

RECOMMENDED FINDINGS OF FACT

PLN2014-00028

1717 Doolittle Drive

A. Comstock, Comstock Realty Partners, Inc. (Applicant and Property Owner)

The Board of Zoning Adjustments hereby approves PLN2014-00028, subject to the following findings:

SITE PLAN REVIEW

1. **Site plan elements (such as but not limited to: building placement, yard setbacks, size and location of landscape areas, parking facilities and placement of service areas) are in compliance with the minimum requirements of this code, and are arranged as to achieve the intent of such requirements by providing a harmonious and orderly development that is compatible with its surroundings. Parking, loading, storage and service areas are appropriately screened by building placement, orientation walls and/or landscaping.**

The layout of the proposed 161,200 square foot building shown on the site plan is in conformance with the underlying IG Industrial General District. The proposed setbacks, landscaped areas, vehicle circulation and parking, are in conformance with the Zoning Code. The placement of the building, driveways, and parking areas provide for a harmonious and orderly development that maintains an expansive setback from the Williams Street frontage.

The area to the north of the building would be exclusively used for accessing the warehouse building by tractor trucks and includes 36 dock high loading doors for trailers. Truck access to and from the new building is proposed to be via Doolittle Drive, Polvorosa Avenue, and Aurora Drive.

The site planning and the architecture place the truck loading docks and business activity on the north side of the building, away from the residences. Furthermore the height of the building will obstruct and prevent any truck noise or business activity from affecting the residences across the street to the south.

2. **The building has adequate articulation, with appropriate window placement, use of detailing and/or changes in building planes to provide visual interest. The exterior materials, finishes, detailing and colors are compatible with those of surrounding structures. Visually incompatible elements, such as roof mounted utilities, are fully screened from public view.**

The building design is well articulated. The prominent south elevation that faces Williams Street will be appointed with various features that lessen its expansive appearance. The use of the banded three color scheme, the clerestory windows and the vertical architectural features at the corners and the middle of the building with increased windows mitigates the expansive look. The design is a geometric and modern design that blends in with the existing two-story building, especially along Williams Street. All roof-mounted equipment has been conditioned to be screened if the parapet is not adequate.

- 3. The landscaping complements the architectural design, with an appropriate balance of trees, shrubs and living ground covers, and provides adequate screening and shading of parking lots and/or driveways.**

The existing landscaped planters along the Doolittle Drive frontage and the Williams Street frontage will be retained. The Williams Street landscaped setback already contains mature shrubs and street trees which will be supplemented with more depth and ground cover to serve as bioswale which aids in filtering storm water before leaving the site. The Aurora Drive frontage and the northwestern corner of the site will receive new landscaped setbacks and bioswales. The west elevation facing Aurora Drive will be located behind the 28-foot, eight-inch landscaped setback which will include broadleaf evergreen trees with large canopies e.g., Coast Live Oak, Brisbane Box. In addition, the new landscaped areas equal comprise 40,648 square feet which equals 11 percent of the site area that will be developed. Without counting the existing landscaped areas along Doolittle Drive, the new landscaped areas meet the minimum requirement of five percent of the overall site area of approximately 19 acres.

- 4. Detail features, such as signs, fences and lighting for buildings, parking lots and/or driveways are visually consistent with the architectural and landscape design, and minimize off-site glare.**

Signage has been conditioned for good aesthetics and high quality in appearance, which includes individual letters for wall signs, external illumination if they are to be lighted, and low-profile monument signs for free standing signs that are to match or blend in with the new architecture of the building. On-site exterior lighting has been conditioned to review their location, height, decorative features, and construction details. No site lighting will be permitted to spill offsite. The design and materials used for the trash enclosure will be required to be blend in and be compatible with the proposed new building.

CEQA ENVIRONMENTAL REVIEW

This item is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 5, Section 15061 (b)(3) where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA..