

# Old Dominion Freight

Truck Freight Terminal and Major Zoning Variance

2960 Dutton Avenue

December 12, 2019

Adam Ross, City Planner  
Planning and Economic Development

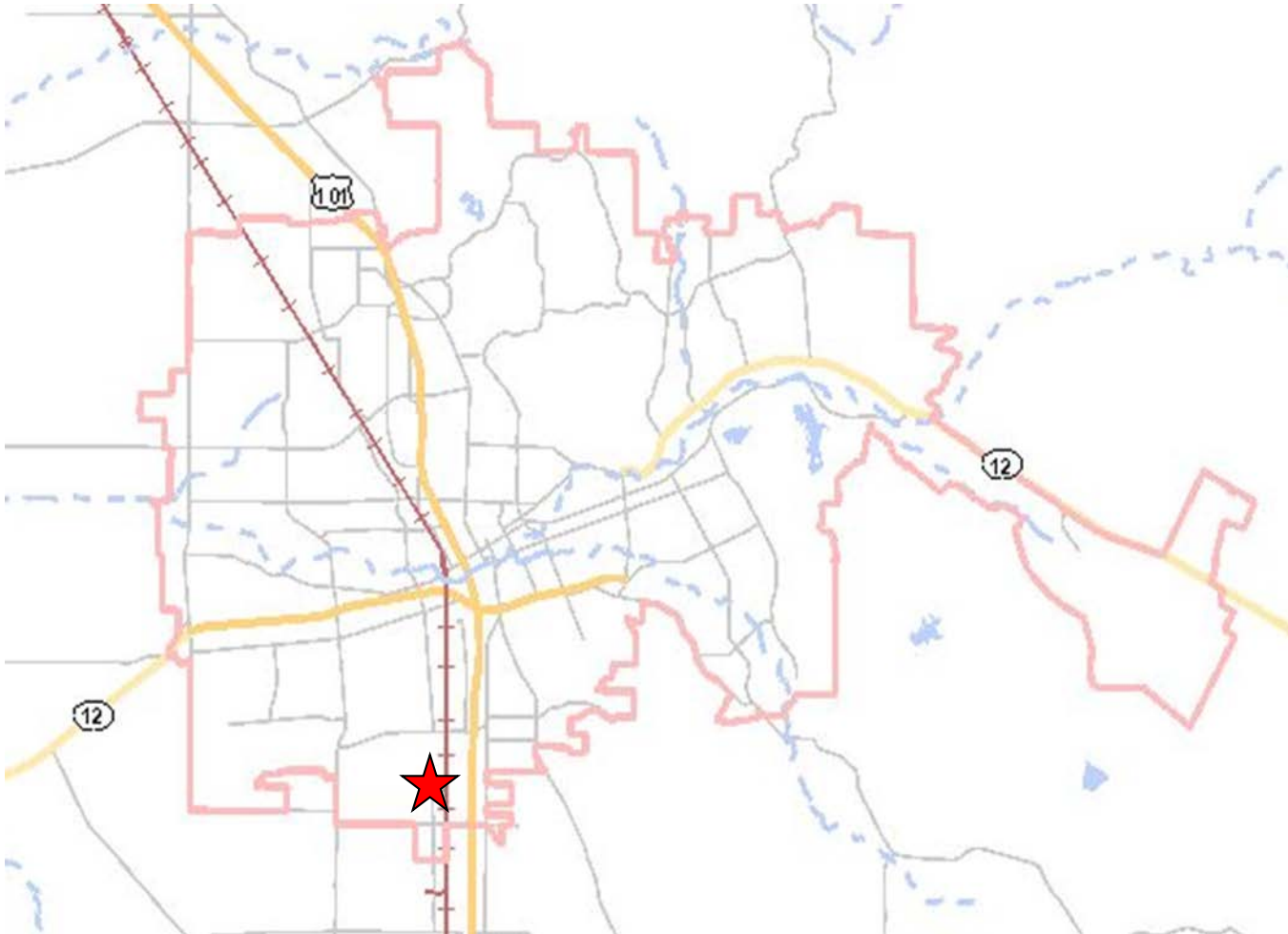
# Project Description

- New Trucking freight transfer terminal on an undeveloped 8.45-acre parcel
- One 17,695 square-foot building with 34 loading dock doors
- 4% parking reduction (2 spaces)
- 224,901 square feet of new paving onsite
- Estimated 8-10 Pickup and Delivery truck trips per day
- Two (2) line hauls per day
- Seven (7) days per week
- Staggered employment shifts

- Minor Use Permit, Major Zoning Variance, Major Design Review
  - MUP: Truck/Freight Terminal
  - Major Zoning Variance (12, 30-foot light poles)
  - Major Design Review (Design Review Board)

# Project Location:

925 Piner Road



- November 1999 – Design Review Board approved similar project with Mitigated Negative Declaration (MND)
  - Two industrial buildings (approximately 127,348 SF)
- January 2016 – Planning Commission approved Recommendation to City Council to change General Plan Land Use Designation from General Industry to Light Industry
  - First Amendment Approved
- March 2016 – City Council approved Reso. No. 28760 to change Land Use Designation

# Project History

- July 2018 – Planning and Economic Development Department received the application for PRJ18-042
  - CUP18-112, DR18-046, ZV18-003
- April 2019 – Complete Application with Issues was sent out
- November 2019 – All Issues were resolved
- November 2019 – Public Hearing Notice was sent out

