

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Special Meeting of December 3, 2020

**FROM:** Jeremiah Robbins, Associate Planner, via John Swiecki, Community Development Director

**SUBJECT:** **470 Valley Drive; Use Permit UP-8-20;** Use Permit to allow Night Operations (from 10:00 pm to 3:00 am) in the TC-1 Crocker Park Trade Commercial District within 300 feet of residential dwellings, for food production; Luke Vernon, applicant; CSHV Crocker, LLC, owner; APN: 005-241-140

**REQUEST:** The applicant requests approval of a use permit to conduct night operations (between 10:00 pm and 3:00 am) for food production, which would include collecting ingredients, baking, and product cooling and packaging, as well as cleaning and sanitation of the equipment and food production areas within an existing 35,915 sq ft building. A use permit is required for night operations since the property is located within 300 feet of residences, including condominiums on Swallowtail Court and Crescent Court.

**RECOMMENDATION:** Conditionally approve Use Permit UP-8-20 per the staff memorandum with attachments, via adoption of Resolution UP-8-20 with Exhibit A containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** Operations within an existing structure are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the State CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code (BMC) [§17.19.030.J](#) and [§17.19.060](#) require a Use Permit for night operations within the TC-1 Crocker Park Trade Commercial District, regardless of the type of use, if said use is between the hours of 10 pm and 5 am and located within 300 feet of any residential zone. The required findings for granting a use permit are contained in BMC [§17.40.060](#) and BMC §17.19.060.E contains two additional findings that are required for night operations regarding noise, glare, and other potential impacts on neighboring properties. BMC [Chapter 8.28](#) regulates noise impacts in Brisbane.

### **ANALYSIS AND FINDINGS:**

#### **Property Description**

The subject 71,675 sq ft property is developed with a 35,915 sq ft one-story concrete masonry building. The building is composed of a 32,570 sq ft open warehouse area with an attached 3,345 sq ft office and entry area. The property abuts 480 Valley Drive to the west (Gander & White Shipping)

and 460 Valley Drive to the east (G. Pucci and Sons Inc., and Bay Medical Company Inc., wholesalers). The rear property line abuts the Crocker Park Recreational Trail (CPRT) to the north with County-owned open space immediately north of the trail. The property is within 300 ft of the nearest residential properties in the Northeast Ridge.

There is no on-street parking permitted along the property's frontage or anywhere else along Valley Drive. Vehicular access is provided by two 25-foot wide driveways off of Valley Drive west of the building and the parking lot contains 36 compliant on-site parking spaces per Chapter 17.34 of the BMC. Loading bays are located on the norther side of the property and generally shielded from view by the office and entry area of the building. Aerial vicinity and site photos are provided in Attachments B and D.

### **Project Description**

Raison D'etre Bakery plans to relocate from South San Francisco to the subject property following a fire at their previous premises. Per the TC-1 District regulations, food production is a permitted use. Various tenant improvements (TI), primarily inside the building, are proposed by the applicant; the 32,570 sq ft warehouse will be optimized for food production and the smaller office-entryway will be renovated to also serve as the employee break room, locker room, and gown-up area. A recommended condition of approval would require the installation of a ventilation system capable of odor mitigation be included in the TI as well. While the underlying food production use is permitted under the TC-1 District regulations, the applicant requests a use permit to conduct night operations (between 10:00 pm and 3:00 am) for food production which would include cleaning and sanitation of the equipment and food production areas.

The applicant has provided a detailed operations plan, Attachment E, that indicates the first baking and cleaning shifts are between the hours of 5:30 am and 4:00 pm; this would not require a use permit. The second baking shift, consisting of 30 employees, would begin thirty minutes later at 4:30 pm and continue until 12:30 am with the second cleaning shift of five employees working between the hours of 1:00 am and 3:00 am to prepare the bakery for the first shift. All work operations during this time period will take place entirely within the building. Pickup and delivery of supplies and food products will occur during daytime hours. The applicant has specified office and warehouse staff will work between 7:30 am and 6:00 pm.

### **Use Permit Findings**

To approve the Use Permit, the Planning Commission shall, per BMC §17.40.060:

1. Consider the nature and condition of all adjacent uses and structures and consistency with the General Plan; and
2. Examine whether the proposed use would have injurious or detrimental effects on persons residing or working in the neighborhood, or the subject property, the neighborhood, or to the welfare of the City.

