

Planning Commission Agenda
City Hall - 621 11th Street
Tuesday, December 8, 2015 at 7:00 PM

We May Disagree, But We Will Be Respectful of One Another. All Comments Will Be Directed to the Issue at Hand, and Addressed to the Commission. Personal Attacks are Unacceptable

Opening/Flag Salute/Roll Call

Approval of Minutes—November 24, 2015

Oral Comments from the Public

Members of the public may be heard on any item of interest not on the Agenda. Speakers addressing the Commission will be limited to 3 minutes per speaker. Be advised that, by law, the Commission is not able to deliberate or take action on issues presented during Oral Comments.

Business

1. A Public Hearing to Consider Design Review of a 9,600 Square Foot Metal Commercial Building, Including Building Elevations, Colors, Landscaping, and Lighting (continued from meeting of November 24, 2015).

Applicant: Wally Wright and Dennis Wendt

APN: 202-093-002

Project Site: 101 Gulliksen Drive; Southeast corner Rohnerville Road and Gulliksen Drive

Staff/Commission Communications

Adjourn

Copies of maps and other information for the agenda items are available for review at the Community Development Dept. at City Hall, 621 11th Street, between the hours of 8:00 a.m. to 5:00 p.m. Members of the public are invited to come to the meeting and comment on any item under discussion.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Department at (707) 725-7600. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102 - 35.104 ADA Title II).

If you are not satisfied with a decision of the Planning Commission, you may appeal the decision to the City Council. If you appeal a decision, the appeal must be filed with the City Clerk within 15 days of the Planning Commission's decision.

NOTICE REGARDING CHALLENGES TO DECISIONS Pursuant to all applicable laws and regulations, including without limitation, Calif. Gov. Code Section 65009 and or Calif. Public Resources Code Sec. 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City Clerk prior to this public hearing.

**Minutes of the Planning Commission
Tuesday, November 24, 2015 – 7:00p.m.
Fortuna City Hall**

Note: The following record contains motions and actions of the Fortuna Planning Commission. An audio library of the meeting proceedings is on file at Fortuna City Hall.

I. CALL TO ORDER

Chairman Davis called the meeting to order at 7:00PM.

FLAG SALUTE

Chairman Davis led the flag salute.

ROLL CALL

Planning Commission

Commissioner Bywater
Vice Chairman Kravitz
Commissioner Mobley
Commissioner Schwartz
Chairman Davis

Staff Present

Deputy Director of Community Development Liz Shorey

Commissioner Absent:

Meaney, Morrisson

Alternate:

None

II. APPROVAL OF MINUTES

Motion was made to approve meeting record of November 10, 2015. Motion carried unanimously. (Motion—Kravitz ; Second—Mobley ; 5-0).

III. ORAL COMMENTS FROM THE PUBLIC

No public comments were received.

IV. BUSINESS ITEM

1. A Public Hearing to Consider Design Review of Redwood Empire Roofing's Landscaping, Signage, Building Colors, and Lighting

Applicant: Robert and Charane Serrine

APN: 202-093-001

Project Site: 102 Gulliksen Drive; Northeast corner Rohnerville Road and Gulliksen Drive

Motion was made to approve Resolution No. P-2015-2013, a resolution of the Planning Commission of the City of Fortuna, Approving Design Review of Landscaping, Signage, Building Colors, and Lighting for Redwood Empire Roofing. Roll call vote. (Motion—Kravitz; Second—Schwartz; 5-0).

2. A Public Hearing to Consider Design Review of a 9,600 Square Foot Metal Commercial Building, Including Building Elevations, Colors, Landscaping, and Lighting

Applicant: Wally Wright and Dennis Wendt

APN: 202-093-002

Project Site: 101 Gulliksen Drive; Southeast corner Rohnerville Road and Gulliksen Drive

The meeting was continued with the following motion: "Motion to postpone consideration of Resolution No. P-2015-2014 for further clarification of public and Commission comments and response to design issues raised at the meeting". Roll call vote. (Motion— Schwartz; Second—Bywater ; 5-0).

VI. ADJOURNMENT

There being no further business the meeting was adjourned at 9:27 PM.

