STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 4-2002 - (GILSTRAP’S CLEANING)

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 9,600 ± square foot industrial building which will include a 2,940 ± square foot office on the ground floor and a 2,940 ± square foot mezzanine above the office for storage. The proposed building will be constructed on a 1.1 acre parcel located on the north side of Prosperity Circle, approximately 500± feet west of Plano Street. The subject site is within the M-1(D) (Light Manufacturing - Design Review Overlay) Zone.

The main entrance to the building will face south. The parking area is located on the south and the vehicular entrance to the site is via the end of the terminus of Prosperity Circle. The parking for the site requires a minimum of 21 spaces. The proposed parking totals 24 spaces including a disabled parking space. The placement of the building will allow a vehicular circulation pattern around the entire building.

The building is rectangularly shaped and will be constructed of metal panels associated with the Star Building System. Two (2) bay doors, and three (3) doors for pedestrian travel are located on the south side of the building. Two (2) bay doors, and two (2) doors for pedestrian travel are located on the north side of the building. The loading zone is located under the roof at the west end of the building. The wall panel color of the building will be “Shell White” and the trim color will be “Smokey Blue”.

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 4-2002.

ATTACHMENTS:

1. Complete Staff Report.

ITEM NO. 33
STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 4-2002

OWNER/APPLICANT: Gilstrap’s
P.O. Box 1857
Porterville, CA 93258

REPRESENTATIVE: Mr. Chris Sanders
P.O. Box 1991
Porterville, CA 93258

PROJECT LOCATION: The north side of Prosperity Circle, approximately 500± feet west of Plano Street.

SPECIFIC REQUEST: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of a 9,600 ± square foot industrial building which will include a 2,940 ± square foot office on the ground floor and a 2,940 ± square foot mezzanine above the office for storage. The proposed building will be constructed on a 1.1 acre parcel located on the north side of Prosperity Circle, approximately 500± feet west of Plano Street. The subject site is within the M-1(D) (Light Manufacturing - Design Review Overlay) Zone.

PROJECT DETAILS: The main entrance to the building will face south. The parking area is located on the south and the vehicular entrance to the site is via the end of the terminus of Prosperity Circle. The parking for the site requires a minimum of 21 spaces. The proposed parking totals 24 spaces including a disabled parking space. The placement of the building will allow a vehicular circulation pattern around the entire building.

The building is rectangularly shaped and will be constructed of metal panels associated with the Star Building System. Two (2) bay doors, and three (3) doors for pedestrian travel are located on the south side of the building. Two (2) bay doors, and two (2) doors for pedestrian travel are located on the north side of the building. The wall panel color of the building will be “Shell White” and the trim color will be “Smokey Blue”.

GENERAL PLAN DESIGNATION: Industrial
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: July 10, 2002

DATE ACCEPTED AS COMPLETE: July 30, 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 4-2002.

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 4-2002 TO ALLOW THE DEVELOPMENT OF A
9,600± SQUARE FOOT INDUSTRIAL BUILDING FOR THAT SITE LOCATED
ON THE NORTH SIDE OF PROSPERITY CIRCLE, APPROXIMATELY 500± FEET
WEST OF PLANOS STREET IN A M-1(D) (LIGHT MANUFACTURING - DESIGN REVIEW
OVERLAY) ZONE

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting
of August 20, 2002, reviewed the site plans for a proposal to develop a 9,600± square foot industrial
building which will include a 2,940 ± square foot office on the ground floor and a 2,940 ± square
foot mezzanine above the office for storage for that site located on the north side of Prosperity
Circle, approximately 500± feet west of Planos Street in a M-1 (D) (Light Manufacturing - 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
industrial type uses.

2. That the proposed industrial buildings, office and storage area are a compatible use
in the M-1 (D) Zone.

3. 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 4-2002 under the Supplemental “D” Overlay Zone
regulations subject to the following conditions:

1. Although precise calculations have not yet been made, the developer/applicant should
be aware that traffic impact fees will apply to this project. The current rate for
industrial development is $573 per 1,000 sq. ft. All development impact fees may
be financed for five years at 0% interest at the option of the developer/applicant.

2. Four (4) trees along the southerly property line and four (4) trees along the northerly
property line will be required as well as an automatic irrigation systems for all
landscaping will be required.
3. The following will be required at the time of building permit submittal:
   a. Two (2) complete sets of plans (including a drainage plan) prepared by an architect or engineer.
   b. Energy and structural calculations.
   c. The proposed building shall comply with the latest adopted building codes. The building will be evaluated as a B-Occupancy class.
   d. The developer/applicant shall demonstrate that the facility is in compliance with all federal and state access laws.
   e. An industrial waste discharge permit application will be required.
   f. A soils report will be required. The proposed building site is located on very expansive soils.
   g. Plan check fees shall be paid at the time of permit plan submittal. School development fees and City fees shall be paid at the time of permit issuance.
   h. All proposed signage will require a separate permit.

4. Additional requirements for compliance with the Uniform Fire Code may be added at the time of building permit review when more information regarding the building type and use are provided.


6. The developer/applicant shall pay all applicable fees in accordance with 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.
7. The developer/applicant shall comply with 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.

8. The developer/applicant shall construct and/or repair any street, curb, gutter, sidewalk, etc. except where they exist and are in good condition in the opinion of the City Engineer (Ord. 1306).

9. The developer/applicant shall construct drainage facilities as required to serve the property (Ord. 1306).

10. The developer/applicant shall design and improve the parking lot in conformance with Section 2206 of the Zoning Ordinance.

11. The developer/applicant shall comply with the City standard for "backflow" prevention pursuant to Resolution No. 9615.

12. The developer/applicant shall comply with Ordinance No. 1288 regarding Waste Water Discharge requirements and shall complete and submit the following:
   
a. Wastewater Discharge Permit Application; and
b. Payment of Permit Fee, if applicable.

If monitoring is required, based on the responses to questions in the Wastewater Discharge Permit, then the developer/applicant shall provide monitoring facilities complying with City standards to allow inspection, sampling, and flow measurement of the flows in the sewer and drainage system.

13. If hazardous materials are to be stored in jurisdictional quantities anywhere on the property, develop and maintain a Hazardous Materials Business Plan Program, comply with Chapter 6.95 of the Health and Safety Code, notify the Hazardous Materials unit of the Tulare County Division of Environmental Health, and submit written proof of compliance with County requirements prior to issuance of a certificate of occupancy.

14. If it is anticipated that interstate (extra length) trucks will be used to service this property, then the developer/applicant shall pay the required fee and apply for revision to the STAA Truck Route before the permit is issued. Then he shall pay the cost for the City to construct any required improvements and wait for the City to construct them before the certificate of occupancy is issued.
15. The developer/applicant shall comply with the Flood Damage Prevention Ordinance and the requirements of the State Reclamation Board, where applicable. The building appears to be in Zone AH.

16. If the unused area to the west is not going to be landscaped, or paved to City standards, a vehicle barrier (wheel stops, curbing, etc.) will be required along the full length of the westerly edge of pavement.

ATTEST: Gordon T. Woods, Mayor

John Longley, City Clerk