The application would meet these findings, as discussed below.

*Adjacent Uses and Structures* - The subject property is located in the City's largest trade commercial zone, Crocker Industrial Park (TC-1, Crocker Park Trade Commercial District). Uses along the 400 block of Valley Drive include retail, wholesale, warehouse, distribution, and freight forwarding. The proposed food production use is consistent with the adjacent uses and structures within Crocker Park as a whole and is a permitted use in the zoning district.

The site is adjacent to the CPRT; the trail is located along the subject property's northern property line. It's also located within 300 ft of the nearest residential dwellings in the Northeast Ridge. Condominiums on Swallowtail and Crescent Courts are as close as 175 feet to the subject building, with County-owned open space located between the condominiums and the subject property. The proposed night operations will be contained within the subject building and no trucks will be making deliveries during the hours of 10:00 pm and 3:00 am. Chapter 8.28 of the BMC regulates adverse effects from sources of noise and §8.28.040 specifically regulates noise in commercial and industrial districts. Recommended condition of approval 1.B would require the applicant to demonstrate compliance with noise levels established in BMC §8.28.040 at time of building permit, and recommended condition of approval 5 would ensure night operations maintain compliance with noise levels contained in the BMC or risk revocation of the requested use permit.

*General Plan Consistency* - The proposed food production use is consistent with the property's Trade Commercial land use designation in the 1994 General Plan. There is no specific plan for this area. General Plan policies applicable to the proposed uses include the following:

**Policy 8:** Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy. (*Local Economic Development, Ch. 4*)

**Policy CP.3:** Encourage uses that benefit the community, providing jobs, revenues and services. (*Subarea Policies, Crocker Park, Ch. 12*)

Should Raison D'etre Bakery relocate to Brisbane, it would help maintain the City's diverse tax base and generate revenues.

**Policy 184:** In conjunction with development applications and other land use decisions, consider the potential for noise impacts on the project or area. (*Community Health and Safety, Ch. 10*)

As indicated previously, Chapter 8.28 of the BMC regulates adverse effects from sources of noise in commercial and industrial districts. Recommended conditions of approval would require the applicant to demonstrate compliance with noise levels established BMC §8.28.040 at time of building permit as well as ensure the use will not produce noise impacts on neighboring properties in the Crocker Industrial Park or residential uses in Northeast Ridge.

**Policy CP.11:** Review development plans to assure adequate parking/loading on site. (*Subarea Policies, Crocker Park*)

Per BMC Chapter 17.34, on-site parking is calculated based on the square footage of warehouse space (1 space per 1,000 sq ft). Based on the applicant's proposed floor plan, a total of 36 parking spaces would be required. The applicant's site plan (see Attachment F) shows 36 existing on-site parking spaces (34 standard and 2 ADA). As indicated in the applicant's operations plan, the applicant would have a shift-based schedule for employees that would not exceed the available on-site parking. On-site parking demand would be further mitigated by the Crocker Park shuttles serving the Balboa Park BART station and Bayshore Caltrain station.

**Policy CP.24:** Contain major business activities inside buildings.

As required by the TC-1 Crocker Park Trade Commercial district regulations, described in the applicant's business operations plan, and reaffirmed in condition of approval 4 included in Resolution UP-8-20, all major business activities during the hours of 10:00 pm and 3:00 am shall take place inside the building.

*Not Detrimental or Injurious to the Property, Neighborhood or City* – Given the conditions of approval contained in the attached Resolution, particularly related to noise and fire and building safety requirements, the proposed night operations of Raison D'etre Bakery would not be detrimental or injurious to the property, neighborhood, or city at large. The use is permitted in the Crocker Industrial Park, and would comply with all required performance standards for all businesses. This application has been reviewed by the Public Works Department, Building Department, and North County Fire Authority. Conditions of approval for the project that are included in the attached Resolution have incorporated language to address comments from these departments, particularly as it relates to fire safety and noise abatement.

**Night Operations Findings**

The required use permit findings specific to night operations are:

1. The night operations conducted by the applicant will not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties; and
2. To the extent that any noise, glare or other impacts related to the night operations are caused by persons other than the applicant, the applicant has the ability to effectively control and mitigate such impacts.