PLANNING COMMISSION STAFF REPORT

DATE: December 8, 2015
TO: Planning Commission
FROM: Liz Shorey, Deputy Director of Community Development
THRU: Regan M. Candelario, City Manager
SUBJECT: Design Review of a 9,600 Square Foot Metal Commercial Building, Including Building Elevations, Colors, Landscaping, and Lighting

PROJECT INFORMATION:

Project Description: Construction of a 9,600 sq. ft. commercial building
Applicant: Wally Wright and Dennis Wendt
Assessor's Parcel No.: 202-093-002
Project Location: 101 Gulliksen Drive; Southeast corner Rohnerville Road and Gulliksen Drive
Zoning: Commercial Thoroughfare (C-T)

STAFF RECOMMENDATION:

Approve the design review permit with conditions in the attached resolutions.

BACKGROUND:

This project was presented and discussed at the previous Planning Commission meeting (November 24, 2015). Following public and Commission discussion, the application was continued by the Commission with the following motion:

“Motion to postpone consideration of Resolution No. P-2015-2014 for further clarification of public and Commission comments and response to design issues raised at the meeting”.

To assist the applicant in responding to the comments, and the Commission’s deliberations, Staff reviewed the video of the meeting and compiled the following list of comments raised at the meeting:

Commission and Public Concerns:

- Building is inharmonious with the neighborhood.
- Redwood Empire Roofing design is supported.
- Appreciate design of Third and Main Streets retail/industrial buildings.
- Too industrial/warehouse in appearance; should have a retail appearance per the C-T zone.

- Roof too white and glaring.
- Design and color should complement the City and neighborhood.
- Building too close to neighbor on east side.

Commission and Public Suggestions:

- Windows
- Third and Main building design
- Awnings
- Colors & textures to break up large mass
- Wainscoting
- Lighting fixtures
- Pitched roof and eaves
- Green roof
- Landscaping along building
- Additional landscaping/screening between parking lot and Gulliksen Drive
- Enhance landscaping in or around the LID detention basin
- Trees/screening on east side of building
- Consider enhancing the entryway
- Per design review guidelines/General Plan policy:
 - “Metal buildings shall be allowed only with enhanced architectural and landscaping treatment (such as use of trim bands, wing walls, parapets, and reveals)”; and
 - “All exterior elevations visible from major roadways should have architectural treatment to alleviate long void surfaces. This can be accomplished through varying setbacks, breaking buildings into segments, pitched roof elements, columns, indentations, patios, and incorporating landscaping into architectural design”.
- Consider aesthetics to the property line
- Treat it as a single parcel
- Consider views from Rohnerville and Gulliksen

The resubmitted elevations, site plan, and landscaping plan are attached for Commission review.

BACKGROUND FROM PREVIOUS STAFF REPORT:

The applicant is seeking a design review permit for new construction of a 9,600 square foot metal commercial building. Plan submittals include building elevations, site plan, exterior colors, and landscaping.

The project is located on Rohnerville Road and Gulliksen Drive, in an area of Commercial Throughfare (C-T) zoning that fronts the east side Rohnerville Road. Other surrounding uses include Residential Estates (RE-20 and RE-43) to the east,

and Residential Single Family (R-1-6) and Residential Multifamily (R-M) to the west across Rohnerville Road.

Project Design:

The proposed project is the construction of a 9,600 square foot commercial building (dimensions 60 feet by 160 feet) on a vacant 1.93 acre parcel. Eight bays are proposed, each with a roll-up and a standard/man door. Two office windows and a door are located on the north-facing side as well. As described on the applicant's site plan, anticipated uses include retail, commercial, private storage, and auto repair, principally permitted uses under the Fortuna Municipal Code Commercial Thoroughfare (C-T) zoning district (Sec. 17.02.022). The purpose statement of the C-T zone states that the zone is intended for "...retail, wholesale, highway, and heavy commercial uses, along with ...warehousing and distribution, maintenance, repair and servicing activities" (FMC Sec. 17.24.010).

The applicant's plan shows future parcel lines, although a subdivision map has not been submitted nor reviewed for conformance; the parcel lines are preliminary in nature and are unrelated to the design review application and future building permit. The parcel itself was created by a subdivision map approved by the Planning Commission in 2003.

Design Review Findings and Considerations:

The following sections of the Fortuna Municipal Code provide scope and findings for design review projects.

