Planning Commission
Agenda Item

May 21, 2012

TO: **Chair Whitaker and**
Members of the Planning Commission

THRU: **Leslie Aranda Roseberry**
Planning Manager

FROM: **Robert Garcia,**
Associate Planner

SUBJECT

CONSENT CALENDAR: Major Site Plan Review No. 684-11 and Design Review Committee No. 4602-11 – NATIONAL OILWELL VARCO, located at 748 N. Poplar Street.

SUMMARY

The applicant is proposing the renovation of existing industrial site, which includes the removal of multiple storage buildings and construction of two new industrial buildings. The proposal also includes a Lot Line Adjustment to merge two parcels into one parcel.

RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 22-12 entitled:

> **A RESOLUTION OF THE PLANNING COMMISSION APPROVING MAJOR SITE PLAN REVIEW No. 684-11 AND DESIGN REVIEW COMMITTEE No. 4602-11 FOR THE CONSTRUCTION OF TWO NEW METAL BUILDINGS AND ASSOCIATED SURFACE PARKING SPACES LOCATED AT 748 NORTH POPLAR STREET**

AUTHORIZATION/GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020, Section 17.08.020B.2a. and Section 17.10.060E. authorize the Planning Commission to review and take action on applications for Major Site Plan Review. OMC Section 17.10.070 requires the approval of Design Review when a project requires a Major Site Plan. OMC Section 17.08.020 establishes the reviewing bodies for various discretionary applications and final project determination rests with the Planning Commission.

PUBLIC NOTICE

On May 10, 2012, the City sent an Action of the Planning Commission Notice to a total of 38 property owners/tenants within a 300-foot radius of the project site, and persons specifically requesting notice. The project site was also posted in two locations with the notification on that same date.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 – In-Fill Development) because the approval of the project is consistent with applicable general plan designation and all applicable general plan polices as well as applicable zoning designation and regulations. There is no public review required.

PROJECT BACKGROUND

Applicant:	Colleen River, Plump Engineering
Property Owner:	Mike Trupp, National Oilwell Varco
Property Location:	748 N. Poplar Street
Existing General Plan Land Use Element designation:	LI (Light Industrial)
Existing Zoning Classification:	M-2 (Industrial Manufacturing)
Old Towne:	N/A
Redevelopment Project Area:	N/A
Specific Plan/PC:	N/A
Site Size:	2.53 acres
Circulation:	The site has access from Poplar Street, which is classified as a local street.
Existing conditions:	The site is currently developed various structures used for industrial purposes. The structures on the site consist of temporary metal structures and a stucco structure.
Surrounding land uses and Zoning:	The site is surrounded by a mixture of industrial properties. The properties directly to the south, west, north and east are industrial in nature.
Previous Applications/Entitlements:	None

PROJECT DESCRIPTION

National Oilwell Varco provides major mechanical components for land and offshore drilling rigs. The applicant is proposing the renovation of existing industrial site that included the removal of 5 portable structures, which were used by the previous owners, and construction of two new industrial

buildings totaling 27,550 square feet with surface parking spaces. The proposal also includes a lot line adjustment to merge two parcels into one parcel totaling 4.456 acres.

The proposal calls for a large building of 23,550 square feet, which would be used for manufacturing with a two-story component consisting of a locker room, restrooms and break room to be used by employees in the rear of the building. The second building is to be 4,000 square feet to be used for manufacturing.

Development Standards

	Required	**Proposed**	**Code Section**
Building Height	45 Feet - (Building height may exceed 45 feet provided the building is setback from the nearest property line a distance equal to the height of the building)	Large Building 50 feet Small Building 26 feet	17.20.080
Landscaping (non-residential)	10 percent of the parking lot area shall be landscaped	+10 percent of parking lot area	17.34.130
Loading area (non-residential)	10 feet X 60 feet	+10 feet X 60 feet	17.34.160
Parking (non-residential)	70 parking spaces	70 parking spaces	17.34.060
Setback, Front	10 feet	+150 Feet	17.20.090
Setback, Rear	0 feet	+30 Feet	17.20.090
Setback, Side – Left	0 feet	50 Feet	17.20.090
Setback, Side - right	0 feet	50 Feet	17.20.090

APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

Major Site Plan: The applicant is proposing a Major Site Plan to construct two new metal buildings totaling 27,550 square feet.

Required Findings:

1. The project design is compatible with surrounding development and neighborhoods.
2. The project conforms to City development standards and any applicable special design guidelines or specific plan requirements.
3. The project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.
4. City services are available and adequate to serve the project.
5. The project has been designed to fully mitigate or substantially minimize adverse environmental effects.

Design Review Committee: The applicant is requesting approval of a Design Review Committee application to approve the proposed design of the new building.

Required Findings:

1. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1: Height of Building

The typical building height in the industrial zone is 45 feet. However, in this case due to the manufacturing needs of the applicant the large 23,550 square foot building requires a building height of 50 feet. OMC Section 17.20.080 states that building height in the industrial zone may exceed 45 feet provided the building is setback from the nearest property line a distance equal to the height of the building.

Due to the needs of the applicant, the placement of the building did not meet the setback requirement from the side yard and could not be place elsewhere on the site or configured differently. In order to accommodate the building height of 50 feet the applicant is processing a lot line adjustment, which would merge two parcels together in order to meet the setback requirement.

ADVISORY BOARD RECOMMENDATION

Staff Review Committee:

The Staff Review Committee (SRC) reviewed the proposal on February 22, 2012 and provided comments to the applicant on the proposal. On April 4, 2012, the SRC reviewed the proposal and made a recommendation to approve with conditions.

Design Review Committee:

The Design Review Committee reviewed the subject proposal at the May 2, 2012 meeting, and recommended approval with conditions. The conditions have been incorporated to the draft Planning Commission resolution.

ATTACHMENTS/EXHIBITS

Attachments to Report:

1. Planning Commission Resolution No. PC 22-12
2. Design Review Committee Draft Minutes dated May 2, 2012
3. Vicinity Map
4. Photo Simulation

Exhibits provided to the Planning Commission:

A. Submitted Plans date labeled May 21, 2012

cc: Plump Engineering
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