STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENT: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of five professional office buildings, containing five medical offices, for a total of 9,734 ± sq. ft. The buildings are to be located on the east side of Pearson Drive, South of Morton Avenue. The subject site is within the PO(D) (Professional Office - Design Review Overlay) Zone.

It is Staff’s understanding that the proposal has been designed to allow for a multiple lot condominium (as opposed to an airspace condominium) style Professional Office development. If a map is submitted in the future, it would create 5 individual building pads. The site plan shows a preliminary design for the development of five medical offices with a commonly shared parking lot. This area is comprised of four separate parcels originally created by Marvin Gardens Recorded Map 26-42, March 24, 1972. The preliminary layout of the medical complex has been shown on the site plan in order to demonstrate that the proposed access to the offices will be from the parking lot located on Pearson Drive. The parking lot will provide circulation within the site and access to the front entrances of the two medical office buildings.

PROJECT DETAILS: Two single story buildings are to be erected at the northerly and southerly portions of the site. The proposed entrance to the offices will be located at the covered entries located at the front of each building facing directly into the parking lot. Ingress and egress to the parking lot will be exclusively from two driveways off Pearson Drive, with an additional driveway at the southerly end for access to doctors’ parking and the complex’s trash enclosure.

The single story buildings are rectangularly shaped and are designed with controlled construction joints in three shades of green with a lath and plaster wall finish. Each building has a covered entrance supported by concrete columns in a natural finish with a dark grey concrete tile roof. Windows are located only at the fronts of each building but will be of the solar ban green color similar to that seen at Sierra View District Hospital. The buildings have been designed to be compatible with one another with similar color selections and common architectural features, including a portico style entrance.

Medical offices are required to provide a minimum of one (1) parking space per 200 square feet of floor area with a minimum of five spaces. The proposed medical offices are comprised of three units at the northerly end with 1,950 sq. ft. each and two units at the southerly end with 1,942 sq. ft.

DD_____  APPROPRIATED/FUNDED______  CM_______

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each for a total of 9,734 ± square feet which will require 49 parking spaces. The project, as proposed, will provide 45 standard and four (4) handicap parking spaces for a total of 49 parking spaces.

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 2-2005 subject to conditions of approval.

ATTACHMENTS:

1. Complete Staff Report.
STAFF REPORT

TITLE: “D” OVERLAY SITE REVIEW 2-2005

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

REPRESENTATIVE: Deron Johns
Webb & Son
678 N. Plano
Porterville, CA 93257

PROJECT LOCATION: East side of Pearson Drive, directly south of Morton Avenue

SPECIFIC REQUEST: The applicant is requesting approval of a “D” Overlay Site Review to allow the development of 9,734 ± square feet of medical office space in two buildings to be located on the east side of Pearson Drive directly south of Morton Avenue. Units A and B, in the southerly building, to contain offices of 1942 ± square feet each, and Units C, D, E, in the northerly building, to contain offices of 1950 ± square feet each. The subject site is within the PO(D) (Professional Office - Design Review Overlay) Zone.

The site plan shows a preliminary design with reference to the development of the site. This area is comprised of four separate parcels which were created by Marvin Gardens Recorded Map 26-42 on March 24, 1972. The preliminary layout has been shown on the site plan to indicate that the proposed access to the site is exclusively off Pearson Drive with three driveways providing internal circulation within the site. It is Staff’s understanding that the proposal has been designed to allow for a multiple lot condominium (as opposed to an airspace condominium) style Professional Office development.

PROJECT DETAILS:

Two single story buildings are to be erected at the northerly and southerly portions of the site. The proposed entrance to the offices will be located at the covered entries located at the front of each building and facing directly into the parking lot. Units A and B are located in the southerly building with the entrance to these offices facing north. Units C, D, E, are located in the northerly building with the entrance to these offices facing south. Ingress and egress to the parking lot will be exclusively from two driveways off Pearson Drive, with an additional driveway at the southerly end for access to doctors’ parking and the complex’s trash enclosure.

The single story buildings are rectangularly shaped and are designed with controlled construction joints in three shades of green with lath and plaster wall finish. Each building has a covered entrance supported by concrete columns in a natural finish with a dark grey concrete tile roof. Windows are located only at the fronts of each building but will be of the solar ban green color similar to that seen at Sierra View District Hospital. The buildings have been designed to be
compatible with one another with similar color selections and common architectural features, including a portico style entrance.