B. Scope of Design Review. Where design review is prescribed for a use or structure by the zoning regulations, review and approval shall be directed to the following considerations:

1. The proposed location of the structure on its site in relation to the location of buildings on adjoining sites, with particular attention to view considerations, privacy, and topographic or other constraints on development imposed by particular site conditions;
2. The extent to which the site plan attains the minimum amount of grading and/or removal of trees and vegetation in creating a building site, including access drives and off-street parking areas;
3. The size or bulk of the proposed building in relation to the character of existing buildings in the vicinity;
4. Details of proposed site plan, architectural, and landscaping treatment to ensure that while originality in site planning, architecture, landscaping, and graphic design are not suppressed, ugly, inharmonious, or monotonous design is avoided. Review shall include exterior design materials, texture, colors, illuminations, signing, and landscaping, but need not consider elements of the design that are not visible beyond the boundaries of the site;
5. Improvements to existing buildings and site features on the same site;
6. Details of design required to achieve the purposes of this title;

7. Compliance with objectives, policies, or standards of any plan adopted by the city council.

I. Findings in Support of Decision.

1. The decision-making authority shall make appropriate findings of fact in support of each final design review decision, including, but not limited to, findings regarding each of the following matters:

- a. The consistency of the project design with the Fortuna general plan and zoning ordinance;
- b. Compliance of the project with the California Environmental Quality Act; and
- c. Consistency of the project with policies set forth in the design review manual.

2. The decision-making authority may not base any final decision upon consideration of the following matters:

- a. Design details such as the color, shape, volume, texture, or construction materials to be used on a project, except where such details are of a magnitude that will significantly affect the overall appearance of the project or the compatibility of the project with its surroundings or where such details are inconsistent with adopted policies contained within the design review manual;
- b. The interior design of a fully enclosed building.

The General Plan policies for community design are attached in the City's Design Guidelines (attached under separate cover). The Guidelines also list the City's Zoning Code sections regarding landscaping and screening (required widths, height, etc.); the submitted plans meet the zoning requirements.

RECOMMENDED COMMISSION ACTION:

- 1. Receive staff presentation and review Commission questions with staff.
- 2. Open Public Comment.
- 3. Close Public Comment; voice vote.
- 4. Motion to Adopt Resolution P-2015-2014, and read by title only:

“Motion to adopt Resolution P- 2015-2014, a Resolution of the Planning Commission of the City of Fortuna Approving Design Review of a 9,600 Square Foot Metal Commercial Building, Including Building Elevations, Colors Landscaping, and Lighting”. Roll call vote.

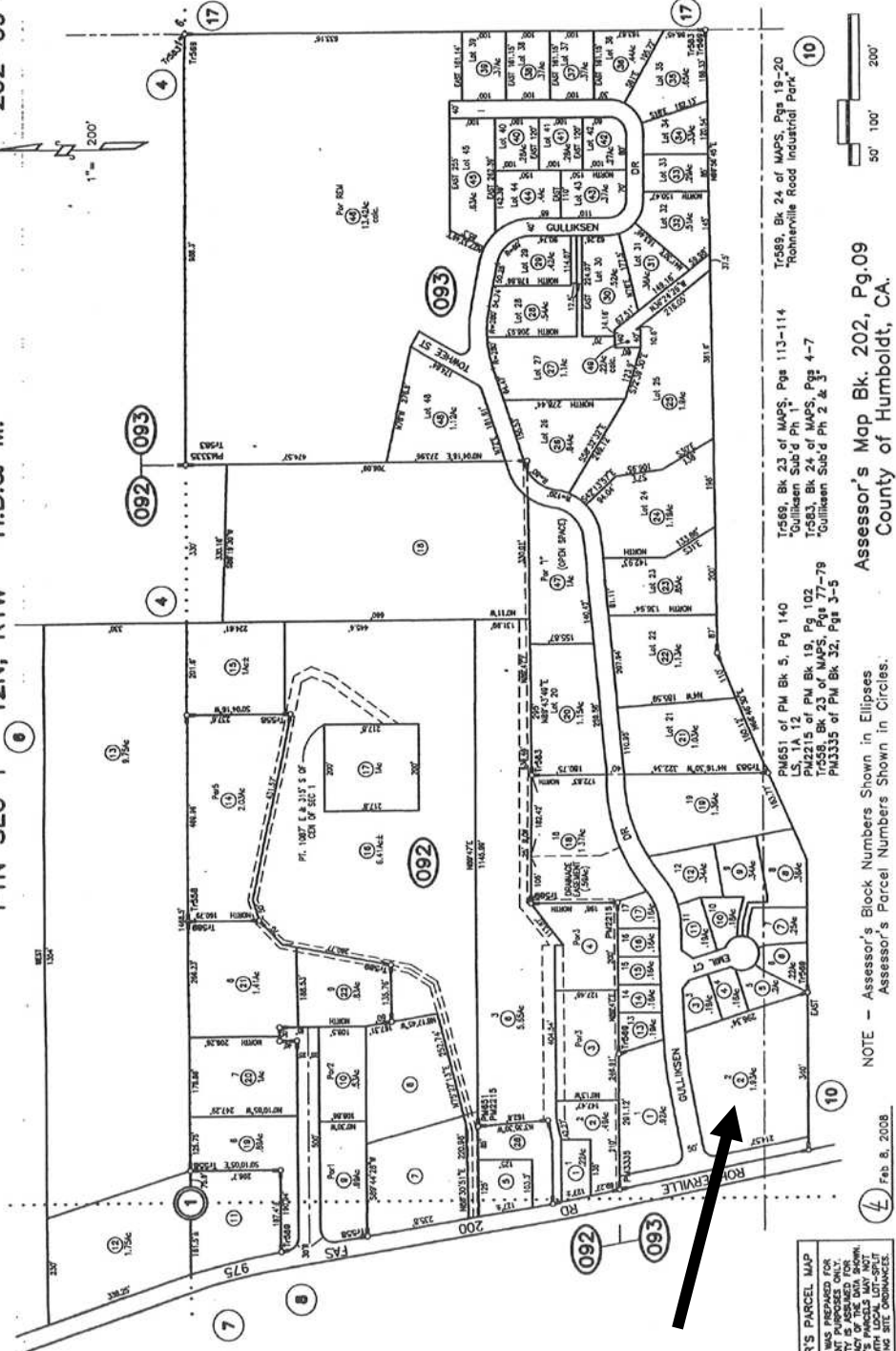
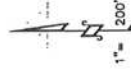
Any requirements and/or modifications of the design should be included in the motion.