The application would meet these findings. As indicated in the applicant's operations plan and given the recommended conditions of approval, all activities would be conducted indoors, no deliveries will be made between the hours of 10:00 pm and 3:00 am, and potential noise and odor impacts will be mitigated. Recommended conditions of approval would require the applicant to demonstrate compliance with noise levels established BMC §8.28.040 at time of building permit, ensure continued night operation will not produce noise impacts than would cause sleep disturbances of neighboring residential properties, and install a ventilation system to mitigate odor impacts. Additionally, no alterations are proposed to the site's exterior lighting, thus there are no anticipated impacts from glare or lighting.

Should any modifications be proposed in the future, including new exterior lighting, mechanical equipment, etc., a building permit would be required and plans would have to demonstrate new lighting, sources of noise, etc., will not create glare, noise, or other impacts with the potential to effect the neighboring residential uses in order to remain in compliance with the use permit.

Furthermore, there are no anticipated impacts associated with this proposed use that would be caused by others given that the applicant's application materials indicate all night operations and activities will be performed by employees of the applicant and owner. As owner of the subject business, the applicant maintains the ability to effectively control and mitigate potential impacts. Failure to do so



would likely result in the revocation of the use permit and cause significant financial repercussions for Raison D'etre Bakery.

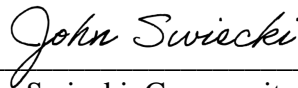
**ATTACHMENTS:**

- A. Draft Resolution UP-8-20 with Findings and Conditions of Approval
- B. Aerial vicinity map
- C. Assessor parcel map
- D. Site photos
- E. Applicant's written statement of findings for night operations and business operations plan
- F. Applicant's plans



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John Swiecki, Community Development Director

ATTACHMENT A

Draft Resolution UP-8-20

DRAFT  
RESOLUTION UP-8-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING USE PERMIT UP-8-20  
TO ALLOW NIGHT OPERATIONS FOR FOOD PRODUCTION AT 470 VALLEY DRIVE

WHEREAS, Luke Vernon, the applicant, applied to the City of Brisbane for Use Permit approval to establish night operations (between 10:00 pm and 3:00 am) at 470 Valley Drive for food production, such application being identified as Use Permit UP-8-20; and

WHEREAS, on December 3, 2020, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301(a) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission finds that the proposed project is consistent with the General Plan, specifically General Plan Policy 8, 184, CP.3, CP.11, and CP.24; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of December 3, 2020 did resolve as follows:

Use Permit UP-8-20 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this 3rd day of December, 2020, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
PAMALA SAYASANE  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director

**EXHIBIT A**

**Action Taken:** Conditionally approve Use Permit UP-8-20 per the staff memorandum with attachments, via adoption of Resolution UP-8-20.

**Findings:**

- A. The planning commission has considered and finds that, given the conditions of approval, the proposed bakery/food production use is consistent with and complementary to the nature and condition of all adjacent uses and structures in the Crocker Industrial Park and with the all applicable General Plan policies pertaining to permitted land uses and business operations within Crocker Park. Specifically, the use is consistent with the Trade Commercial land use designation in the 1994 General Plan, and per the applicant's business operations plan, the use will be consistent with General Plan Local Economic Development Element Policy 8, Community Health and Safety Policy 184, and Crocker Park subarea policies CP.3, CP.11, and CP.24. There is no specific plan for the area in question.
- B. The planning commission has determined that the establishment, maintenance, or operation of the use applied for, under the circumstances of the particular case given the conditions of approval and the applicant's application materials, will not be detrimental to the health, safety, comfort, and general welfare of the persons residing or working in the Northeast Ridge and Crocker Industrial Park, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the city.
- C. The night operations conducted by the applicant will not create noise, glare, or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties in that all work operations during the hours of 10:00pm and 3:00 am of the following day will take place entirely within the building and no changes are proposed to exterior lighting. There will not be any delivery trucks entering or exiting the premises during that time period and conditions of approval 1.A and 1.B would require the installation of a ventilation system with odor mitigation capabilities and compliance with the City's noise ordinance, respectively. Should any modifications be proposed in the future, a building permit would be required and plans would have to demonstrate new lighting, sources of noise, etc., will not create glare, noise, or other impacts with the potential to effect the neighboring residential uses.
- D. There are no noise, glare or other impacts related to the night operations that are anticipated to be caused by persons other than the applicant given that the applicant's application materials indicate all night operations and activities will be performed by employees of the applicant and owner. As owner of the subject business, the applicant maintains the ability to effectively control and mitigate potential impacts.