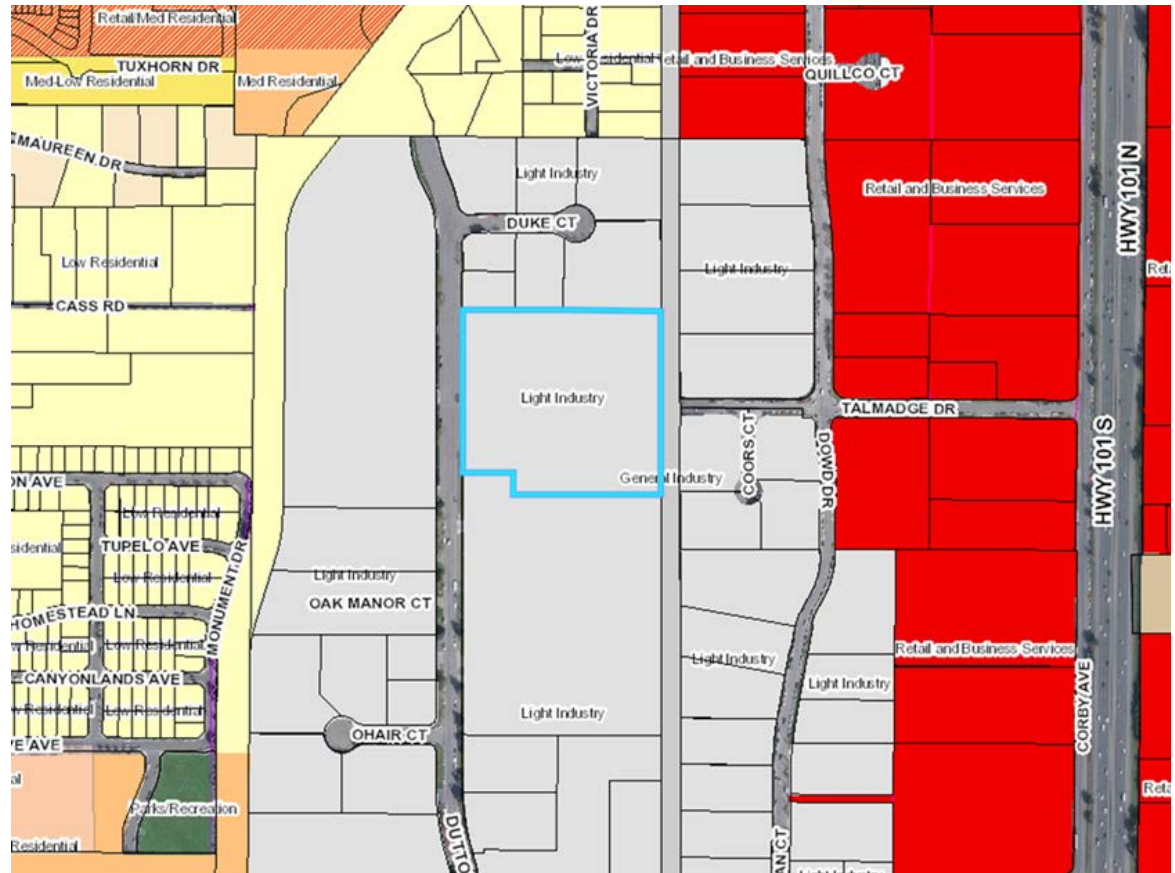


# Project Location

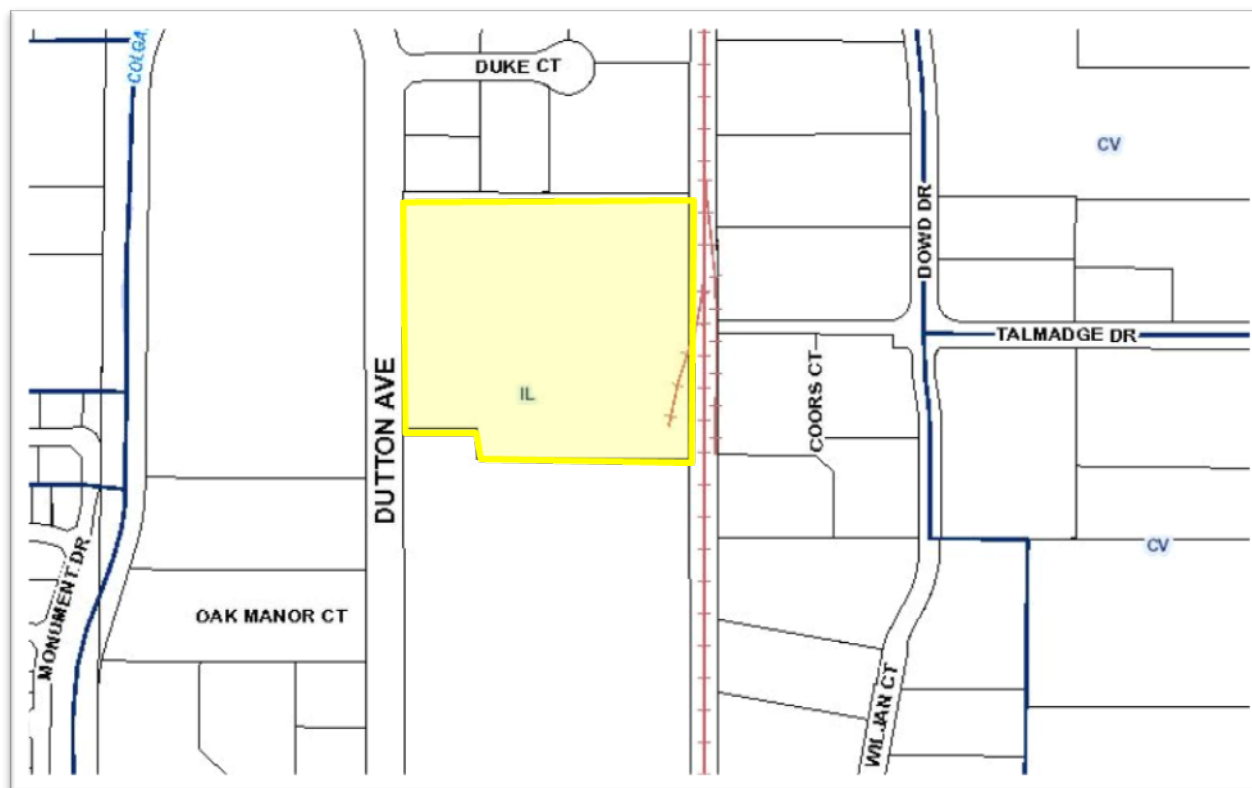
## 2960 Dutton Avenue



- GPA was requested in an effort to bring the site into conformance with the (IL) Light Industrial zoning classification, facilitate future development, in addition to increasing compatibility with surrounding land uses.

