STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 6-2002 - (SOCIAL SECURITY ADMINISTRATION)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENT: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of a 6,200 ± square foot office building (Social Security) to be located on the north side of Morton Avenue, 440± feet west of Indiana Street. The subject site is within the PO(D) (Professional Office - Design Review Overlay) Zone.

PROJECT DETAILS: The proposed entrance to the building will be located at the southeast corner of the building fronting the parking lot to the east. Ingress and egress to the parking lot will be from Morton Avenue.

The single story building is rectangularly shaped and is designed with an earth toned colored stucco finish with a burgundy colored band around the top of the building. The building has a covered entrance. Horizontal relief is provided by a series of overhangs, supported by columns, framing the windows on the north, south and east elevations. The total parking required is 21 spaces. The number of parking spaces that have been provided are 24 spaces.

Prior to submittal of a building permit, a lot line adjustment will be required.

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 6-2002 subject to conditions of approval.

ATTACHMENTS:

1. Complete Staff Report.
STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 6-2002

OWNER/APPLICANT: Porterville Social Security Admin.
Porterville SSA Partners
7429 N. First Street, #104
Fresno, CA 93720

REPRESENTATIVE: Mr. Donald R. Bremseth
Architecture & Planning
516 Villa Avenue #12
Clovis, CA 93612

PROJECT LOCATION: The north side of Morton Avenue, 440± feet west of Indiana Street.

SPECIFIC REQUEST: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of a 6,200 ± square foot office building (Social Security) to be located on the north side of Morton Avenue, 440± feet west of Indiana Street. The subject site is within the PO(D) (Professional Office - Design Review Overlay) Zone.

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GENERAL PLAN DESIGNATION: Professional and Office

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: May 15, 2002

DATE ACCEPTED AS COMPLETE: November 1, 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 6-2002 subject to conditions of approval.

ATTACHMENTS:

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
CONTAINING FINDINGS IN SUPPORT OF APPROVAL FOR “D” OVERLAY
SITE REVIEW 6-2002 TO ALLOW THE DEVELOPMENT OF A
6,200± SQUARE FOOT OFFICE BUILDING FOR THAT SITE LOCATED
ON THE NORTH SIDE OF MORTON AVENUE, 440± FEET WEST OF INDIANA STREET
IN A PO(D) (PROFESSIONAL OFFICE - DESIGN REVIEW OVERLAY) ZONE

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting
of November 19, 2002, reviewed the site plans for a proposal to develop a 6,200± square foot office
building located on the north side of Morton Avenue, 440± feet west of Indiana Street in a PO(D)
(Professional Office - 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
professional office type uses.

2. That the proposed office building is a compatible use in the PO(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 6-2002 under the Supplemental “D” Overlay Zone
regulations subject to the following conditions:

1. A lot line adjustment that complies with City standards will be required to
reconfigure lots that will accommodate street frontage and access for future
development to the satisfaction of the Community Development Director prior to
submittal of a building permit.

2. A five foot wide landscape strip to include four (4) street trees with an automatic
sprinkler system is required between the parking area and sidewalk fronting Morton
Avenue.

3. The proposed building is considered as a B Occupancy. Upon submittal for 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. A One Hour Fire wall will be required where the building is less than 20 feet from a property line.

c. Compliance with access laws (both State and Federal) is required.

d. Compliance with all applicable codes is required.

e. The developer/applicant shall demonstrate that the facility is in compliance with all Federal and State access laws.

f. Plan check fees are required at the time of building permit issuance.

g. A soils compaction test will be required.

h. School Development fees and all other City fees are due at the time of building permit submittal.

i. A Traffic Impact Fee of $2023.00 per 1000 square feet of gross floor area is due at the time of building permit issuance. These fees can be paid over a 5 year period with no interest. Please contact the Community Development Department for further details.

j. A separate sign permit will be required


5. 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.

6. 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.

7. 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).

8. The developer/applicant shall construct drainage facilities as required to serve the property (Ord. No. 1306).
9. The developer/applicant shall dedicate right-of-way for a street width that matches the ultimate width in the adopted land Use and Circulation Element and/or the width established by the City Council.

10. The developer/applicant shall move existing utility structures (For example, poles, splice boxes, vaults, etc.) to a position that provides a minimum of four feet (4') of clear space in the sidewalk area and a minimum of two feet (2') of clear space from the curb face to the structure, unless they are below grade (Title 24 OSA).

11. The developer/applicant shall provide street lights on Marbelite poles following Southern California Edison Company specifications, as approved by the City Engineer. Do not use wood poles without prior written approval of the City Engineer.

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

13. 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.).

14. 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.

15. The developer/applicant shall comply with Ordinance No. 1288 regarding Waste Water Discharge requirements and shall complete and submit the following:
   a. Non-residential Wastewater Connection Application; and
   b. Payment of any application fee.

16. 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.

ATTEST: Gordon T. Woods, Mayor

__________________________________________
John Longley, City Clerk