



Planning Commission Memo

DATE: August 12, 2022
TO: Chair Jason Padden and Planning Commissioners
THRU: Don Hardy, Planning Director
FROM: Brianna Addotta AICP, Associate Planner
ITEM: DR 22-06 ThermaGlass Hearing Continuance

The original staff report for DR 22-06 ThermaGlass Office and Warehouse was provided on July 15, 2022 and scheduled for hearing on July 25, 2022, and the applicant requested a continuance to resolve conditions of approval. The hearing was subsequently continued to August 22, 2022. In order to resolve several inconsistencies between the project proposal and City standards. The staff report dated August 12, 2022 and presented with this memo reflects changes made to the project after the original staff report was issued. The Utility Notes provided in Attachment E have also been revised. Staff provides this summary of changes to aid Planning Commissioner's understanding of the project as currently presented, acknowledging they have reviewed and become familiar with an old version of the proposal.

The additional time was used to coordinate between Public Works, Planning and the applicant team in order to maintain consistency with Walnut Street's intended functional classification of Industrial Collector. A 7' dedication was required in order to accommodate the correct configuration of the right of way. This dedication created a new property line located too close to the northern corner of the building and a few parking spaces as they were originally proposed. The applicant team provided revised plans showing compliance with the setbacks as applied to the new northern property line along Walnut Street along with revised utility improvements. The new building is slightly smaller, which lowered the required parking count by one space, from 32 to 31 spaces. Staff would also like to acknowledge the original report incorrectly states South Sequoia Parkway is an arterial road and the proposal therefore needed an access spacing exception. Both Sequoia Parkway and Walnut Road are collectors; accesses on collectors require 100' of separation, the proposal meets the standard and does not require an exception.