

P98-090 - Paratransit Facility

- REQUEST:
- A. **Environmental Determination:** Negative Declaration
 - B. **Mitigation Monitoring Plan**
 - C. **Special Permit** for a Paratransit bus/van maintenance and storage parking facility located on four proposed parcels in the Multi-Family Executive Airport Overflight 4 (R-2A, EA4, .82± acres) and the General Commercial Review (C-2R, 4.26± acres) zones.
 - D. **Special Permit** to expand an existing building resulting in a 47,450± square foot building in the General Commercial Review (C-2R) zone.
 - E. **Variance** to waive the 6-foot concrete wall requirement for a portion of the property along the northern boundary of property east of Woodbine Avenue (adjacent to residentially zoned property - existing church) and to waive the solid fencing requirement along the southern property line of the proposed child care parcel adjacent to the existing commercial building.
 - F. **Plan Review** for a Paratransit facility which includes administration offices, a child care center, a bus maintenance area and refueling tank, and fleet vehicle parking and storage areas.
 - G. **Lot Line Merger** combining three parcels into one, totaling 1.11± vacant acres in the General Commercial Review (C-2R) zone.

LOCATION: Northeast and northwest corners of Florin Road and Woodbine Avenue
APN: 041-0073-011; -015; -016; 041-0075-002; -004; 041-0082-006
Airport Meadowview Community Plan Area
Sacramento City School District
Council District 5

APPLICANT:	Holloway Land Company, Brian Holloway (916) 731-4435 442 Pico Way, Sacramento CA 95819
OWNER:	Paratransit Incorporated (916) 363-0132 P.O. Box 231100, Sacramento CA 95823-0401
PLANS BY:	Darryl Chinn Architects (916) 446-1293 JTS Engineering Consultants, Inc. (916) 441-6708
APPLICATION FILED:	8/14/98 APPLICATION COMPLETE: 1/7/99
STAFF CONTACT:	Colleen C. Laubinger, (916) 264-5691

SUMMARY: The applicant is currently requesting necessary approvals to allow development and operation of a consolidated facility for Paratransit, Inc. This proposed facility will ultimately accommodate bus/van parking (fleet storage), vehicle maintenance, vehicle fueling, administrative offices, and a child care facility. The site consists of four proposed parcels, totaling 5.95± acres, on the east and west sides of Woodbine Avenue, at Florin Road. Part of the current proposal is for re-use and expansion of an existing 20,450± square foot building (vacant for several years, previously a car dealership) to approximately 47,450± square feet.

The current application includes requests for all uses; however, development of the site is proposed in two phases. Phase I includes use of the existing building (located at 2501 Florin Road) for maintenance activities (including storage of up to 15 Paratransit vehicles) and construction and occupancy of the Child Care Facility. Hours of operation for the maintenance facility are Monday through Friday, 5:30 a.m. - 10:00 p.m. and Saturday from 10:00 a.m. to 6:00 p.m. (26 employees in two shifts). Hours of operation for the Child Care Center are seven days a week from 4:00 a.m. to 2:00 a.m. (20 employees in two shifts). Phase II includes construction of additional office space and occupancy of administrative office areas, construction of additional maintenance building space, installation and operation of fueling facilities, and fleet vehicle storage of up to 125 Paratransit vehicles. Administrative offices will operate seven days a week from 4:00 a.m. to 2:00 a.m. (176 employees). Hours of operation for the additional maintenance area will remain the same as Phase I and will include maintenance and storage of up to 125 vehicles/vans. Fleet storage will operate on a 24-hour basis, seven days a week. Phase I and Phase II construction are anticipated for the years 1999-2000 (Attachment 4). Based upon the existing project description and the current zoning of properties, this project requires the entitlements listed on the prior page. In order to accommodate development of the project site east of Woodbine Avenue, the applicant is also requesting abandonment of Sam Avenue (just north of the project site). This abandonment is currently being processed by the Department of Public Works.

The primary issues of the project relate to traffic (signalization of the intersection of Florin Road and Woodbine Avenue), aesthetics of the site visible from Florin Road, and child safety due to the proximity of the proposed Child Care Center to the originally proposed fueling station (parcel on the northeast corner of Florin Road and Woodbine Avenue). The applicant has made several changes to the project to eliminate project issues. Remaining issues have been addressed through traffic mitigation and through conditions of approval for the project, as well as through coordination between the applicant and City Public Works Department Staff.