**Conditions of Approval:**

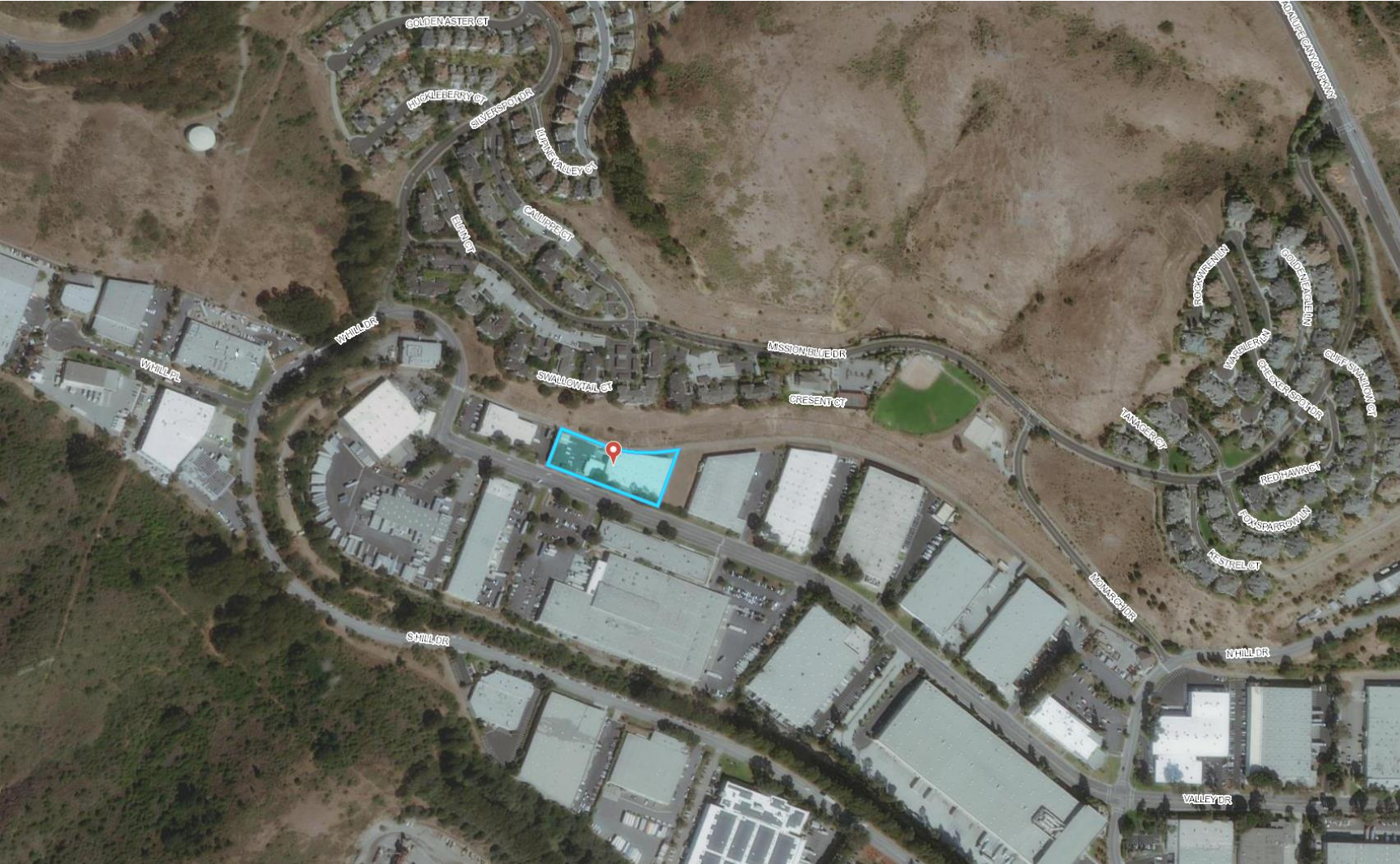
- 1. The applicant shall obtain a building permit prior to construction of tenant improvements and the plans shall demonstrate compliance with all physical improvements to the tenant space and site consistent with this Use Permit application and as required by the Building Division, Public Works Department, and North County Fire Authority. Building plans shall comply with the following conditions listed below:

- a. A ventilation system with odor mitigation capabilities shall be installed and shall not be visible from off-site. Should mechanical equipment be located outdoors, it shall be properly screened with fencing or landscaping and be located outside required setbacks areas.
  - b. Specification sheet(s) indicating the sound rating and/or acoustic attenuation of proposed mechanical equipment and/or measures shall be included with building plans and the final decibel (dB) rating(s) shall be indicated on the approved plans to demonstrate compliance with Chapter 8.28 of the Brisbane Municipal Code.
  - c. The facility and building permit plans shall conform to the 2019 California Building Code and the 2019 California Fire Code.
  - d. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
2. The applicant shall apply for a business license from the City of Brisbane.
  3. The night operations use is for indoor food production, which would include collecting ingredients, baking, and product cooling and packaging as well as cleaning and sanitation of the equipment and food production areas. Exterior activity, including truck loading and offloading, is not permitted in this use permit.
  4. All work tasks during the hours of night operations (between the hours of 10:00 pm and 3:00 am) shall take place entirely within the building. Pickup and delivery of supplies and food products by truck or delivery van shall not occur between the hours of 10:00 pm and 3:00 am and warehouse doors shall remain closed between the hours of 10:00 pm and 3:00 am.
  5. The use shall not produce noise, glare, or other impacts on neighboring properties.
  6. Exterior advertising signage associated with the approved use shall be subject to separate planning applications in accordance with Brisbane Municipal Code Chapter 17.36.
  7. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
  8. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Brisbane Municipal Code.
  9. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 should the use not comply with its conditions of approval or in any way prove to be a nuisance, injurious or detrimental to property or improvements in the neighborhood, or to the general welfare of the City.
    - a. Failure to comply with any of the aforementioned conditions of approval shall constitute grounds for revocation of the use permit.
    - b. The Community Development Director shall have discretion regarding referral of the application to the Planning Commission for revocation proceedings.
  10. This Use Permit shall expire two years from the effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the tenant improvements.

ATTACHMENT B

Aerial Map

# 470 Valley Drive



ATTACHMENT C

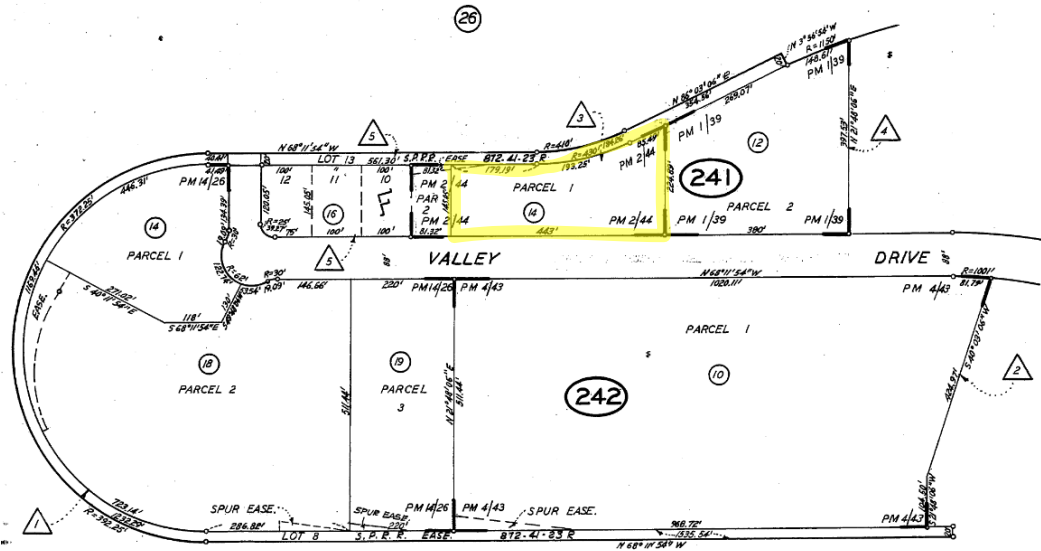
Parcel Map



5-24



LANDS OF CROCKER LAND COMPANY



LANDS OF CROCKER LAND COMPANY

- △ PARCEL MAP VOL 14/26
- △ PARCEL MAP VOL 4/43
- △ PARCEL MAP VOL 2/44
- △ PARCEL MAP VOL 1/39
- △ CROCKER INDUSTRIAL PARK UNIT NO.2 PTN OF—RSM 64/9-11