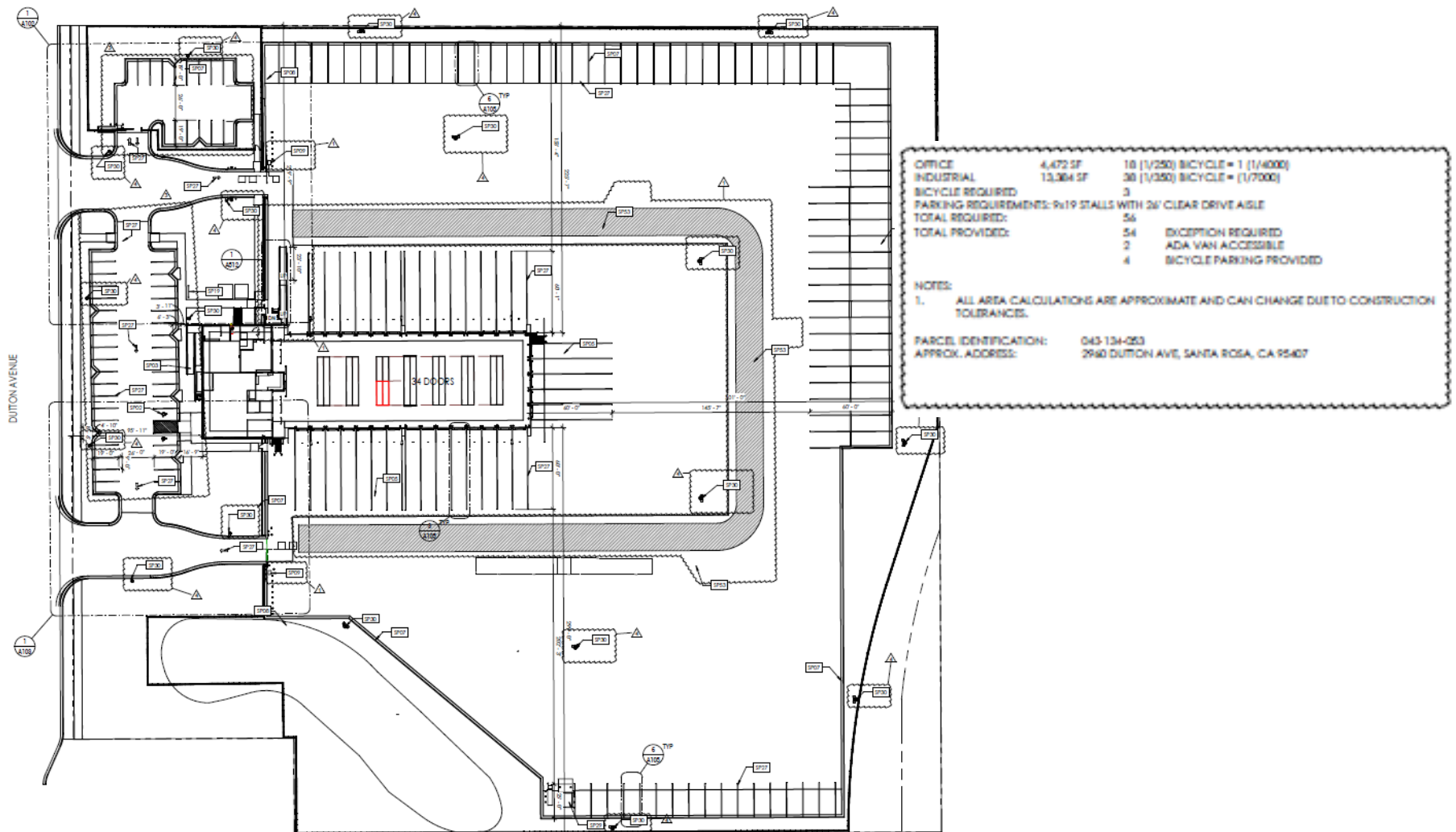






**IL (Light Industrial):** Intended for areas appropriate for some light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses. Residential uses may also be accommodated as part of work/live projects.

# Site Plan





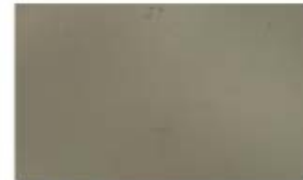
CONCRETE PAINTED TO RESEMBLE BRICK WITH LIGHT BEIGE/TAN HUE/PAINT COLOR  
CONCRETE & MASONRY PRIMER, CONCRETE & MASONRY PLASTER/STUCCO WITH BOLDING  
COATING W/ AN AIR-BLENDED, CONCRETE & MASONRY PLASTER/STUCCO WITH BOLDING  
SPRAYED ON



CONCRETE PAINTED TO RESEMBLE A LIGHT BEIGE/TAN HUE/PAINT COLOR  
CONCRETE & MASONRY PRIMER, CONCRETE & MASONRY PLASTER/STUCCO WITH BOLDING  
COATING W/ AN AIR-BLENDED, CONCRETE & MASONRY PLASTER/STUCCO WITH BOLDING  
SPRAYED ON



DARK BROWN - STONE OR METAL COATING W/ AN AIR-BLENDED, CONCRETE & MASONRY PLASTER/STUCCO WITH BOLDING  
SPRAYED ON



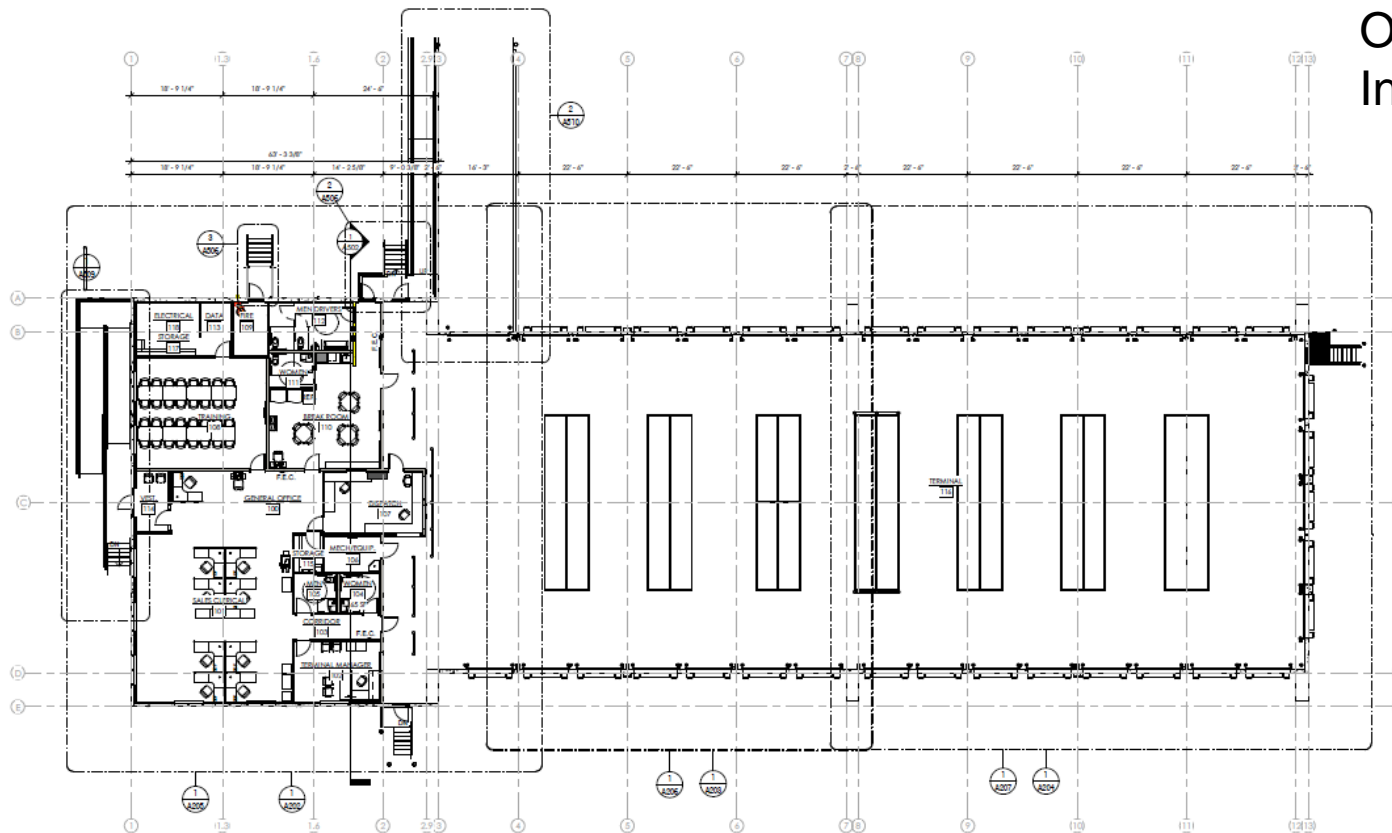
LIGHT BROWN - STONE COATING W/ AN AIR-BLENDED, CONCRETE & MASONRY PLASTER/STUCCO WITH BOLDING  
SPRAYED ON



THIS IS A SAMPLE PHOTO OF THE BUILDING. PLEASE REFER TO THE ELEVATIONS FOR AN ACCURATE REPRESENTATION OF THE ACTUAL DESIGN FOR CONSTRUCTION.