RECOMMENDATION: Staff recommends approval of the project, subject to compliance with the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact).

Staff's recommendation for approval of the project is based upon the fact that the project has been designed and conditioned to be compatible with the existing building on site (2501 Florin Road) and with the surrounding neighborhood. The project is consistent with the General Plan land use designations of Community/Neighborhood Commercial and Office and Medium and Low

Density Residential and supports the General Plan's goals and policies relating to the re-use and revitalization of existing developed areas and to the provision of adequate child care at the workplace.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices; Medium Density Residential 16-29 du/na; and Low Density Residential 4-15 du/na

Community Plan Designation: Commercial; Residential 11-21 du/na; and Residential 4-8 du/na

Existing Land Use of Site:

Parcels: #041-0073-011	vacant
#041-0073-015	vacant
#041-0073-016	developed w/existing 20,450± s.f. building & parking
#041-0082-002	vacant
#041-0082-004	vacant
#041-0082-006	vacant

Existing Zoning of Site:

Parcels: #041-0073-011	Multi-Family Residential Exec. Airport EA4 (R-2A,EA4)
#041-0073-015	Single-Family Residential Exec. Airport EA4 (R-1,EA4)
#041-0073-016	General Commercial Review (C-2R-portion in EA4)
#041-0082-002	General Commercial Review (C-2R)
#041-0082-004	General Commercial Review (C-2R)
#041-0082-006	General Commercial Review (C-2R)

Surrounding Land Use and Zoning:

North: Single Family Residential, Church; R-1AEA4, C-2R
 South: Florin Road, vacant property, commercial building; C-2R
 East: vacant property, existing commercial property; C-2R
 West: existing vacant commercial building; C-2REA4

Property Dimensions: irregular

Property Area:

#041-0073-011	.82± acres
#041-0073-015	.85± acres
#041-0073-016	3.156± acres
#041-0082-002	.42± acres
#041-0082-004	.32± acres
#041-0082-006	.37± acres

Square Footage of Buildings:

Existing at 2501 Florin Road: 20,450± square feet
 Proposed at 2501 Florin Road: 47,450± square feet
 Proposed Child Care Center: 4,880± square foot building
 2,700± square foot playground area

Height of Buildings:

Existing & Proposed at 2501 Florin Road 1 story - 24-feet
 Proposed Child Care Center 1 story - 14-feet

Exterior Building Materials:

Existing & Proposed at 2501 Florin Road Masonry w/stucco
 Proposed Child Care Center wood siding (conditioned for stucco exterior)

Roof Material:

Existing & Proposed at 2501 Florin Road Built-up gravel
 Proposed Child Care Center Metal Roofing

Hours of Operation:

Phase I -

Maintenance Facility M-F, 5:30 a.m. - 10:00 p.m.
 Sat., 10:00 a.m. - 6:00 p.m.
 Child Care Facility M-Sun., 4:00 a.m. - 2:00 a.m.

Phase II -

Office/Administration M-Sun., 4:00 a.m. - 2:00 a.m.
 Additional Maintenance Facility M-F, 5:30 a.m. - 10:00 p.m.
 Sat., 10:00 a.m. - 6:00 p.m.
 Fueling Operations (Same as maintenance above)
 Fleet Vehicle Storage M-Sun., 24-hour basis

Parking Provided:

Office Use 42 (west of Woodbine Avenue)
 84 (east of Woodbine Avenue)
 Maintenance Bldg. Use 64
 Fleet Storage 189±
 Child Care Center 16

Parking Required:

Office Use (1:400 or 1:275) 39 to 57
 Maintenance Bldg. Use (1:500) 64
 Fleet Storage (1:1) 125
 Child Care Center (1:8) 5

Topography: Flat
 Street Improvements: Existing & To Be Provided
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division

BACKGROUND INFORMATION:

On October 8, 1987, the City Planning Commission approved a Plan Review of 19,977± square feet for automobile sales and service buildings on 3.92± vacant acres and a Lot Line Adjustment merging four parcels into one, at the northwest corner of Florin Road and Woodbine Avenue (P87-372). Abandonment of Sam Avenue (adjacent to the northern boundary of this property) was also proposed. This abandonment was approved by the City Council on January 28, 1988 (M88-003).