ATTACHMENTS:

- Attachment 1: Assessor Parcel Map
- Attachment 2: Aerial Photo
- Attachment 3: Site Plan & Landscaping
- Attachment 4: Project Elevations
- Attachment 5: Resolution P-2015-2014

202-09

PTN SEC 1 T2N, R1W H.B.& M.



ASSESSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR THE COUNTY OF HUMBOLDT.
2. THE LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN.
3. THIS MAP IS TO BE USED IN CONJUNCTION WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

7 Feb 8, 2008

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

PN651 of PM Bk 5, Pg 140
LS, 1A 12
PH2215 of PM Bk 18, Pg 102
PH2215 of PM Bk 23 of MAPS, Pgs 7-79
PH3335 of PM Bk 32, Pg 3-5

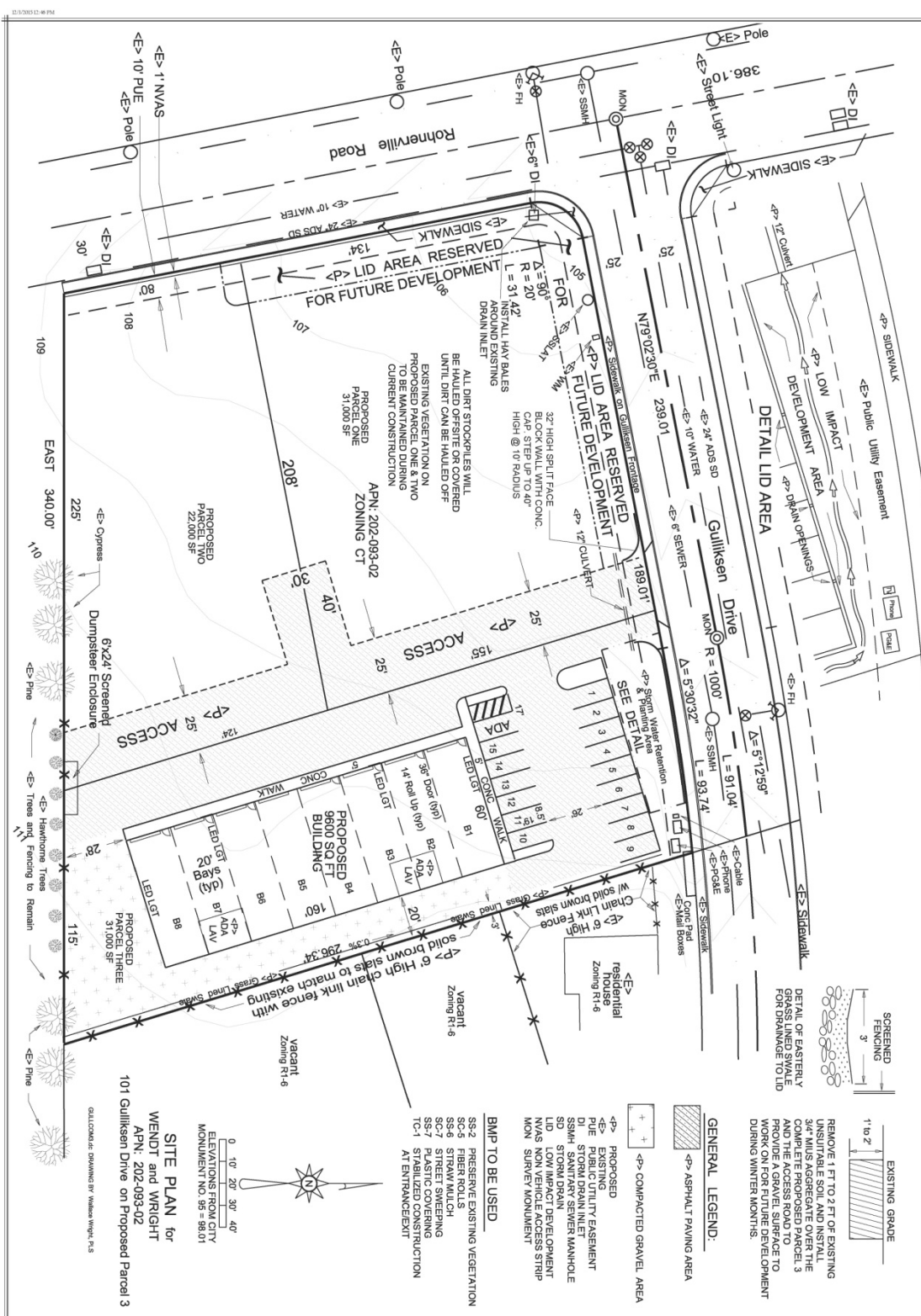
T589, Bk 24 of MAPS, Pgs 19-20
Romerville Road Industrial Park

T583, Bk 24 of MAPS, Pgs 4-7
Gulliksen Sub d Ph 2 & 3

Assessor's Map Bk. 202, Pg.09
County of Humboldt, CA.







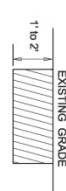
SITE PLAN for
WENDT and WRIGHT
 APN: 202-093-02
 101 Gulliksen Drive on Proposed Parcel 3

- BMP TO BE USED**
- SS-2 PRESERVE EXISTING VEGETATION
 - SS-5 FIBER ROLLS
 - SS-6 STRAW MULCH
 - SS-7 STREET SWEEPING