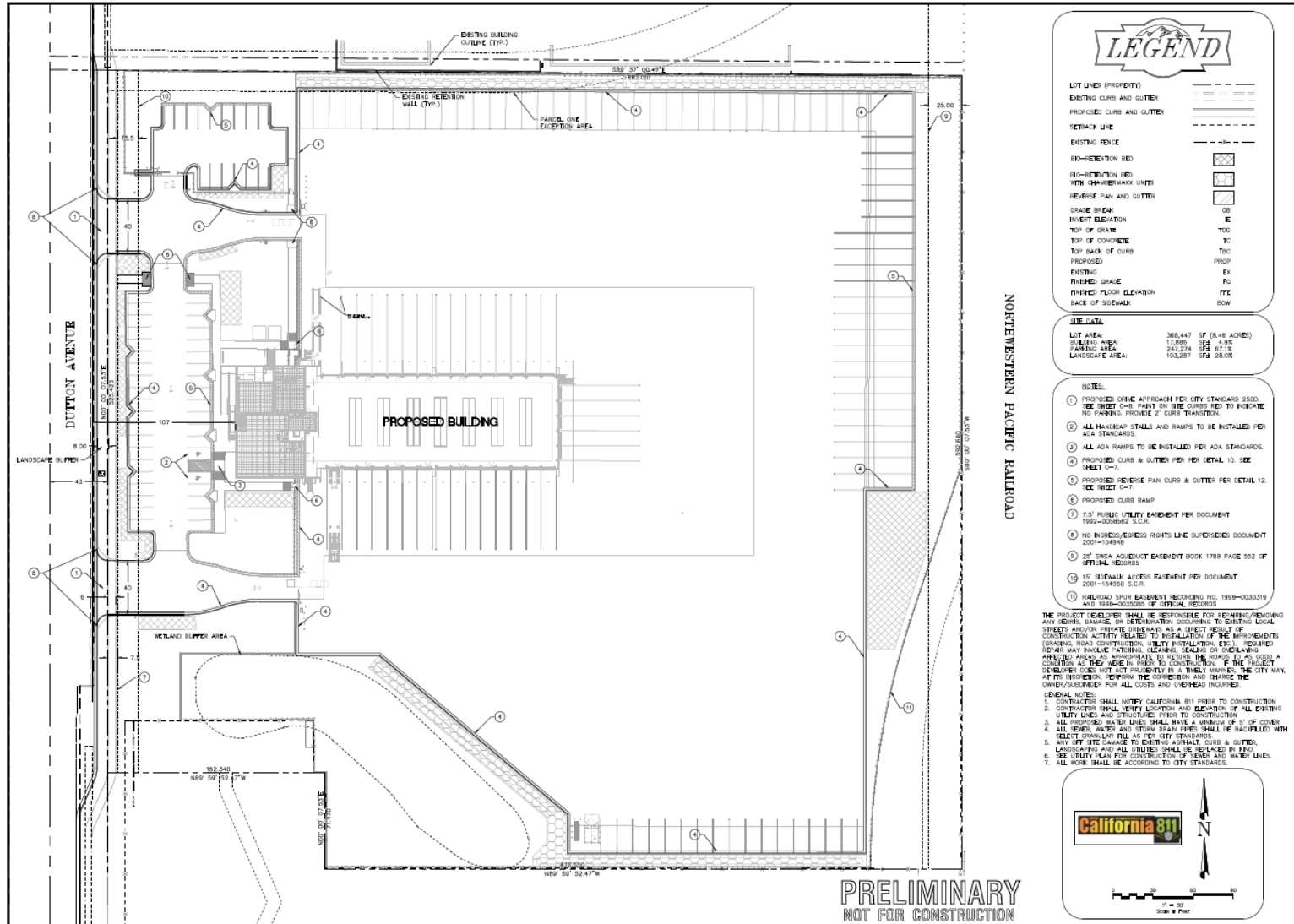


Office – 4,472 SF  
Industrial – 13,384 SF

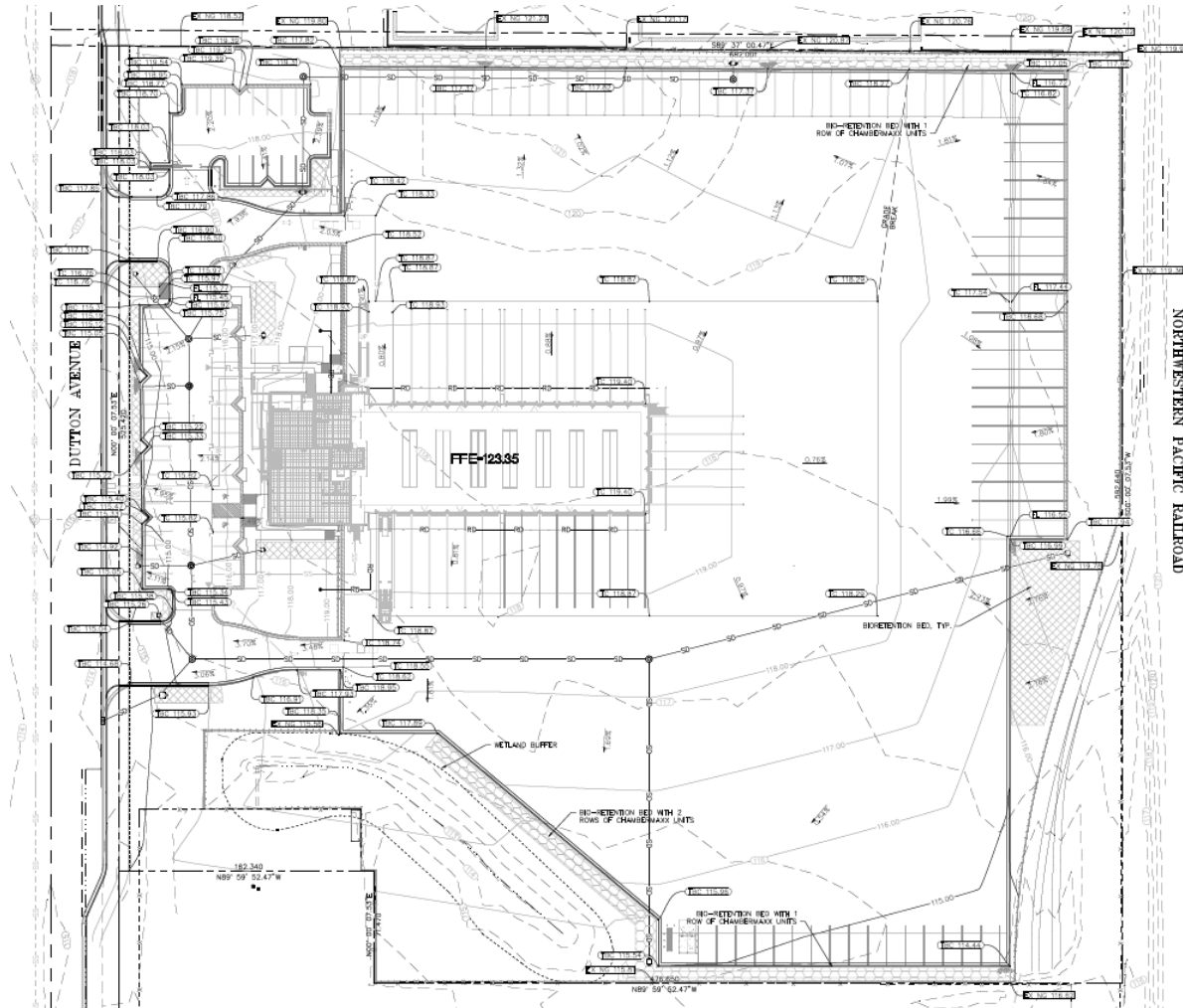


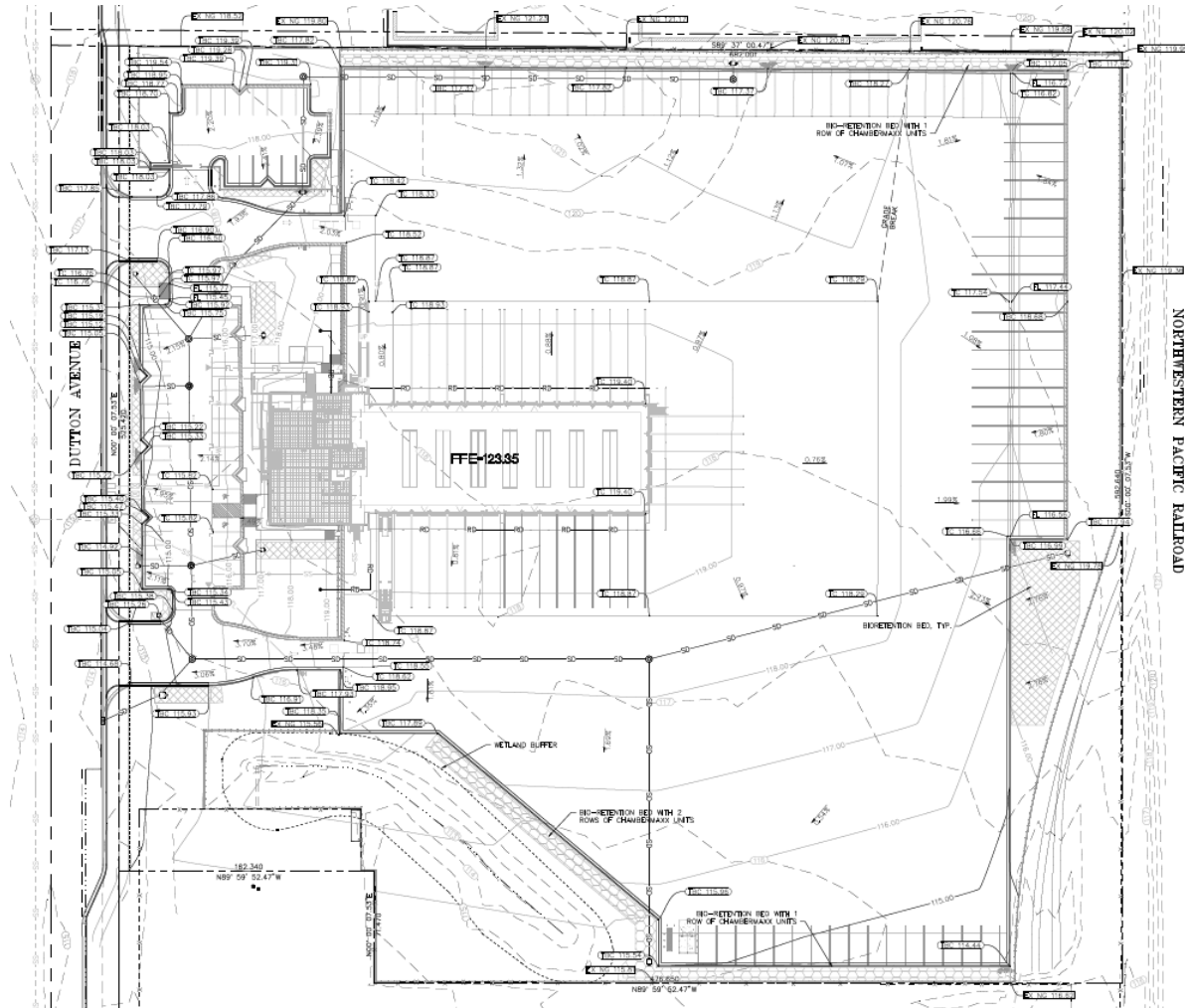




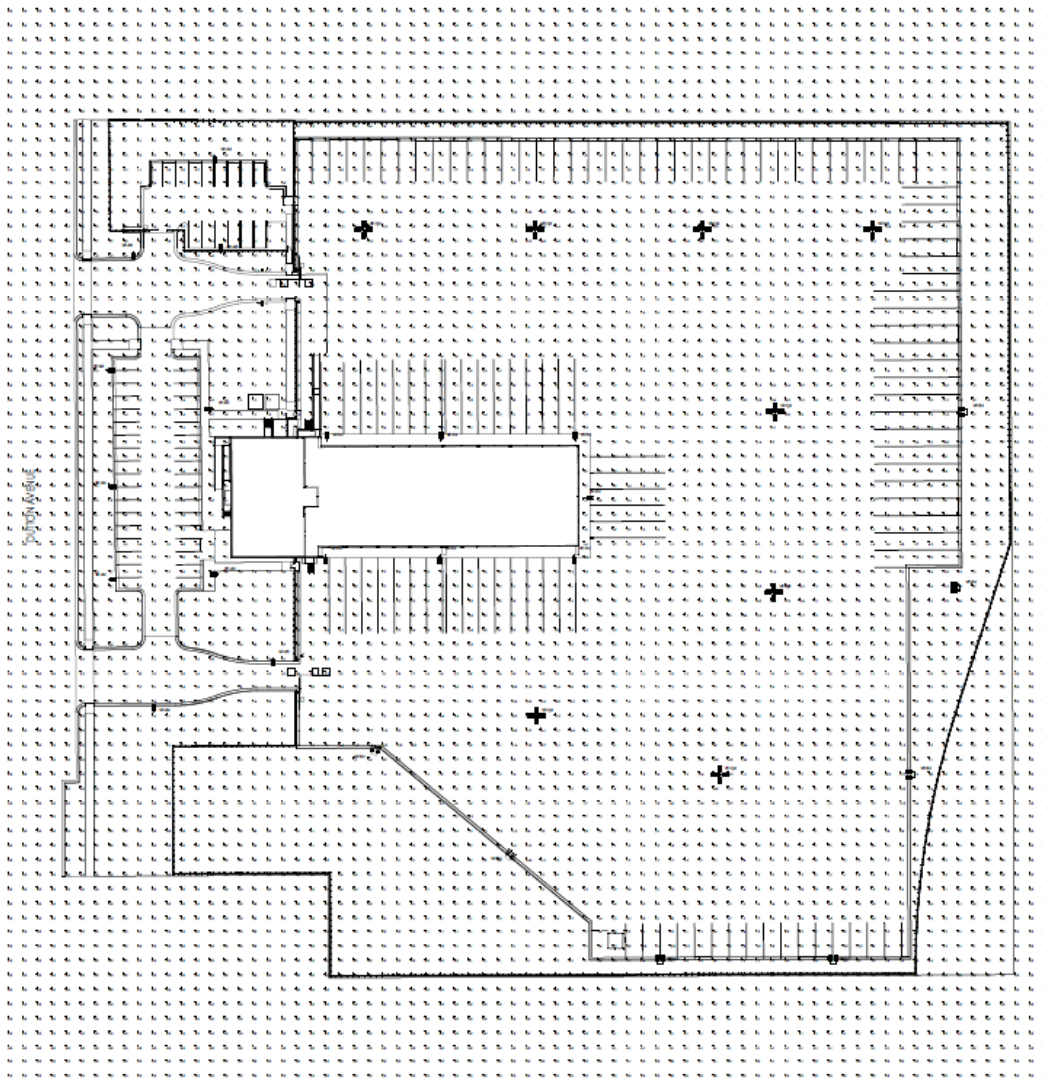


# Drainage Plan





# Site Lighting with 16-foot poles



Luminaire Schedule							
Symbol	Label	Qty	Mounting Height	LLF	Watts	Lumens	Description
	VP-A3	3	16' - 0" ARG	0.900	135	17791	VP-L-64L-135-4K7-3
	VP-A4	4	16' - 0" ARG	0.900	135	10773	VP-L-64L-135-4K7-4W-BC-FB
	VP-A5	3	16' - 0" ARG	0.900	135	17009	VP-L-64L-135-4K7-5W
	VP-B4	7	16' - 0" ARG	0.900	180	21627	VP-L-80L-180-4K7-4W
	VP-Q4	8	16' - 0" ARG	0.900	180	21627	VP-L-80L-180-4K7-4W
	VP-R4	7	25' - 0" ARG	0.900	180	21627	VP-L-80L-180-4K7-4W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Employee Lot	Illuminance	Fc	3.13	9.6	1.0	3.13	9.60