Medical offices are required to provide a minimum of one (1) parking space per 200 square feet of floor area with a minimum of five spaces. The proposed medical offices are comprised of three units at the northerly end of 1,950 sq. ft. each and two units at the southerly end of 1,942 sq. ft. each for a total of 9,734± square feet which will require 49 parking spaces. The project as proposed will provide 45 standard and four (4) handicap parking spaces for a total of 49 parking spaces.

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.

STAFF ANALYSIS:

Medical offices are required to provide a minimum of one (1) parking space per 200 square feet of floor area. The proposed medical office complex total is 9,734± square feet which will require 49 parking spaces. The project as proposed will provide 45 standard and four (4) handicap parking spaces for a total of 49 parking spaces.

Because medical offices have to meet the highest standard of parking spaces, the proposed design of the site will not restrict future uses of the building to non-medical, professional office uses.

DATE FILED FOR PROJECT REVIEW COMMITTEE PROCESSING: March 2, 2005

DATE ACCEPTED AS COMPLETE: April 21, 2005

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 2-2005 subject to conditions of approval.

ATTACHMENTS:

1. Site Plan, interior layout and elevations (Exhibit “A”)
2. Notice of Exemption
3. Draft Resolution of Approval
NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X Tulare County Clerk
County Civic Center
Visalia, CA 93291

FROM: City of Porterville
291 N. Main Street
Porterville, California 93257

Overlay Site Review - Pearson Drive Professional Office Complex
Project Title

City Wide
Project Location (Specific)

City of Porterville
Tulare
Project Location (City) Project Location (County)

"D" Overlay Site Review #2-2005 East Side of Pearson Drive just south of Morton Avenue
Creation of five medical offices in two buildings with central parking lot.
Description of Nature, Purpose, and Beneficiaries of Project

City of Porterville
Name of Public Agency Approving Project

City of Porterville
Name of Person or Agency Carrying Out Project

Exempt Status: (Check One)

Ministerial (Section 15073)
Declared Emergency (Section 15071 (a))
Emergency Project (Section 15071 (b) and (c))
X Categorical Exemption. State type and section number: 15332 Class 32
"General Rule" Exemption - 14 Ca. Admin. Code 15061 (b) (3)

In-Fill Development
Reasons why project is exempt

Bradley D. Dunlap, Community Development Director
Contact Person
If Filed by Applicant:
1. Attached certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the projected? Yes:_______ No:_______

Date Received for filing:_________

Signature

Community Development Director
Title

ATTACHMENT
ITEM NO. 2
RESOLUTION NO.__________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE CONTAINING FINDINGS IN SUPPORT OF APPROVAL FOR “D” OVERLAY SITE REVIEW 2-2005 TO ALLOW THE DEVELOPMENT OF A 9,734± SQUARE FOOT PROFESSIONAL OFFICE COMPLEX FOR THAT SITE LOCATED ON THE EAST SIDE OF PEARSON DRIVE, DIRECTLY SOUTH OF MORTON AVENUE (PROFESSIONAL OFFICE - DESIGN REVIEW OVERLAY) ZONE

WHEREAS: The City Council of the City of Porterville at its regularly scheduled meeting of May 3, 2005, reviewed the site plans for a proposal to develop a 9,734± square foot professional office complex to be located on the east side of Pearson Drive, directly south of Morton Avenue, in the 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 complex building is a compatible use in the PO(D) Zone and is designed in a manner that is sensitive to surrounding land uses. The project complies with all aspects of the zoning ordinance.

3. That the design and architectural features of the subject project are compatible with other development in the vicinity of the project. Further, the architecture is appropriate for the building scale and massing.

WHEREAS: This project is Categorically Exempt pursuant to Section 15332 Class 32 of the CEQA Guidelines - In-fill Development projects. 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.

WHEREAS: Professional medical offices are required to provide a minimum of one (1) parking space per 200 square feet of floor area. The proposed buildings total 9,734± square feet which will require 49 parking spaces. The project as proposed will provide 45 standard and four (4) handicap parking spaces for a total of 49 parking spaces.