 - SS-8 STABILIZED CONSTRUCTION AT ENTRANCE/EXIT

- GENERAL LEGEND:**
- PROPOSED
 - PUBLIC UTILITY EASEMENT
 - STORM DRAIN INLET
 - SSMH SANITARY SEWER MANHOLE
 - SD STORM DRAIN
 - LD LOW IMPACT DEVELOPMENT
 - NV NON VEHICLE ACCESS STRIP
 - MON SURVEY MONUMENT
 - COMPACTED GRAVEL AREA
 - ASPHALT PAVING AREA

DETAIL OF EASTERNLY GRASS LINED SWALE FOR DRAINAGE TO LID

REMOVE 1 FT TO 2 FT OF EXISTING UNSUITABLE SOIL AND INSTALL 3/4" MULS AGGREGATE OVER THE COMPLETE PROPOSED PARCEL 3 AND THE ACCESS ROAD TO PROVIDE A GRAVEL SURFACE TO PREVENT EROSION AND DEVELOPMENT DURING WINTER MONTHS.



SHEET NUMBER A-3	SHEET NAME SITE PLAN	METAL BUILDING AT 101 GULLIKSEN <small>BULLGULLIKSEN DR. FORTYTONA, CA 95748</small>	DRAWING DESIGN REPRODUCTIONS <small>20147 N. Yuba Ct. Fortina, CA 95748 (707) 464-3148 www.cleekco.com</small>	NOT FOR CONSTRUCTION
----------------------------	--------------------------------	--	---	-----------------------------

RESOLUTION P-2015-2014

Resolution of the Planning Commission of the City of Fortuna Approving Design Review Permit of a 9,600 Square Foot Metal Commercial Building, Including Building Elevations, Colors Landscaping, and Lighting