Overall Area	Illuminance	Fc	2.17	18.2	0.0	N.A.	N.A.
Terminal Lot	Illuminance	Fc	4.42	18.2	1.0	4.42	18.20

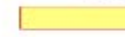
# Maneuverability with 16-foot poles



This site plan represents the standard turning for a typical trailer in the yard.



Cloudded lights pose a problem for truck maneuvering for picking up or dropping off trailers.



Yellow Highlighted stalls are stalls that will only be able to be accessed using unimounted maneuvering trailer/trucks.



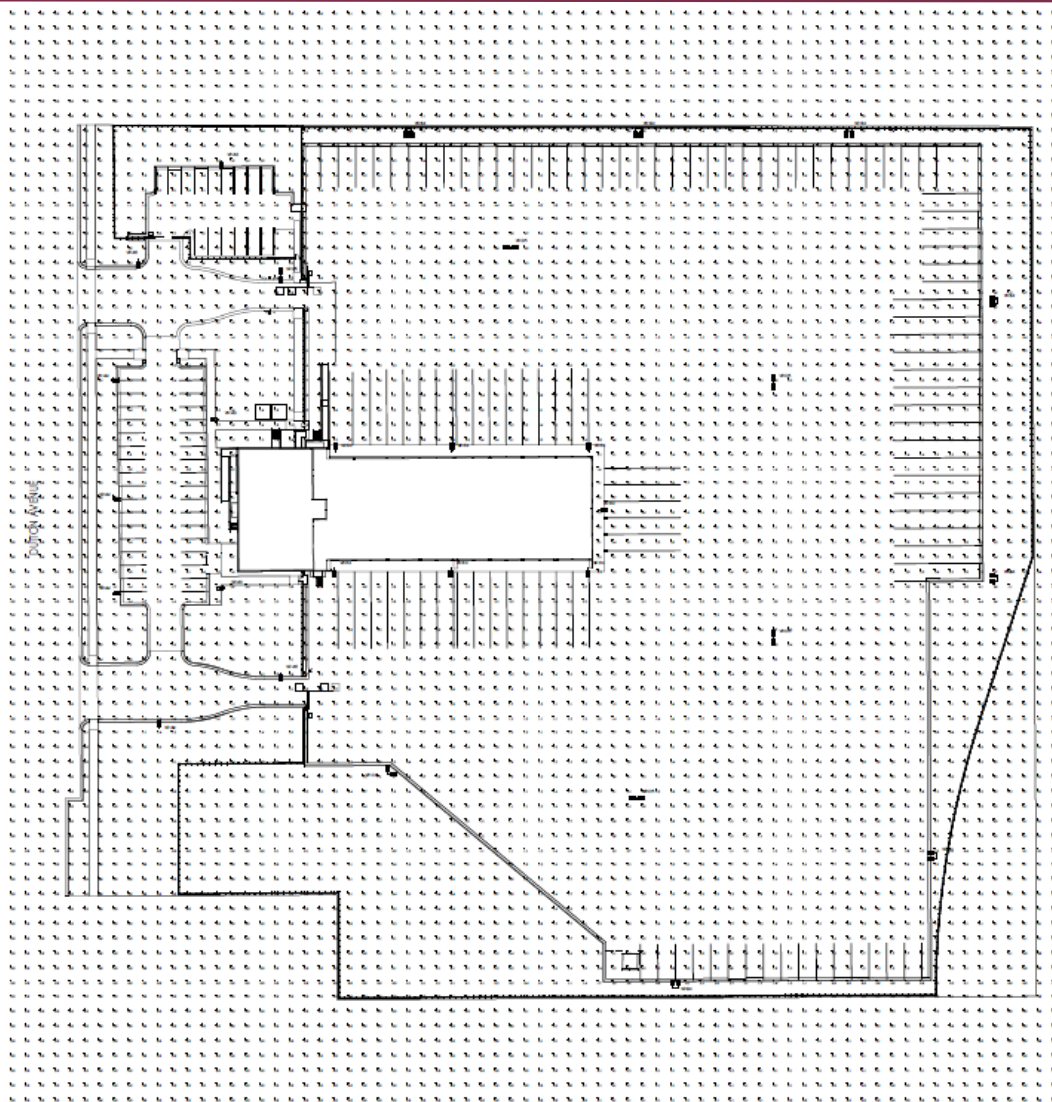
Red Highlighted stalls will be unusable.











Green highlighted poles can be maneuvered around but will make it harder for trucks maneuvering this yard by easily getting stuck when for parking at these stalls.



# Site Lighting with 30-foot poles



Luminaire Schedule							
Symbol	Label	Qty	Mounting Height	LLF	Watts	Lumens	Description
	VP-A3	3	16' - 0" ARG	0.900	135	17791	VP-L-64L-135-4K7-3
	VP-A4	4	16' - 0" ARG	0.900	135	10773	VP-L-64L-135-4K7-4W-BC-FB
	VP-A5	2	16' - 0" ARG	0.900	135	17009	VP-L-64L-135-4K7-5W
	VP-B4	7	30' - 0" ARG	0.900	180	21627	VP-L-80L-180-4K7-4W
	VP-B5	1	16' - 0" ARG	0.900	135	17009	VP-L-64L-135-4K7-5W
	VP-C4	1	30' - 0" ARG	0.900	180	21627	VP-L-80L-180-4K7-4W
	VP-D5	4	30' - 0" ARG	0.900	180	21686	VP-L-80L-180-4K7-5W
	VP-R4	7	25' - 0" ARG	0.900	180	21627	VP-L-80L-180-4K7-4W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Employee Lot	Illuminance	Fc	3.18	9.6	1.1	2.89	8.73
Overall Area	Illuminance	Fc	1.38	11.1	0.0	N.A.	N.A.
Terminal Lot	Illuminance	Fc	2.33	7.1	1.0	2.33	7.10

12, 30-foot light poles



# Maneuverability with 30-foot poles



This site plan represents the standard turning for a typical trailer in the yard.