Paratransit, Inc. provides transportation services for disabled individuals within the Sacramento Region. This proposal is a request to enable centralized operations, maintenance, vehicle parking, and administration at one location. Paratransit, Inc. currently operates out of two temporary facilities, with administrative offices at 9800 Old Winery Place in Sacramento, maintenance activities at 10115 Spaatz Way on Mather Air Force Base, and purchases fuel from Cardlock Fuels.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The Sacramento General Plan Update (SGPU), adopted in 1988, designates the project parcels for Community/Neighborhood Commercial & Offices, Medium Density Residential (16-29 dwelling units per net acre), and Low Density Residential (4-15 dwelling units per net acre) land uses. The Airport Meadowview Community Plan Area (AMCP), adopted in 1984, designates the project parcels for Commercial, Residential 11-21 dwelling units per net acre, and Residential 4-8 dwelling units per net acre. The project, as proposed and conditioned, is consistent with Goal B of the City's General Plan promoting the re-use and revitalization of existing developed areas (Sect. 4-1). It is also consistent with Policy 1 of the General Plan which relates to provision of adequate child care facilities within the workplace (Sect. 1-30).

B. Site Plan Design/Zoning Requirements**1. Zoning Requirements**

The project site includes six existing parcels. The applicant is currently proposing a lot line merger which merges three of these parcels into one parcel, resulting in a total of four parcels. Three of the parcels are located on the west side of Woodbine Avenue. The one parcel (resultant of the Lot Line Merger) is located on the east side Woodbine Avenue. Parcels located on the west side of Woodbine Avenue include: Multi-Family Residential, Executive Airport Overlay 4 (R-2A,EA4); Low Density Residential, Executive Airport Overlay 4 (R-1,EA4); and General Commercial Review, Executive Airport Overlay 4 (C-2R,EA4) zoning. The parcel located on the east side of Woodbine Avenue is zoned General Commercial Review (C-2R).

The "R" designation within zoning requires that no building permits or other construction permits shall be issued for any development of property until there has first been a Plan Review of preliminary and final site plans. At least one public hearing shall be held for this review and approval. The Zoning Ordinance also states that this review consist of conditions relating to: site layout and orientation of buildings, landscaping; traffic safety; consistency with the densities allowed in the General and Community Plans; and infrastructure availability. Based upon the existing zoning, the proposed project requires a Plan Review for the facility.

The "EA" designation appearing after a land use classification on the official zoning map indicates that the property so classified is subject to the requirements and restrictions set forth in Section 30 of the Zoning Ordinance, in addition to those of the underlying zone. The EA4 Overlay zone includes that area located within the Overflight Zone or OZ-4 of the 1998 Executive Airport CLUP. This area generally encircles the airport and is the least restrictive overlay zone. The proposed uses are allowed within the EA4 zone; therefore additional entitlements are not required.

The General Commercial (C-2) zone provides for the sale of commodities, or performance of services, including repair facilities, small wholesale stores or distributors, and limited processing and packaging. The proposed administrative offices and child care facility are allowed by-right in the C-2 zone. The proposed bus/van maintenance and storage are allowed with approval of a Special Permit in the C-2 zone. The Multi-Family Residential (R-2A) zone is a medium density zone designed for garden apartments and cluster housing. The Single Family Residential (R-1) zone is a low density residential zone comprised of single family detached residences. This zone may also include recreational, religious, and educational facilities and the basic elements of a balanced neighborhood. The proposed bus/van maintenance and storage/parking facilities are allowed with a Special Permit in these zones.

2. Setbacks

The General Commercial zone (C-2) requires a front and rear setback based upon proposed building height. Based upon building heights of existing and proposed structures, the properties on the northwest corner of Woodbine Avenue and Florin Road and on the east side of Woodbine Avenue require a 7.5-foot front and interior side yard building setback, a 5-foot street side setback, and a 15-foot rear yard building setback. The existing and proposed structures for the northwest corner property and the proposed Child Care Center on the east side of Woodbine Avenue comply with and/or exceed these requirements.

3. Parking/Site Access

The current proposal provides 106 existing parking spaces at the northwest corner of Woodbine Avenue and Florin Road (parcel which includes existing building). These parking spaces are proposed for facility staff parking. Fleet vehicle/van storage parking is proposed on the northern two parcels (on the west side of Woodbine Ave.). Space for approximately 189 fleet vehicles/vans will be provided. Parking is also proposed for the parcel located on the east side of Woodbine Avenue (which includes the Child Care Center). Approximately 100 parking spaces are provided at this location which will be utilized by the Child Care Center and as additional staff parking.

