

STAFF REPORT

Meeting

Date: November 27, 2019

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM A: PDC BUILDING A**

Resolution No. 2019-16

Development Review (DR2019-005)

Use Permit (UP2018-017)

Environmental Review (ER2019-017)

Location: Business Center Drive (APNs: 0148-540-250, -260, -300)

Applicant: Panattoni Development Company, Inc.

Owner: Successor Agency to the Fairfield Redevelopment Agency and Green Valley Land LLC.

Public hearing on request by Panattoni Development Company, Inc. to construct a 200,915 SF industrial warehouse building with associated landscaping and site improvements on a 11.29-acre vacant site located on Business Center Drive in the Green Valley Corporate Park (APN: 0148-540-250, -260, -300). The previously adopted Mitigated Negative Declaration addresses environmental impacts of the project as required by the California Environmental Quality Act. (Planner: Amy Kreimeier, 707-428-7450, akreimeier@fairfield.ca.gov)

SITE INFORMATION

A. Location: On the southern side of Business Center Drive (APNs: 0148-540-250, -260, -300).

B. Parcel Size: 11.29-acres.

C. Zoning and Land Use: Zoning Land Use

| | | |
|---------------|---|--------|
| Project Site: | IBP- NC (Industrial Business Park – North Cordelia) | Vacant |
|---------------|---|--------|

| | | |
|--------|---------|--------|
| North: | IBP- NC | Vacant |
|--------|---------|--------|


| | | |
|--------|---------|---------|
| South: | IBP- NC | Offices |
|--------|---------|---------|

| | | |
|-------|------------------------|--------|
| East: | PF (Public Facilities) | Vacant |
|-------|------------------------|--------|

| | | |
|-------|---------|---------|
| West: | IBP- NC | Offices |
|-------|---------|---------|

City of Fairfield
Community Development Department

Prepared by: 

Reviewed by: 

D. General Plan Designations:

| | |
|---------------|---------------------------------|
| Project Site: | Business and Industrial Park |
| North: | Business and Industrial Park |
| South: | Business and Industrial Park |
| East: | Highway and Regional Commercial |
| West: | Business and Industrial Park |

- E. Site Characteristics/Special Features: The project site is a flat urban infill parcel. The site is surrounded by vacant land to the north and east and office uses to the west and south. The site abuts both Business Center Drive and Neitzel Road. The site has been periodically mowed and disked since development within the corporate park began. No trees or wetlands exist on site. The site is near two known archaeological sites and development of the parcel will avoid these sites and excavation work will be monitored.

BACKGROUND INFORMATION

The project is located within that portion of the North Cordelia area that was subject to the Green Valley Settlement Agreement (GVSA), entered between the City and the Green Valley Landowners Association in 1989. Although the GVSA is no longer active, the Zoning Ordinance's North Cordelia Overlay District (NC) remains. Therefore, the project is subject to the North Cordelia Design Standards and Public Art requirement.

In addition to the Zoning Ordinance regulations, the site is also governed by the Green Valley Corporate Park & Commercial Center Master Plan (GV Master Plan) which was approved in 1995 for the commercial properties centered around Green Valley Road and Suisun Valley Road in North Cordelia.

In 2000, the City entered into a Disposition and Development Agreement with the property owner (Green Valley Land, LLC), to acquire and develop approximately 118-acres of land located in the vicinity of Green Valley Road and Mangles Boulevard. The City then entered into a Development Agreement in May 2001. The Development Agreement made provision for development of the area as a business park, including offices, light industrial, research and development, and supporting commercial land uses. The Development Agreement allows for up to 2,000,000 square feet of gross floor area development over 15 phases with 915,000 square feet of guaranteed development.

PROJECT DESCRIPTION

- A. Building Area/Floor Area Ratio: 209,915 square feet of total building area/ 0.41 Floor Area Ratio; 1.0 permitted.
- B. Landscape Improvements: The following landscape depths are required for the project per Zoning Ordinance Table 25-12:

- Minimum 15-feet along any frontage abutting a roadway.
 - One street tree is required for every 20ft. of street frontage.
- Minimum 5-feet along interior property lines.
- Minimum 10-feet between buildings and vehicle aisles/parking.

The GV Master Plan provides landscape design guidelines for plant selection and placement, landscape standards, and additional landscape setbacks. The plan identifies a minimum 40-foot front landscape setback (Graphic 1-3-A of Section 4).