Clouded lights pose a problem for truck maneuvering for picking up or dropping off trailers.



Yellow highlighted stalls are stalls that will only be able to be accessed using unconventional maneuvering techniques.



red highlighted stalls will be unusable.



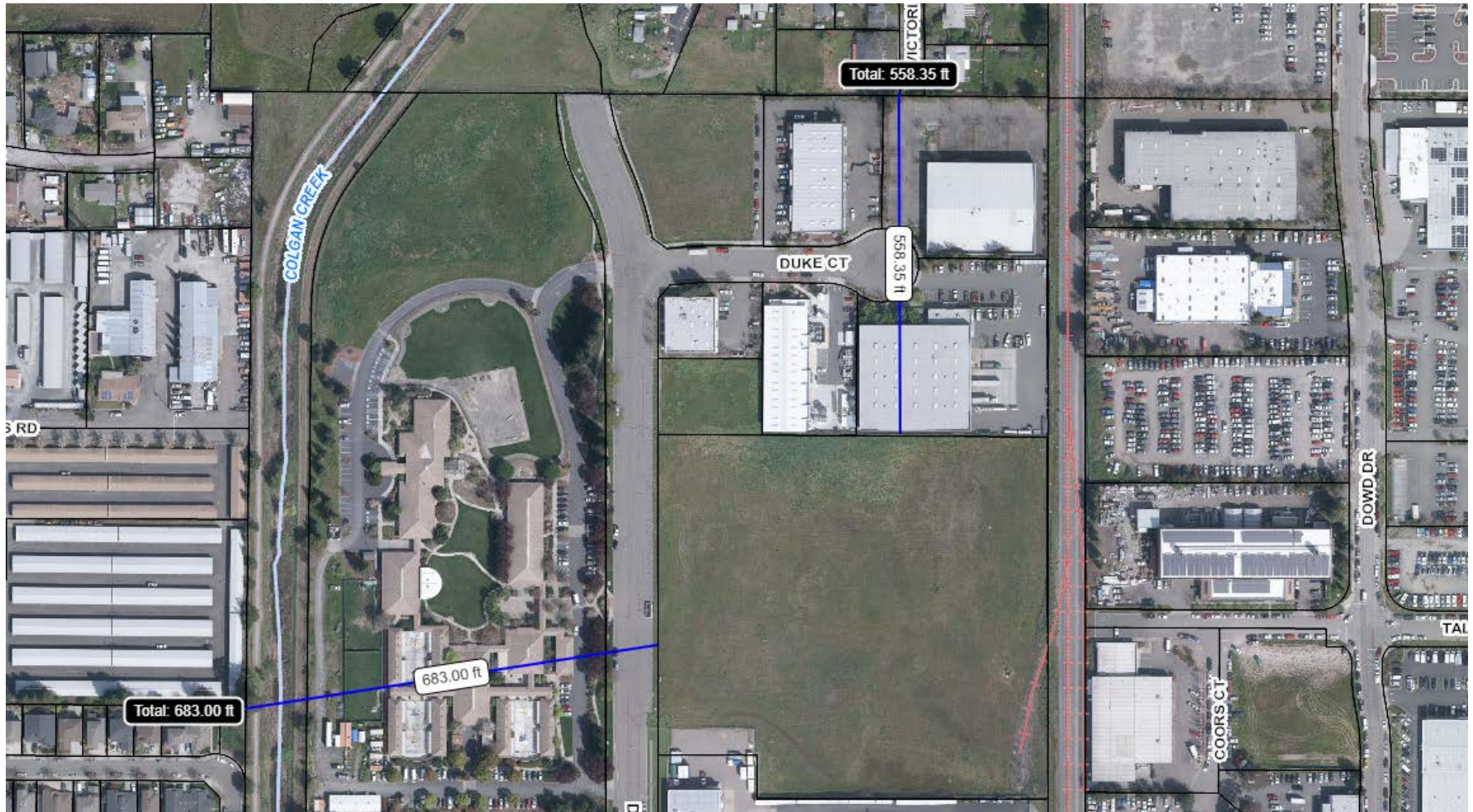
green highlighted poles can be maneuvered around but will make it harder for trucks maneuvering the yard to easily position the trailer for parking at the docks or stalls.

## Distance to Residences

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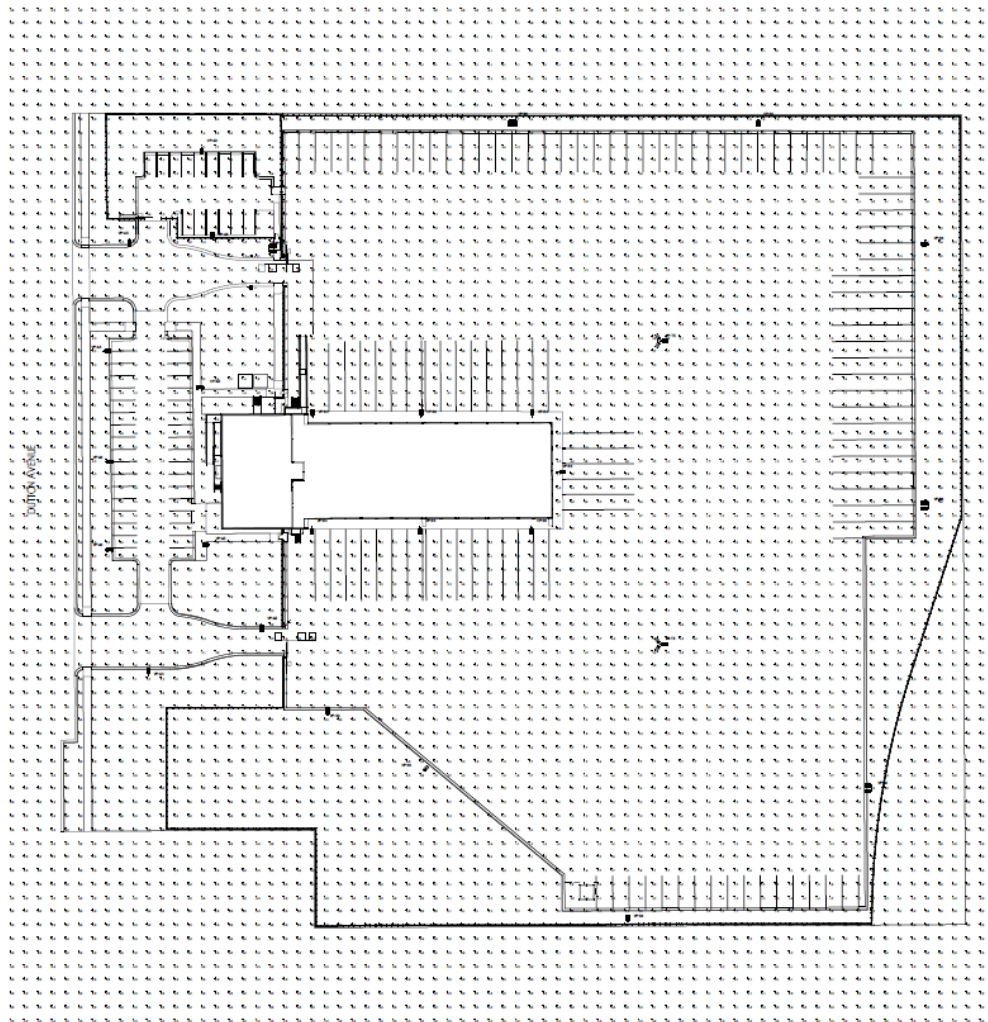
- All lighting is shielded and downcast
- Approximately 550 feet distance between Victoria Drive residents
- Approximately 680 feet from Boron Street residents

