north of Grand Avenue.

SPECIFIC REQUEST: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of a 3,750 ± square foot professional office to be located on the west side of Prospect Street 310 ± feet north of Grand Avenue. The subject site is within the C-2(D) (Central Commercial - Design Review Overlay) Zone.

PROJECT DETAILS: The main entrance to the building will face towards the parking lot contiguous to the west side of Prospect Street. The building will abut the south and east parking lot of the shopping center (Mervyn’s). The driveway approach will be located 71 feet south of the most southerly driveway approach to Mervyn’s. The building is rectangularly shaped and designed with split face block and a plaster sign band across the facade of the building. The basic color of the building is earth tone.

STAFF COMMENT:

The ratio for parking equates to one (1) parking space for every 300 square feet for professional office type uses. Based on the building (3,750 ± square feet) and the proposed parking (14 spaces), the proposed parking exceeds the parking requirement by one (1) space.

The ratio for parking for commercial/retail uses in a C-2 Zone is required to be one (1) parking space for every 200 square feet for a building. Based on the square feet of the building (3,750 ± square feet) the site would have to provide 19 spaces. As such, use of the proposed building will be limited to professional office uses and no commercial or retail uses will be allowed.
The proposed driveway on the west side of Prospect Street will provide both ingress and egress to the parking lot located on site. The driveway approach will be located 71 feet south of the most southerly driveway approach at Mervyn’s. A median island cut in the center of Prospect Street is located 14± feet south of the driveway approach proposed for the project site. Due to the closeness of the proposed driveway to the median island cut in the center of Prospect Street, staff is recommending that a “right turn only” sign be required at the south side of the proposed driveway approach.

GENERAL PLAN DESIGNATION: General Commercial

ENVIRONMENTAL: This project is Categorically Exempt pursuant to Section 15332 of the CEQA Guidelines - construction of in-fill development. Under the Permit Streamlining Act (Section 65950 of the Government Code), the City has 60 days from the date the project was accepted as complete to reach a determination regarding this project.

DATE FILED FOR PROJECT REVIEW COMMITTEE PROCESSING: February 27, 2002

DATE ACCEPTED AS COMPLETE: June 18, 2002

RECOMMENDATION: Staff recommends that the City Council adopt the draft resolution containing findings and conditions in support of the approval of “D” Overlay Site Review 3-2002.

ATTACHMENTS:

1. Locator Map
2. Site Plan, interior layout and elevations
3. Draft Resolution of Approval (Site Plan, interior layout and elevations - Exhibit “A”)
RESOLUTION NO.________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE CONTAINING FINDINGS IN SUPPORT OF APPROVAL FOR “D” OVERLAY SITE REVIEW 3-2002 TO ALLOW THE DEVELOPMENT OF A 3,750± SQUARE FOOT PROFESSIONAL OFFICE BUILDING TO BE LOCATED ON THE WEST SIDE OF PROSPECT STREET 310± FEET NORTH OF GRAND AVENUE IN A C-2 (D) (CENTRAL COMMERCIAL - DESIGN REVIEW OVERLAY) ZONE

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of July 2, 2002, reviewed the site plans for a proposal to develop a 3,750 ± square foot professional office to be located on the west side of Prospect Street 310 ± feet north of Grand Avenue. The subject site is within the C-2(D) (Central Commercial - Design Review Overlay) Zone.

WHEREAS: Pursuant to Article 18 (Supplemental “D” - Design Review Overlay) of the Porterville Zoning Ordinance, the City Council made the following findings:

1. That the General Plan indicates the site is located within an area designated for General Commercial uses.

2. That due to the proposed parking, the building will be limited to professional office type uses and no commercial or retail uses will be allowed.

3. That the proposed professional office is a compatible use in the C-2(D) Zone.

4. That the design and architectural features of the subject project are compatible with that of proximately situated developments.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve “D” Overlay Site Review 3-2002 under the Supplemental “D” Overlay Zone regulations subject to the following conditions:

1. The proposed building is considered as a B or M Occupancy. Upon submittal of a building permit, the following will be required:
   a. Submit two (2) complete sets of plans, signed by a licensed Architect or Engineer, to include two (2) sets of energy calculations and structural calculations.
   b. Fire walls are required on three (3) sides of the building.
   c. Compliance with access laws (both State and Federal) is required.
   d. Compliance with all applicable codes is required.
   e. Plan check fees are required at the time of building permit issuance.
   f. A soils compaction test will be required.
g. School Development fees and all other City fees are due at the time of building permit submittal.

h. A Traffic Impact Fee of $7,400.00 ± is due at the time of building permit issuance. These fees can be paid over a 5 year period with no interest. Please contact Ms. Linda Wammack, Administrative Analyst II, at City Hall for further details.

i. A separate sign permit will be required

2. An automatic landscaping sprinkler system is required.


4. The developer/applicant shall pay all applicable fees according to the Municipal Code and State law. The developer/applicant is hereby notified that you have the right to pay fees, dedications, reservations or other exactions, under protest, pursuant to Government Code Section 66020(a). You have 90 days from the date fees are paid to file a written protest.

5. The developer/applicant shall follow Appendix Chapter 33 of the Uniform Building Code including provision of a grading and drainage plan signed by a licensed civil engineer or architect. The developer/applicant shall comply with City Retaining Wall Standards (adopted by City Council January 3, 1989) at lot lines where such standards are applicable.

6. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full frontage of the parcel except where they exist and are in good condition in the opinion of the City Engineer (Ord. No. 1306). Developer/applicant must construct five feet of additional sidewalk to comply with the City standard. Developer/applicant must also:

   a. Bore sewer lateral (with connection made in median island) plus remove & replace hard scape;
   b. Replace approximately 25 square feet of damaged sidewalk broken during removal of the house;
   c. Replace broken Edison box lid damaged during removal of the house;
   d. If new driveway is installed, remove existing driveway and replace with "full height" curb and sidewalk;
   e. **NO CUTTING OF THE EXISTING ASPHALT ON PROSPECT WILL BE ALLOWED FOR CONNECTING TO UTILITIES.**

7. The developer/applicant shall construct drainage facilities as required to serve the property (Ord. No. 1306).
8. The developer/applicant shall design and improve the parking lot in conformance with Section 2206 of the Zoning Ordinance.

9. The developer/applicant shall, under City inspection, remove all existing abandoned and unnecessary items, to the satisfaction of the City Engineer, before the issuance of a certificate of occupancy (For example, foundations, septic tanks, irrigation pipes, etc.).

10. The developer/applicant shall abandon existing wells, if any, after first getting an abandonment permit from the County Department of Environmental Health, and providing the City Engineer with proof of compliance with County regulations before performing any grading or issuance of the building permit, whichever comes first.

11. The developer/applicant shall install a refuse container enclosure according to City standards. The developer/applicant shall also sign a waiver of liability for refuse truck damage to the parking lot if the refuse container location requires refuse trucks to travel on the parking lot.

12. The developer/applicant shall submit a non-residential wastewater discharge permit application.

13. That any mechanical equipment to be located on top of the building will be required to be screened from public view.

14. The dimensions for the parking stalls, landscape strip and sidewalk facing Prospect shall be constructed as follows:
   
   a. Sidewalk 10 wide across the full frontage of the site.
   b. Landscape strip to be seven (7) foot wide to allow for a clear planting area for five (5) feet and a two (2) foot over-hang of vehicles.
   c. Parking stall 18 feet deep.

15. That a “right turn only” sign be placed in the landscape area adjacent to and on the south side of the driveway approach.

________________________________________
Gordon T. Woods, Mayor

ATTEST:

________________________________________
John Longley, City Clerk