WHEREAS, Wally Wright and Dennis Wendt have submitted a design review application for a new metal commercial building 9,600 square feet in size; and

WHEREAS, this project meets the intent of the design review regulations of the Fortuna Municipal Code; and

WHEREAS, the proposed project is consistent with the Goals and Objectives of the Fortuna General Plan 2030;

WHEREAS, the site was reviewed pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted when the 2004 subdivision creating the parcel was approved, and further when the Environmental Impact Report was certified for the Land Use Plan of the Fortuna General Plan 2030, thus meeting the CEQA requirements;

WHEREAS, the Fortuna Planning Commission has considered on this date at a duly noticed hearing, this project, the staff report, and public testimony, and found that the project is compatible with the surrounding area, meets the criteria in the Design Review Regulations, will not be detrimental to adjacent property owners or the public at large, and that approval is in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fortuna that the proposed site plan and elevations shown on the plans depicted in the staff report dated December 9, 2015, are hereby approved, subject to the following conditions being satisfied:

1. A building permit application shall be submitted and approved prior to construction, demonstrating compliance with the approved design review permit.
2. The applicant shall comply with all Zoning and Building Code regulations. Where a building permit approval conflicts with a design review permit approval the former shall take *precedence*.
3. The applicant shall comply with the Standard Conditions for Design Review included in Exhibit A for landscaping, lighting, painting, and other details not specified in the plans. Where conflicting design exists, the those listed in Exhibit A shall be complied with.
4. The applicant shall call for a design review inspection before requesting a final building inspection by the Building Official. The final certificate of occupancy shall not be issued until all of the requirements are met.

5. Any future free-standing or monument sign is subject to design review, if proposed, and shall be submitted to and considered by the Planning Commission.

PASSED AND ADOPTED on this 8th day of December, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
Secretary, Planning Commission

Exhibit A

STANDARD CONDITIONS FOR DESIGN REVIEW

All projects approved by the Fortuna Planning Commission must meet the following standard conditions unless specifically exempted by the Commission:

1. The applicant shall comply with all regulations and minimum code requirements of the Building Division, Engineering Division, and Planning Division.
2. All required parking stalls shall be dimensioned and striped according to the City of Fortuna Improvement Standards and Specifications.
3. Each parking space designated for compact cars shall be identified with a pavement reading "compact only."
4. Ramps, special parking spaces, signing and other appropriate physical features for the handicapped shall be provided throughout the site for all publicly used facilities as required by state law.
5. Continuous 6" high Portland cement concrete (PCC) curbing shall be provided between all driveways, parking stalls and landscape areas as indicated in the City of Fortuna Improvement Standards and Specifications.
6. Exterior lighting of the building and site shall not be directed onto adjacent properties and the light source shall be shielded from direct off site viewing.
7. All mechanical equipment, both ground and roof mounted, including electrical, water and gas meters and air conditioning compressors shall be architecturally screened from view. Electrical transformers shall be underground, located at the rear of the site, or architecturally screened.
8. All trash enclosures shall be of a sturdy, opaque material (with trash receptacles screened from view) with self-closing doors and shall be in harmony with architecture of building(s).
9. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless specified differently by the Planning Commission.

10. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.
11. Plant material that is utilized shall be capable of healthy growth within the given range of soil and climate. Proposed landscape screening shall also be of a height and density such that it provides a positive visual impact within three years from the time of planting.
12. Where dense landscaping to a specified height is prescribed, the landscaping shall be of a type that will provide a year-round barrier at the prescribed heights, and shall be so spaced that vision of objects on the opposite side is effectively eliminated. The height requirement should be reached in a maximum of three to five years.
13. Unless unusual circumstances prevail, at least 30% of the proposed trees on the site shall be a minimum of 15 gallons in size and at least 70% of the proposed shrubs on the site shall be a minimum of 5 gallons in size.
14. A plan for an automatic irrigation system shall be provided which assures that all plants get adequate water. In unusual circumstances, a manual or quick coupler system may be used.
15. The area under the drip line of all existing trees that are to be saved shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.
16. All landscaping shown on plans approved by the City shall be maintained in a healthy and weed free condition, and shall be replanted as required.
17. All materials and colors are to be as approved by the Planning Commission. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes that affect the exterior character shall be resubmitted to the Planning Commission for approval. Staff may approve minor changes.
18. Final inspection or occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans and the conditions required by the Commission or a cash bond has been posted to cover all costs of the unfinished work.