WHEREAS: The proposed design does provide sufficient parking for professional medical office uses. Other professional office uses other than medical-dental (healing arts), banks, savings and loans, credit unions and other similar financial institutions require a minimum of one (1) parking space per 300 square feet of floor area. The parking, as proposed, is sufficient to accommodate all such uses including file storage, back office operations, etc.

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve “D” Overlay Site Review 2-2005 under the Supplemental “D” Overlay Zone regulations subject to the following conditions:
1. The entire development shall be constructed in one phase.

2. Prior to issuance of building permits, a copy of the declaration of restrictions and the proposed management agreement shall be submitted. Such documents shall include provisions for the common maintenance and use of parking, trash enclosures and landscaped areas.

3. 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 Professional Office development is $2,172 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. Please contact Linda Wammack at 782-7460 to pursue this option.

4. The proposed Trash Enclosure shall be designed to include gates across the front opening.

5. All wall and roof mounted equipment (HVAC etc.) shall be screened from ground level views.

6. All signage shall be architecturally compatible with the development to the satisfaction of the Community Development Director.

7. Provide a minimum five (5) foot wide landscape strip between the sidewalk and parking areas.

8. Staff will recommend a condition of approval requiring a minimum of one tree for every thirty-five (35) linear feet of street frontage along the Morton Avenue and Pearson Drive property line(s). Automatic irrigation systems for all landscaping will be required.

9. The landscape and irrigation plan shall address the sensitive nature of the mature oak tree along Morton Avenue. Significant care should be exercised when working within the drip line of the tree. A condition of approval will be included in project approval to utilize a cutting tool such as a ditch witch to cleanly cut the roots rather than having the roots torn by a scraper or scoop. In addition, the extent of encroachment under the drip line of the tree shall be limited to reduce the amount of impact to the established root system.

10. Landscaping within the drip line of the oak tree shall be limited to small trees that thrive in shade. Groundcover and shrubs shall be avoided and use of bark xeriscape treatment encouraged. Water from irrigation and other run off should be directed away from the tree.

11. The developer/applicant shall design and improve the parking lot in conformance with Section 2206 and 2211 (Exhibit A) of the Zoning Ordinance.

12. All concrete block walls shall match one of the colors in the color palette approved by the City Council and maintained by the Community Development Department.

13. The developer/applicant shall comply with all mitigation measures adopted as a component of the approval of the Mitigated Negative Declaration for this project. Prior to recording of the final map, the developer applicant shall submit a signed document committing to comply with the adopted mitigation measures.

15. The developer/applicant shall pay all applicable fees in accordance with the Municipal Code and State law, prior to approval of the final map by City Council. Fees are subject to change annually. 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.

16. The developer/applicant shall dedicate right-of-way adequate for a street width that matches the ultimate width in the adopted Land Use and Circulation Element and/or the width established by City Council. Morton Avenue and Pearson Drive are fully developed streets, however, additional right of way may be necessary to provide for disabled access around the existing oak tree and a disabled ramp at the southeast corner of said intersection (C.C. Sec. 21-23).

17. The developer/applicant shall comply with Chapter 7, Article XIII of the City Code and Appendix Chapter 33 of the California Building Code and provide a Preliminary Soils Report (C.C. Sec. 7-126 & Res. 4997) including results of "R-Value" tests and recommendations regarding construction of public improvements that address City Standard C-13, satisfactory to the City Engineer, prior to the approval of the improvement plans or start of grading, whichever comes first.

19. 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.

20. Prior to start of grading on any unit, the developer/applicant shall abandon and cap existing wells that are no longer in service. Prior to approval of the improvement plans, the developer/applicant shall obtain an abandonment permit from the County Department of Environmental Health. Prior to acceptance of improvements, the developer/applicant shall provide the City Engineer with proof of completion in compliance with County regulations. Developer/applicant shall comply with City standard for “backflow” prevention pursuant to Resolution No. 9615 for all wells that will remain in service.

21. The developer/applicant shall coordinate with the U.S. Postal Service regarding the kind of mail facilities that will be utilized. If neighborhood box units (NBUs) are to be used, construct sidewalks in a timely manner to facilitate NBU installation.