As proposed and conditioned, the project meets all the minimum required landscape setbacks and planting standards. Landscaping is proposed along the periphery of the project, and there is currently a separated sidewalk along Business Center Drive which allows the project to meet the GV Master Plan frontage landscape requirements.

C. Parking Required/Provided: 170 parking spaces required/ 210 provided.

| D. <u>Setbacks</u> : | <u>Required</u> | <u>Provided</u> |
|----------------------|-----------------|-----------------|
| Front: | 40-foot average | 40-foot average |
| Rear: | 20 feet | 60-foot minimum |
| Left side: | none | 40-foot minimum |
| Right side: | none | 43-foot minimum |

ANALYSIS FOR PLANNING COMMISSION

A. General Plan/Zoning Consistency: The proposed land use is consistent with the Business and Industrial Park land use designation and is also consistent with the following General Plan Objectives:

Objective ED 2: Effectively concentrate industrial and commercial uses.

Objective ED 4: Select industrial locations which are convenient, while compatible with the growth and future service needs of the community.

Objective LU 14: Develop sufficient employment generating uses to maintain a positive City fiscal condition and housing balance.

Objective LU 18: Encourage infill development and compact growth.

Objective UD 8: Encourage and approve infill development which is compatible with the surrounding area.

The project site is designated on the City's General Plan as Business and Industrial Park. This designation is described in the General Plan Land Use Element as

intended for light industrial and office uses, including administrative centers, research and development facilities, and supporting businesses and services. The zoning for the site is Industrial Business Park – North Cordelia Overlay. The land uses permitted in this district correspond with those discussed in the General Plan Land Use Element, and warehouses are listed as a conditionally permitted use.

- B. Development Review: The site and architectural design of the building meet code requirements and will complement existing development in the area upon completion. The proposed project consists of one 200,915 square foot industrial warehouse building, office facilities and associated site improvements and landscaping. Access to the site shall be from 2 driveways on Business Center Drive. One driveway is to be shared with the adjacent development to the north, a proposed fire station and apartment complex. The proposed development includes 210 parking spaces, 40 more than required under the Zoning Ordinance. To remove any potential conflicts with the proposed fire station, as a condition of approval the first thirteen parking stalls on the north elevation adjacent to Business Center Drive shall be removed.

The project also includes 23 truck docks along the south elevation. The truck docks are to be screened from the public right of way by a portion of the building and a 12-foot screen wall to be landscaped with vines. Additionally, the docks are set back in excess of 100-feet from the southern property line where a dense planting of screen trees is provided to screen the docks from the adjacent office use.

The proposed building is architecturally compatible with the office buildings in the vicinity. The building is a concrete tilt-up with a maximum height of 52 feet. A Use Permit is required to permit the building with a height in excess of the 50 feet permitted in the IBP-NC zone. The buildings clear height is 36 feet with typical parapet heights measuring up to 45 feet. A curved parapet is proposed on the building which reaches 52 feet at its tallest point. The curved parapet accents the elevation with proposed office entrances which faces the proposed apartment complex and fire station. This use of varying shapes to articulate the building elevation is consistent with other development within the corporate park such as the adjacent Partnership Health building to the south of the project site. Architectural foam bands are also used to accent the public facing elevations to the north, east and west. The curved parapet and foam bands define the tenant spaces and provide visual relief from the expansive elevations. Additional design elements include reveals, a textured elastomeric, multicolored coating system, tinted glazing on windows and steel canopies over building entries.

Landscaping is proposed along the street frontages, north, east, and west property lines, and in the parking lots. This consists of a variety of trees, shrubs and low growing native grasses. The plant palette is a mix of native plants and common local materials. There is some existing landscaping along the Business Center Drive frontage that will remain. A large water quality basin is proposed in the southeast corner of the site. This basin will be surrounded by a dense planting of

trees to provide enhanced screening of the truck docks from Neitzel Road and Interstate 80. As proposed the project meets Zoning Ordinance requirements for street trees and spacing. Additional landscape conditions have been placed on the project to ensure consistency with the GV Master Plan such as: providing a tree for every 4 vehicle parking stalls within the projects interior and requiring all shrubs to be a minimum of 5-gallon specimens.

