

**Rio Vista Planning Commission
Minutes**

Wednesday, February 9, 2011 at 7 p.m.

(The meeting will begin at the end of the Joint Planning Commission, Recreation Commission, Army Base Steering Committee Study Session)

City Council Chambers

One Main Street

Rio Vista, California 94571

Meeting called to order at 8:08 pm [meeting started immediately after the conclusion of the Joint Army Base Steering Committee, Planning Commission, and Recreation Commission Joint Study Session.

Roll Call

Present: Chairman McTeer, Vice Chairman Upham, Commissioners Bowcutt, Cohn, Van Nieuwburg

Absent: Commissioners Lamothe, Richardson,

Staff: Planning Manager Dan Christians, Administrative Assistant Kristine Smith

Public Comments

There were no comments from the public.

- 1. Action Item: Minutes
Review and approval of December 8, 2010 Planning Commission meeting minutes.**

Motion by Commissioner Cohn, second Commissioner Van Nieuwburg to approve December 8, 2010 minutes as presented, all in favor, motion carried: Vote 5-0

- 2. Action Item: Conditional Use Permit: California Vegetable Specialties (CUP11-001)
Review and approval of Conditional Use Permit CUP11-001, for construction of an approximately 20,034 sq. ft. cold storage warehouse building, with covered canopy for truck deliveries, landscaping, fencing, additional parking and related improvements, as an expansion of an existing growing/packing/distribution facility producing the endive food product; 15 Poppy House Road; Business Park Industrial Zone; application submitted by Richard Collins.**

ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt per one or more of the following sections: Section 15061 (b) 3; 15311 of the CEQA Guidelines *Class 11: Accessory Structures*; Section 15332 of the CEQA Guidelines, *Class 32: In-fill Development Projects*.

Planning Manager Dan Christians, presented the staff report to the Planning Commission and members of the public. Mr. Christians gave a brief background on the Rio Vista Industrial Design Criteria; he explained the purpose and intent of the document. He explained that the planning division is pleased with the proposed use, the relocating of

open storage of wooden crates to the back (off of the required parking spaces), the landscaping set forth for the project and also with the decorative wrought iron fencing. He said that the Planning Commission needed to make a decision on whether the existing concrete tilt-up building should be totally painted to match the new building, or if the Commission was satisfied that the alternative colored rendering, submitted by the applicant and that shows a new green colored horizontal band and new wall sign/graphic on the existing building, substantially meets the City's Industrial Design Guidelines.

Mr. Christians also indicated that staff had given the applicant and Planning Commission members a handout with the revised condition No. 12, and a new condition No. 18, along with a new Attachment 2a. and 2.b. from Public Works Department.

Commissioner Van Nieuwburg asked if the green portion of the building is an awning.

Rich Collins, applicant for California Vegetable Specialties, stated yes.

Vice Chairman Upham stated that he has a problem with painting concrete; he explained that it wears quickly and will fade and peel. He feels the existing building is fine as it stands.

The applicant for California Vegetable Specialties stated that they will be adding colored striping and a new logo to the existing building for a more modern look.

Chairman McTeer and Commissioner Bowcutt asked staff to explain more about the purpose, reasons, timing and type of improvements for requiring Condition No. 18, recommending a "Deferred Frontage Road Improvement Agreement." Mr. Christians said that such an agreement is common when a property sides onto a proposed future access roadway but the actual improvements would have to negotiate between the City and applicant. Mr. Christians said that the recommendation came out of the office of Dillon and Murphy, the City's engineering firm but that City Manager had advised him that, depending on what happens to the city land/parcels to the west of the subject property that the actual access road may be built later at a different angle to Poppy House Road. He was not aware of the costs and/or what the applicant may need to contribute for those improvements.

There was some further discussion by the Planning Commission members regarding the PWD's conditions on the applicant needing to provide a flow meter and pre-treating any discharge, and the appropriateness of the recommendation for the applicant to sign a "Deferred Frontage Road Improvement Agreement," for a possible road that may or may not occur in that exact location and, if a road is built, may not give the applicant any additional access. The Commissioners felt that the new access roadway requirement was vague and it was not clear how much costs and/or amount of the road improvements, the applicant may have to provide.