# Distance to Residences





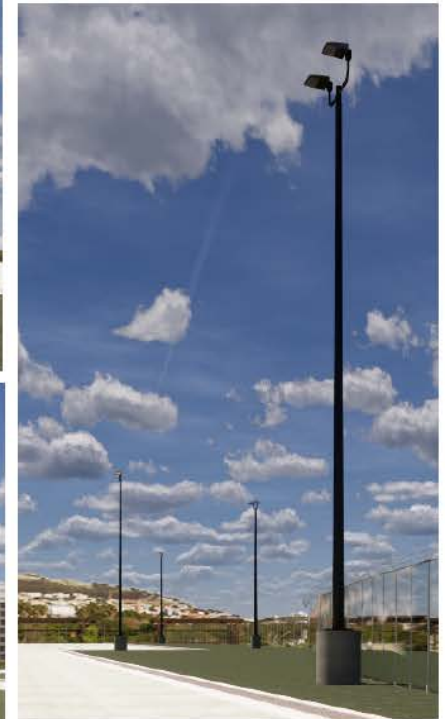
# Site Lighting with 40-foot poles



Luminaire Schedule							
Symbol	Label	Qty	Mounting Height	LLF	Watts	Lumens	Description
	VP-A3	3	16' - 0" AFG	0.900	135	17791	VP-L-64L-135-4K7-3
	VP-A4	4	16' - 0" AFG	0.900	135	10773	VP-L-64L-135-4K7-4W-BC-B
	VP-A5	3	16' - 0" AFG	0.900	135	17009	VP-L-64L-135-4K7-5W
	VP-B4	4	40' - 0" AFG	0.900	395	24737	VP-L-96L-395-4K7-4W-BC-B
	VP-R4	7	25' - 0" AFG	0.900	180	21627	VP-L-80L-180-4K7-4W
	VP-S4	5	40' - 0" AFG	0.900	395	24737	VP-L-96L-395-4K7-4W-BC-B
	VP-T5	2	40' - 0" AFG	0.900	395	39048	VP-L-96L-395-4K7-5W

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Employee Lot	Illuminance	Fc	3.20	10.7	1.1	2.91
Overall Area	Illuminance	Fc	1.41	11.1	0.0	N.A.
Terminal Lot	Illuminance	Fc	2.54	5.9	1.0	2.54

# Lighting Renderings



# Major Zoning Variance Findings

- There are special circumstances applicable to the Property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts or creates an unnecessary and non-self created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the applicable development standards.
- **STAFF RESPONSE:** Wetland on the southwest side of the property and a railroad easement on the southeast side of the property, result in constraints that are unique. The unique shape of the property along with the reduced front and rear usable space significantly challenges development of the site that negatively impacts the location of the outdoor lighting required for the site.



# Major Zoning Variance Findings

- A non-self created hardship peculiar to the Property does exist by reason of the conditions, and these conditions are not common to all or most of the properties in the immediate area which are also within the identical zoning district. In this context, personal, family, or financial difficulties, loss of prospective profits, and existing zoning violations, or legal nonconforming uses or structures existing on neighboring properties shall not be deemed hardships justifying a Variance.
- **STAFF RESPONSE:** A strict application of the zoning standards will result in a hardship in that a diminished function and less environmentally sensitive site plan would be required that would potentially impact and/or diminish the valuable, natural feature of the site. A strict application of the zoning standards requiring 16-foot light poles will impact maneuverability for the tractor-trailers to safely navigate the site

# Major Zoning Variance Findings

- Granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity which are within the identical zoning district as the subject property, and a Variance, if granted, would not constitute a special privilege to the Property which is not held or enjoyed by neighboring properties within the identical zoning district.
- **STAFF RESPONSE:** In light of the natural constraints described herein, a strict application of the zoning standards would deprive this property of the ability to present an efficient and functional site plan that will reasonably facilitate the intended truck or freight terminal use and be proportionately appropriate for the site and consistent with other developments nearby.

# Major Zoning Variance Findings

- Granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity which are within the identical zoning district as the subject property, and a Variance, if granted, would not constitute a special privilege to the Property which is not held or enjoyed by neighboring properties within the identical zoning district.
- **STAFF RESPONSE:** Relief from the zoning standards will allow the subject property to operate a truck or freight terminal safely and sufficiently without becoming a burden to surrounding properties while preserving the naturally occurring wetland onsite and maintaining the railroad easement. Moreover, because the outdoor lighting would be directed inward, would not protrude onto surrounding properties, and would allow the safe and sufficient use of the site while complying with all other Zoning Code requirements for new development within the Light Industry General Plan Land Use Designation.

# Environmental Review

## California Environmental Quality Act (CEQA)

- Public Resources Code section 21000, et seq. and implementing State CEQA Guidelines,
  - When a project studied and approved under a Mitigated Negative Declaration is proposed to be modified, an Addendum to the MND may be appropriate to satisfy CEQA requirements
- The Second Addendum analyzed any potential impacts related to the proposed project and concluded that there is no substantial change in circumstances as a result of the project modifications that would cause new or more intense significant impacts
- None of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required

# Issues & Public Comments

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- No unresolved issues; and
- No public comments received in response to the Notice of Public Hearing.

## Recommendation

- The Planning and Economic Development Department recommends that the Planning Commission approve three Resolutions for the Old Dominion Freight Project File No. PRJ18-043 (CUP18-112, ZV18-003) as follows:



## Recommendation

- A Resolution of the Planning Commission of the City of Santa Rosa adopting a Second Addendum to the Mitigated Negative Declaration for the Dutton Avenue Industrial Buildings located at 2960 Dutton Avenue – Assessor's Parcel Number 043-134-051, File Number PRJ18-043
- Resolution of the Planning Commission of the City of Santa Rosa approving a Zoning Variance for 30-foot light standards, exceeding the amount allowed by City Code by 16 feet for the safe operation of a truck and freight terminal located at 2960 Dutton Avenue - File Number ZV18-003

# Recommendation

- Resolution of the Planning Commission of the City of Santa Rosa approving a Conditional Use Permit for Old Dominion Freight to operate a truck and freight terminal with a 4% parking reduction in a new 17,695 square-foot industrial building, on an 8.45 acre parcel, located at 2960 Dutton Avenue; Assessor's Parcel NO. 043-134-053; File No. PRJ18-043 (CUP18-112)

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