- C. Use Permit: The project requires the approval of a Conditional Use Permit to construct a building height 2 feet taller than that permitted in the IBP-NC zone and to permit Wholesale, Storage and Distribution: Light or Medium and Manufacturing and Assembly: Medium uses. The Use Permit is intended to allow for activities and uses that may not be appropriate for all locations and whose effect on the surrounding environment cannot be determined prior to being proposed for a particular location. Uses requiring a Use Permit may not be appropriate without specific conditions being applied that eliminate or minimize any negative impacts caused by the use. The Use Permit requirement gives the City discretion to place conditions upon the use of the site which will ensure that its operation will not constitute a nuisance or be detrimental to the health, safety, morals, peace, or the general welfare of the surrounding neighborhood and the City. Although a Use Permit is requested to permit potential warehouse and medium manufacturing uses, no user has yet been identified. The applicant has taken care to design the site as a flex building with excess parking so that it could support other uses permitted in the IBP-NC zone. The additional building height requested is necessary to provide the curved parapet design element. This additional height is appropriate for the site and consistent with the design requirements of the GV Master Plan.
- D. Environmental Review: In 2000, the City prepared and certified a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program for the phased Green Valley Corporate Park. The project is consistent with the anticipated development of the corporate park as described within the MND. Consistent with Section 15162 of CEQA no substantial evidence exists which would require an addendum to the MND or subsequent MND. No substantial changes in the project or the circumstances under which the project is to be undertaken have been proposed. No new information of substantial importance regarding project impacts or mitigations have been identified in conjunction with this project. No circumstances exist which would result in new environmental effects or cause a substantial increase in the severity of previously identified environmental effects. The project is required to implement all mitigations for the project that are identified in the MND.
- E. Correspondence: Public hearing notice was published in the Daily Republic newspaper on November 17, 2019, mailed to all persons who own property within 500 feet of the subject property, and posted on site. The City has received no questions or comments regarding this proposal at the time of this writing.

RECOMMENDATION

Based on the analysis contained in this staff report staff concludes that this project is consistent with the General Plan, Industrial Business Park – North Cordelia zoning district, the Green Valley Corporate Park & Commercial Center Master Plan, and all applicable City design standards. Staff recommends the Planning Commission adopt Resolution No. 2019-16 approving the requested Development Review and Use Permit.

Attachments:

1. Planning Commission Resolution No. 2019-16, with attached:
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Use Permit
2. General Plan Land Use Exhibit
3. Zoning Exhibit
4. 8.5" x 11" Plans

**CITY OF FAIRFIELD
PLANNING COMMISSION
M I N U T E S**

Fairfield Council Chambers
1000 Webster Street

November 27, 2019
Regular Meeting
6:00 p.m.

I. ROLL CALL

Present: Vice-Chairperson WOOD, Chuck
Commissioner BRANCH, Jesse
Commissioner MATTHEWS, Chris
Commissioner PATTIZ, Perry
Commissioner WESLEY, William

Absent: Chairperson COAN, Michael; Commissioner CHILDS, Jerome

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Branch

III. INFORMATION ON SPEAKER CARDS

IV. APPROVAL OF AGENDA

Planning Division Manager Dave Feinstein noted that staff recommended that Scheduled Matters Items A and B be presented together, due to proximity and numerous commonalities between the items, but that the Commission vote on each item as separate motions. Commissioner Branch made a motion to approve the agenda with Items A and B being presented together as recommended by staff. The motion was seconded by Commissioner Pattiz. The motion carried unanimously with Chairperson Coan and Commissioner Childs absent.

V. APPROVAL OF MINUTES OF NOVEMBER 13, 2019

Commissioner Matthews made a motion to approve the minutes of November 13, 2019. The motion was seconded by Commissioner Pattiz. The motion carried unanimously with Chairperson Coan and Commissioner Childs absent.

VI. PUBLIC COMMENTS

No persons spoke during Public Comments.

VII. SCHEDULED MATTERS

Prior to the staff presentation on Items A and B, Commissioner Matthews recused himself from Scheduled Matters A, B and C.

ITEM A PDC BUILDING A

RESOLUTION 2019-16

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD GRANTING

DEVELOPMENT REVIEW (DR2019-5) AND USE PERMIT (UP2018-17) APPROVAL TO CONSTRUCT A 200,915 SQUARE FOOT INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT 11.29-ACRE SITE LOCATED ON BUSINESS CENTER DRIVE (APNS: 0148-540-250, -260, -300)

And

ITEM B PDC BUILDINGS B & C

RESOLUTION 2019-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD GRANTING DEVELOPMENT REVIEW (DR2019-3) AND USE PERMIT (UP2018-18) APPROVAL TO CONSTRUCT TWO INDUSTRIAL WAREHOUSE BUILDINGS, 115,434 AND 103,911 SQUAREFEET EACH, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT 12.64 - ACRE PARCEL LOCATED ON BUSINESS CENTER DRIVE (APN: 0148-540-080)

Prior to the staff presentation, Vice-Chairperson Wood and Commissioners Branch and Pattiz indicated that they had spoken with the applicant prior to the meeting.