Findings:

As supported by the analysis provided in the Staff Report and attached Supplemental Memorandum, the City of Rio Vista Planning Commission makes the following findings (as amended below by the Planning Commission's motion):

1. The proposed use is consistent with current City policies regarding land use and design, due to the small difference in land use changes within the overall community;

2. The proposed use is consistent with the City of Rio Vista General Plan and applicable elements thereof.
3. This project is Categorically Exempt from CEQA.
4. Due to the above findings and when subject to the following Conditions of Approval, the project will not be detrimental to the public health, safety and welfare of the residents and businesses of the City of Rio Vista.
5. The project, as amended by these conditions and requirements, substantially meets the purpose, intent and standards of the Business Park (B-P) Zone District and City of Rio Vista Industrial Design Criteria, and the Planning Commission determined that the existing building should have some architectural design feature(s) such as either fully painting the existing or treating the new building a similar earth tone color, or to provide a graphic design feature with are appropriate colors to tie it to the new building and enhance the overall appearance of both buildings.

Conditions of Approval:

1. The applicant shall construct the project substantially as shown on approved plans dated February 1, 2011, prepared by 2 M Engineering Company, 1-28-2011 by Integrated Structures, Inc., and February 1, 2011, by Thomas H. Phelps, Landscape Architect, on file in the City of Rio Vista Planning Division subject to the conditions listed below and final approval of detailed construction plans by Planning and Building Divisions. Any further proposed additions to the rear of the new or existing buildings shall be subject to the Architectural and Site Plan approval of the City of Rio Vista. Any future additions having 10,000 sq. ft. or more in area and/or adding more peak shift workers shall necessitate approval by the Planning Commission and the construction of additional required parking on the northwest portion of the site per the City's parking requirements and the applicant shall obtain separate building permits.
2. Prior to occupancy of the new building, the applicant shall provide at least 9 additional new paved, parking spaces – or 57 total spaces (between the existing and future parking areas). At least 1 of these new spaces shall be handicapped parking spaces in accordance with zoning ordinance and state standards.
3. Prior to approval of the grading and building permit, the applicant, shall submit a final landscape and automatic irrigation plan for the landscaped areas in front of the existing building, as well as the expanded building area, for review and approval by the Planning Manager, in accordance with the City of Rio Vista Industrial Design Criteria. The landscaping shall have a total of 10% of the gross site area landscaped, and include drought-resistant plants as much as possible, including street trees, shrubs and ground cover along the front, and trees along the entire westerly and southerly property lines. All landscaping and irrigation shown on the approved plan, and the re-installation of full landscaping on the front of the existing building area, shall be installed prior to occupancy of the new building.
4. The existing chain link fencing along the entire front property line shall be replaced with a new 4-5 foot high black-painted, wrought iron type fencing and gates, along the entire

frontage, and located between the front landscaping and the parking space overhang in accordance with the City of Rio Vista Industrial Design Criteria. The existing chain link fencing can be moved and re-used along the westerly and rear property lines.