22. The developer/applicant shall obtain a City demolition permit prior to approval of the improvement plans and, under City inspection, remove all existing, abandoned and unnecessary items, to the satisfaction of the City Engineer, prior to acceptance of the improvements (e.g. buildings, foundations, septic tanks, irrigation pipes, etc.).
23. The developer/applicant shall design and improve the parking area/lot in conformance with Section 2206 of the Zoning Ordinance.

24. The developer/applicant shall assure compliance with applicable San Joaquin Valley Unified Air Pollution Control District Rules (e.g., Numbers 8010, 8020 and 8030), regarding fugitive dust, as well as Section 7-8, Project Site Maintenance of the Standard Specifications. The developer/applicant shall provide a street sweeper as necessary to comply. During grading operations the "Supervising Civil Engineer" shall be responsible for enforcing the dust control provisions of Section 7-8 or the developer/applicant shall pay inspection fees on the grading cost to compensate the City for dust control inspection. The improvement plans shall show a designated wash out area for concrete trucks, and a sign designating it as such. The developer/applicant shall remove and properly dispose of waste concrete deposited in this area.

25. The developer/applicant shall construct or provide surety for construction of curb, gutter, sidewalk, water, sewer, street paving to the center of the street (if necessary), etc. along the full frontage of the existing lot except where they exist to City standards and are in good condition in the opinion of the City Engineer. Six (6) feet of sidewalk is required for the designated zoning. The developer/applicant shall stub improvements to the property line if, in the opinion of the City Engineer, they will be needed for connection to development on the adjacent property.

26. The developer/applicant shall construct all drainage facilities that the City Engineer determines are necessary to comply with the intent of the Storm Drain Master Plan.

27. The developer/applicant shall cause the sewer system to be completed, tested, and accepted by the City prior to occupancy.

28. 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 DSA) or provide surety in lieu of (Section 2616.1 of the Zoning Ordinance).

29. Prior to acceptance of improvements, the developer/applicant shall provide street lights on Marbelite poles complying with Southern California Edison Company specifications as required by the City Engineer. Use of wood poles is prohibited without prior written approval of the City Engineer.

30. The developer/applicant shall provide a single trash enclosure, according to City standards, that is accessible to all lots. Enclosure location to be approved by City prior to issuance of building permit. The use of the trash enclosure and maintenance thereof shall be included in the easement language for the ingress, egress, landscaping, and common areas. The developer/applicant shall also sign a waiver of liability for refuse truck damage to the parking lot if the refuse container locations require refuse trucks to travel on the parking lot.
31. That the trash enclosure be a part of a recorded document for all units to have access to it.

32. The proposed medical offices are considered a “B” occupancy. Upon submittal of a building permit the following will be required:

   a. Submit three (3) complete sets of plans, signed by a licensed Architect or Engineer, to include two (2) sets of energy calculations and structural calculations.
   b. Compliance with access laws (both State and Federal) is required.
   c. Compliance with all applicable codes is required.
   d. Plan check fees are required at the time of building permit submittal.
   e. Soils compaction test may be required.
   f. School Development fees and all other City fees are due at the time of building permit issuance.

32. Fire walls required at property lines as per California Building Code.

33. Signs require a separate permit.

34. The developer/applicant shall pay all applicable fees according to the Municipal Code and State Law.

35. Comply with latest applicable codes

36. When any portion of the building to be protected is in excess of 150 feet from a water supply on a public street, there shall be installed on-site fire hydrants capable of supplying the required flow

37. Depending on the location of the existing fire hydrant, additional fire hydrants will be required.

38. The City will test and maintain all fire hydrants in the City whether on private property or not. An "easement" is required from the owner.

39. Fire hydrant spacing shall be as follows: In Commercial development, one hydrant shall be installed at every 300 feet intervals.

40. Project must meet minimum fire flow requirements per table in Appendix III-A & III-B of the California Fire Code. Fire Flow for this project as submitted will be 2,000 GPM. and require a minimum of two hydrants.

41. Areas identified as “Fire Lanes” must be identified as such by red painted curbs and identified per requirements set forth in the California Vehicle Code Sec. 22500.1

42. Knox box may be required. Application may be obtained from the Fire Department.
43. A back-flow device is required on the water meter.

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

___________________________
Pedro R. Martinez, Mayor

ATTEST:
John Longley, City Clerk

By _________________________
Georgia Hawley, Chief Deputy City Clerk