The City Zoning Ordinance requires parking for warehouse/maintenance type facilities at a minimum of 1 parking space for every 1,000 square feet and a maximum of 1 parking space for every 500 square feet. The Zoning Ordinance also requires parking for office use at a minimum of 1 parking space for every 400 square feet and a maximum of 1 parking space for every 275 square feet. Child care facility parking requirements are based upon a ratio of 1 parking space for every 8 participants. The Zoning Ordinance does not address fleet vehicle storage parking space requirements. Based upon these requirements, the project is required to provide: between 32 and 64 parking spaces for the maintenance area; between 39 and 57 parking spaces for the office area; 5 parking spaces for the 36 participant Child Care Center; and approximately 125 parking spaces for the fleet vehicle storage area (staff assumes a 1:1 ratio for fleet vehicles).

The current proposal meets the Zoning Ordinance requirements for parking. The project includes 64 maintenance parking spaces, 42 office parking spaces, and 189± fleet vehicle parking spaces on the west side of Woodbine Avenue, as well as 16 child care facility parking spaces and 84 additional staff parking spaces on the east side of Woodbine Avenue. Although the applicant is providing additional staff parking spaces (57 required, 126 provided), due to the number of employees (176) proposed at the site (Attachment 4) and the nature of the operations (driver employees will come to the site, park their vehicle, leave the site in a Paratransit vehicle, come back to the site to return the Paratransit vehicle, and leave in their own vehicle), staff believes that 126 parking spaces is reasonable. The applicant also proposes approximately 10 employees per shift for

child care operations. Due to operation of two shifts of 10 employees at the facility, staff believes the proposed 16 parking spaces are also reasonable. Although the proposed fleet vehicle parking area proposes 189± parking spaces, the project includes conditions that this parking area provide landscaping adjacent to the northern boundary. Therefore, anticipated parking spaces provided for fleet vehicles will be less than 189. The project includes conditions that all parking lots be constructed to City standards (shading, stall dimensions, maneuvering area, etc.). Due to the larger sizes of Paratransit vehicles, and due to the nature of fleet vehicle storage (not all vehicles in use at once), this condition does not apply to the proposed fleet vehicle storage area.

The project site west of Woodbine Avenue includes one relocated driveway along Florin Road (at 25th Street), and two existing driveways and one proposed driveway along Woodbine Avenue. Based upon traffic study results for the proposed project, mitigation measures include signalization of the relocated driveway along Florin Road (at 25th Street) with Phase II project development.

4. Landscaping

The City Zoning Ordinance requires a minimum 4-foot planter, landscaped in screening shrubs be provided adjacent to a property line abutting a public street for off-street parking lots. This planter must be surrounded by a 6" raised curb. The Ordinance also requires 50% parking lot shading within 15 years of parking construction.

The project site located on the west side of Woodbine Avenue currently contains an existing 20,450± square foot building, paved and landscaped parking areas, and a 12.5-foot landscaped setback area along Florin Road and Woodbine Avenue. This is in compliance with the City's parking lot landscape requirements. The applicant is proposing additions to the existing building which will remove existing parking/landscaping. The project includes conditions requiring all parking lot areas comply with the City Zoning Ordinance. Therefore, if existing trees are removed, the applicant will need to replace them if they are necessary in order to meet the 50% shading requirement. The proposed fleet parking/storage area includes a 12.5-foot landscaped planter along the property line abutting the public street. The storage area does not, however, provide for landscaping on the interior of the storage area. To provide for some shading and visual aesthetics, staff has included conditions in the project requiring landscaping and irrigation along the northern boundary (adjacent to the required concrete wall).

The project site located on the east side of Woodbine Avenue is currently vacant. The proposed parking areas and Child Care Center are also in compliance with the City's parking lot landscape requirements and include: a 9±-foot landscaped planter along the property line abutting the public street and southern property line; a 10-foot planter area along the northern property line; a 25-foot planter along the eastern property line; and interior parking lot landscaping.