Associate Planner Amy Kreimeier made a presentation on the two items. Ms. Kreimeier, Traffic Engineer Garland Wong and Special Projects Manager Erin Beavers answered questions on the project. Tim Shaedler, representing the applicant, also answered questions.

The following persons spoke during public testimony on the item:

- Steve Huddleston, NorthBay Healthcare, Business Center Drive, Fairfield
- Diane Walton, 2934 Bidwell Court Fairfield

Commissioner Branch made a motion to adopt Resolution No. 2019-17. The motion was seconded by Commissioner Pattiz. The motion was approved unanimously (4-0) with Vice Chairperson Coan and Commissioner Childs absent.

Commissioner Pattiz made a motion to approve Resolution 2019-16, with the exception that the Use Permit portion of the resolution not be approved due to overabundance of warehousing and distribution uses that would be created in the area following the previous approval of Resolution 2019-17. The motion was approved unanimously (4-0) with Vice Chairperson Coan and Commissioner Childs absent.

ITEM C GREEN VALLEY APARTMENTS

RESOLUTION 2019-18

A RESOLUTION OF THE FAIRFIELD PLANNING COMMISSION GRANTING DEVELOPMENT REVIEW (DR2018-002) AND USE PERMIT (UP2018-003) APPROVAL TO CONSTRUCT A 281-UNIT MULIT-FAMILY APARTMENT COMPLEX ON 9.84-ACRES AND ESTABLISH A 1.5-ACRE PUBLIC FACILITY SITE ON A VACANT 13.34-ACRE SITE AT THE SOUTHWEST CORNER OF BUSINESS CENTER DIVE AND SUISUN VALLEY ROAD (APNs: 0148-540-300 AND 0148-540-210); AND RECOMMENDING THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT (GPA2018-001) AND ZONE CHANGE (ZC2018-001); AND RECOMMENDING THE CITY COUNCIL ADOPT HE ENVIRONMENTAL IMPACT REPORT (ER2018-004)

Prior to the staff presentation Commissioner Branch indicated that he had spoken with the applicant prior to the meeting.

Senior Planner Meily Sheehan made a presentation on the item and answered questions. She also noted minor revisions to the resolution and conditions, copies of which were distributed to the Commission. Ian Barnes, on behalf of traffic consultant Fehr and Peers and Nicholas Ruhl, on behalf of the applicant, also spoke and answered questions.

The following persons spoke during public testimony on the item:

- Jean Ahuncain, 4657 Lapis Court, Fairfield
- Nancy Barret, 5157 Abbey Drive, Fairfield
- Nora Dizon, 5107 Ramsgate Court, Fairfield
- Joseph M. Green-Heffern, 680 Peridot Place, Fairfield
- Robert Liu, 501 Flora Springs Court, Fairfield
- Michael Lozeau, 1939 Harrison Street, Suite 150, Oakland, CA
- Ana Petero, 4062 Sierra Court, Fairfield
- Kristen Thomas Cook, 641 Granite Lane, Fairfield

Commissioner Branch made a motion to adopt Resolution 2019-18, with revisions noted by Ms. Sheehan. The motion was seconded by Vice-Chairperson. The motion was not approved, with Vice-Chairperson Wood and Commissioner Branch voting in favor, Commissioners Wesley and Pattiz voting against, and Chairperson Coan and Commissioner Childs absent. Following advice from Assistant City Attorney Elena Pacheco regarding the tie vote in light of the absence of two commissioners, Commissioner Pattiz made a motion to continue the item to allow all six eligible commissioners to vote. The motion was seconded by Commissioner Wesley. The motion was approved unanimously (4-0). The item was continued to December 11, 2019.

VIII. INFORMATION AND COMMUNICATIONS

ITEM A DIRECTOR'S REPORT AND COMMISSIONER'S COMMENTS

Planning Division Manager Dave Feinstein announced that Associate Planner Meily Sheehan has been promoted to Senior Planner.

IX. ADJOURNMENT TO NEXT MEETING OF DECEMBER 11, 2019

Respectfully submitted,



DAVID FEINSTEIN
Planning Commission Secretary