5. The design of the new building addition (as well as the existing building) shall both be fully painted or treated a light background, earth tone color and/or incorporate a color graphic with company name and/or logo (if desired by applicant) subject to approval of the Planning Manager.
6. The existing monument sign should be re-incorporated into the new front landscape design with good visibility from the street.
7. The applicant shall maintain a minimum of 57 required parking spaces for the existing and the proposed use (including 3, designated and improved handicapped parking spaces per the zoning ordinance and state requirements). No outdoor storage shall be located on or block access to any required parking spaces or be highly visible from the public right-of-way.
8. The existing parking area and additional required parking areas shall be adequately lighted with parking lights (wall packs and/ or decorative parking lot lights) and submitted in a lighting plan to achieve 3-4 foot candles (with a uniformity ratio of 4:1) throughout the exiting and the new parking areas, for review and approval of the Planning Manager prior to issuance of a building permit.
9. For the purposes of public safety, the applicant shall install lighted address numbers for the building address near the roof line of the building, and easily visible from Poppy House Road per the Police Department direction prior to occupancy of the new building.
10. Both entry and secondary building doors shall be labeled with the business name.
11. The applicant shall pay all city required plan check, grading permit, building permit, sewer/water connection fees, municipal facility, road, parks, county facilities and any other required impact fees, prior to issuance of permits.
12. ~~The applicant shall provide a flow meter on the sewer line (per requirements of the Public Works Department) and the business shall take daily readings of the wastewater discharged. The applicant shall keep records at CVS offices for review by City for at least a three year period. Also the applicant shall submit information required by the City to meet all Regional Water Quality Control Board standards for Significant Industrial Users (SIU) pre-treatment requirements for any wastewater that is discharged into the City's sewer treatment plant.~~

The applicant shall comply with all requirements described in the February 3, 2011 email form Christopher McAuliffe (see Attachment 2 a) of Veolia Water, the City of Rio Vista's waste water treatment operators, regarding compliance with the latest State Industrial Pollution Prevention (IPP) program, as well as the project applicant installing a flow meter on its discharge line so the City can determine total waste discharged for billing purposes, prior to occupancy of the new cold storage warehouse building.

13. This project shall adhere to all applicable ordinances, plans, and specifications of the City of Rio Vista.
14. This project shall comply with all requirements of the Police, Fire, Community Development and City Engineer/Public Works Departments prior to issuance of a certificate of occupancy.
15. If required by the building code, within 60 days of approval of this CUP, the applicant shall submit plans, obtain a building permit and obtain a final inspection on the two existing green vinyl covered storage buildings on the rear of the site.
16. This approval is for and shall expire two (2) years from the date of approval, unless made permanent by the issuance of building permits and issuance of current business licenses.
17. Within the ten (10) calendar day appeal period after approval by the Planning Commission, the applicant shall sign, date and return to the City of Rio Vista Planning Division an official acceptance letter, affirming that the applicant has read and understands the Conditions of Approval for CUP11-001 and agreeing to comply with all the conditions of approval.
18. The applicant shall comply with all requirements contained in the attached memo (see Attachment 2.b.) dated February 9, 2011 from the City of Rio Vista Public Works Department prior to issuance of a building permit for the new cold warehouse building storage building, except for the “Deferred Frontage Improvement Agreement,” which shall be prepared and fully executed prior to Certificate of Occupancy of the new warehouse building.

Motion by Commissioner Cohn, second Commissioner Van Nieuwburg to approve Conditional Use Permit CUP11-001, for construction of an approximately 20,034 sq. ft. cold storage warehouse building, with covered canopy for truck deliveries, landscaping, fencing, additional parking and related improvements, as an expansion of an existing growing/packing/distribution facility producing the endive food product; 15 Poppy House Road; Business Park Industrial Zone with an amendment to strike condition item 5 and to further clarify the condition Number 18 (and related condition 2 of Attachment 2 b); that the following language be added to Condition 12 to read:“... subject to further clarification by the City, that any requirement for a ‘Deferred Frontage Road Improvement Agreement,’ would be mutually agreeable to the applicant California Vegetable Specialties and the City of Rio Vista, and if required, shall be fully executed prior to Certificate of Occupancy of the new warehouse building;” and to Condition No. 3 to state that “ ...except to allow the planting of the Poplar plants to be deferred until after occupancy of the new building (i.e. in January 2012 if the building is occupied in summer/fall of 2011) since this plant must be planted in its dormant stage.” All in favor, motion carried. 5-0

Ayes: McTeer, Upham, Bowcutt, Cohn, Van Nieuwburg

Noes: _____

Absent: Lamothe, Richardson

Abstain: _____

3. Consideration of Reports of Chairperson, Commissioners and Staff

There were no reports.

4. Adjournment

With no further business the meeting was adjourned at 9:08 pm

Kristine Smith
Administrative Assistant