5. Fencing

The City Zoning Ordinance requires a solid 6-foot masonry wall along property lines for non-residential uses which abut single-family residential uses and a solid fence along property lines for child care facilities which abut non-residential uses. In compliance with this Ordinance, the current proposal includes a solid masonry wall along the northern property line for the project site west of Woodbine Avenue. Due to issues relating to security for visibility from Florin Road and Woodbine Avenue, the applicant is requesting a Variance to waive the solid masonry wall requirement along the northern property line and to waive the solid fencing requirement along the southern property line, for the project site east of Woodbine Avenue. The applicant is requesting allowance of a 6-foot wrought iron fence consistent with the existing wrought iron fencing located on the site west of Woodbine Avenue. In order to provide buffering to the adjacent properties, the Variance includes conditions that landscaping be provided adjacent to the proposed wrought iron fencing.

The project site west of Woodbine Avenue contains an existing 6-foot wrought iron fence which encloses the property. The current proposal includes wrought iron fencing enclosing all proposed project parcels, consistent with the existing fencing, as well as rolling gates at the vehicular entrances. The project includes conditions that these gates include Knox Locks for public safety access. The applicant proposes that the gates remain open during business operations. If gates are not open during business operations, the project must comply with the City's Gating Ordinance, requiring additional discretionary approvals.

6. Signage

The City Sign Ordinance allows two attached signs per each building occupancy and one detached sign per developed parcel in the General Commercial (C-2) zone. Where street frontage exceeds 300 linear feet, one additional detached sign is allowed per each additional 300 linear feet of street frontage. Total square footage of detached signage shall not exceed one square foot per linear foot of street frontage for the entire parcel. Based upon this information, the project site located on the west side of Woodbine would be allowed two+ detached signs and two attached signs. The project site located on the east side of Woodbine would be allowed one detached sign and two attached signs.

The current proposal includes one monument sign (4' height x 12' width) totaling 48 square feet. This sign is proposed to consist of a baked enamel case (double-sided) with cast metal lettering, on an exposed concrete base. This sign is consistent with the existing and proposed building expansions on this site. This sign is also in conformance with the City's Sign Ordinance. Although the current proposal includes a monument sign, to address future signage proposals, the project includes a condition which prohibits pole signs. The applicant is not currently proposing attached signage. Any future signage proposals not in compliance with the Sign Ordinance would require additional planning entitlements.

C. Building Design

1. Existing and Proposed Building West of Woodbine Avenue

The project site west of Woodbine Avenue currently contains an existing 20,450± square foot concrete block and stucco building with large glass front features, a flat roof, and metal canopies. The building is grey with burgundy accent bands. The applicant is currently proposing a 27,000± square foot addition for maintenance and office operations at the west and south of the building. These additions are consistent with the existing building design/architecture and construction materials.

2. Proposed Child Care Center Buildings East of Woodbine Avenue

The project site east of Woodbine Avenue is proposed for a child care facility consisting of two modular units (24' x 60' each). These units are proposed to include Forest Green metal roofing and building colors similar to the existing building west of Woodbine Avenue (greyish tan). The original project proposal included wood siding exterior; however, in order provide for better durability and maintenance of the structures, the project includes conditions requiring stucco building exteriors. To provide consistency of construction materials with the rest of the project site, the conditions for wrought iron ramp and stair railings are also included.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. A traffic study was prepared for the proposed project, resulting in traffic mitigation measures which reduce project impacts to a less-than-significant level. Based upon the traffic analysis, Phase I project development requires limiting the exiting traffic to right-turns only at the relocated Florin Road driveway. Phase II project development requires the signalization of the intersection of Woodbine Avenue and Florin Road, as well as restricting the northbound 25th Street traffic to right-turns only at Florin Road. These mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

Since the time of release of the Negative Declaration, several minor revisions have been made to the document. These revisions do not change the project description or result in any additional environmental impacts. These revisions relate to clarification of the components of the proposed project phases, description of existing structures on site, and

site plan revisions (eliminating abandonment request west of Woodbine Ave.). In accordance with the CEQA Guidelines (15073.5), a lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072. Recirculation is not required if mitigation measures are replaced with equal or more effective measures; new project revisions are added in response to comments, which do not create new significant environmental effects; or new information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the document. As the revisions made to the document were merely clarifications, additional circulation was not required.

B. Public/Neighborhood/Business Association Comments

The current request for entitlements was routed to the following neighborhood associations: the Sacramento County Alliance of Neighborhoods, the South Sacramento Chamber of Commerce, the Florin Road Partnership, the Fullertown Homeowner's Association, the Wildwood Homeowners Association, the Morrison Creek Neighborhood Association, the Meadowview Community Action Committee, the South Sacramento Neighborhood Coalition, the Golf Course Terrace Neighborhood Association, the South Land Park Neighborhood Association, the Z'Berg Park Neighborhood Association, and Ann Wilkins. In addition to the staff routing to neighborhood groups, the applicant conducted additional neighborhood outreach.

As of the date of this report, responses have been received from the Florin Road Partnership, the Golf Course Terrace Neighborhood Association, the Sacramento County Alliance of Neighborhoods, and the South Land Park Neighborhood Association. The Florin Road Partnership included a letter of support for the project. The Golf Course Terrace Neighborhood Association and Sacramento County Alliance of Neighborhoods requested that the applicant contact them to discuss the project. The applicant was notified of this request and proceeded to schedule meetings with those groups. The South Land Park Neighborhood commented that they had no comments.

In addition to the comments received from neighborhood group routings, over 87 letters have been received in support of the proposed project. These letters are public record and are kept in the project file. Some of these letters are included as Attachment 5. Most of the letters of support relate to the fact that this project will bring jobs into the community, provide child care for both employees and ultimately the surrounding community, and provide enhancement to the area by re-use of an existing vacant building/site.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Departments of Public Works/Utilities

Comments received from the Department of Public Works related primarily to improvements on Woodbine Avenue, Florin Road, and intersection signalization of Florin Road and Woodbine Avenue. The project includes both conditions (Attachment 1) and mitigation measures (Exhibit 1A) addressing these issues.

Comments received from the Department of Utilities related to standard provision of water and drainage for the site, AR regulations, and for compliance with applicable City Ordinances and Codes. The project includes conditions (Attachment 1) addressing these issues.

2. Department of Fire

Comments received from the Fire Department related to provision of adequate emergency vehicle access (Knox Locks/Box for gates), provision of adequate fire flow, provision of building sprinklers, and compliance with other Uniform Fire Code requirements. These issues are addressed through conditions included in the project (Attachment 1).

3. Solid Waste Division

Comments received from the Solid Waste Division related to compliance with Section 34 of the City Zoning Ordinance regarding recycling. A condition is included in the project requiring compliance with Section 34.

4. Sacramento Regional Transit

Comments received from California Regional Transit (RT) were supportive of the proposed project with emphasis that the project is located in very close proximity to RT's proposed Light Rail Station near 29th Street and Florin Road, as well as along RT's major bus routes #62, #64, #65, #81, and #115. A condition has been included in the project that the applicant provide information to employees regarding transit schedules, fares, and purchasing of passes.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, C, D, E, F, and G. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

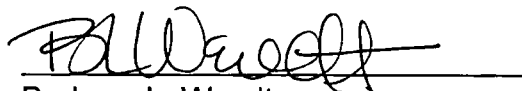
- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;

- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a Paratransit bus/van maintenance and storage parking facility located on four proposed parcels in the Multi-Family Executive Airport Overflight 4 (R-2A, EA4, .82± acres), the Standard Single Family Residential EA4 (R-1, EA4, .85± acres), and the General Commercial Review (C-2R, 4.26± acres) zones;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to expand an existing building resulting in a 47,450± square foot building in the General Commercial Review (C-2R) zone;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the 6-foot concrete wall requirement for a portion of the property along the northern boundary of property east of Woodbine Avenue (adjacent to the residentially zoned property - existing church) and to waive the solid fencing requirement along the southern property line of the proposed child care parcel adjacent to the existing commercial building;
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review for a Paratransit Facility which includes administration offices, a child care center, a bus maintenance area and refueling tank, and fleet vehicle parking and storage areas; and
- G. Adopt the attached Notice of Decision and Findings of Fact approving the Lot Line Merger combining three parcels into one, totaling 1.11± vacant acres in the General Commercial Review (C-2R) zone.

Report Prepared By,

Report Reviewed By,


 Colleen C. Laubinger
 Associate Planner


 Barbara L. Wendt
 Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Site Plan (2)
- Exhibit 1C Elevations (2)
- Exhibit 1D Floor Plan

- Exhibit 1E Lot Line Merger Exhibit
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map
- Attachment 4 Phasing Information
- Attachment 5 Letters of Support