ATTACHMENT D

Site Photos

\*\*All pictures taken 11/3



Photo 1





Photo 2





Photo 3





Photo 4





Picture taken partway up the hill behind the building

Photo 5





Picture taken partway up the hill behind the building

Photo 6





Picture taken partway up the hill behind the building

Photo 7

ATTACHMENT E

Applicant's written statement of findings and  
business operations plan

## Information for Night Operations Application

<b>Company:</b>	Raison D’etre Bakery, LLC
<b>Address of Proposed Permit:</b>	470 Valley Drive
<b>Contact:</b>	Luke Vernon
<b>Cell:</b>	(720) 771-7271
<b>Email:</b>	<a href="mailto:luke@ridgelinevc.com">luke@ridgelinevc.com</a>

### **About Raison D’etre Bakery:**

The company was founded in 1994 and produces a line of parmesan cheese crisps (crackers). It has built a tremendous reputation in the food industry as producer of high quality, artisanal baked goods produced with a few simple ingredients, no preservatives, while delivering a strong nutritional profile. The company produces products under its own brand as well as under store-labeled brands. Raison D’etre Bakery’s products have become the #1 selling product nationally in its category in Whole Foods Market, the entire Natural Channel, and has strong relationships in other major retailers like Safeway and others. The company currently has approximately 45 employees.

In September 2020, Ridgeline Ventures, LLC, an experienced investment firm in the food industry, acquired Raison D’etre Bakery. Ridgeline Ventures was founded by a group of former entrepreneurs and business operators who have successfully grown numerous industry-leading companies. They don’t have any outside investors in their firm, which gives them full control over the decisions they make for their portfolio companies. For this reason, Ridgeline Ventures is taking a long-term view with Raison D’etre Bakery to build a very healthy and successful business.

In October 2020, Raison D’etre Bakery’s factory in South San Francisco suffered a fire due to an electrical malfunction. The building was built in the 1960s and was grandfathered into the city’s building codes without requiring a sprinkler system. According to the Fire Marshall, had the building been equipped with a sprinkler system, the fire would have been extinguished immediately and Raison would still be operating out of the building. Unfortunately, that wasn’t the case, so the company is now quickly trying to identify a new building to call home.

The company has contemplated numerous available properties in several municipalities throughout the Bay Area. The building at 470 Valley Drive in Brisbane fits the profile of what the company is looking for as a place to call home for the next many years. It is highly contingent upon the company’s ability to operate continuously throughout the day and night; hence, the company’s desire to obtain a night permit. Without the night permit, it makes it extremely difficult for the company to justify the economic feasibility of the property.

### **Timing Constraints:**

The company is currently in the process of negotiating a long-term lease with the owner of 470 Valley Drive. While that is being negotiated, and while we are simultaneously developing building plans with a construction team to submit to the City of Brisbane for approval, we are seeking approval of the Night Operations permit since it is a gating item in the company’s decision. If we are able to secure approval in the City’s December 3<sup>rd</sup> meeting, Raison will most likely move forward with leasing 470 Valley Drive. If the decision is delayed until the January

meeting, Raison will likely need to move forward with another building in another municipality due to the urgent nature of needing to restart the company's production immediately. The company is on a very tight timeline to ensure business continuity.

For those reasons, it is with tremendous appreciation and gratitude for anything the City is willing to do to expedite the company's Night Operations permit as well as the company's Building Permit when that is subsequently submitted to the City in the coming weeks.

### **Proposed Hours of Operation:**

#### 2-shift schedule

1 <sup>st</sup> Shift	5:30am – 1:30pm	40 employees
Cleaning & Sanitation Shift 1	2:00pm – 4:00pm	5 employees
2 <sup>nd</sup> Shift	4:30pm – 12:30am	30 employees
Cleaning & Sanitation Shift 2	1:00am – 3:00am	5 employees
Office Staff	8:00am – 6:00pm	10 employees

#### Warehouse Schedule (for inbound truck deliveries from suppliers and outbound truck shipments to customers)

Warehouse Staff	7:30am – 6:00pm	5 employees
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➔ Note, there will not be any trucks entering or exiting the premises between the hours of 10pm and 5am

The company currently operates all shifts Monday-Friday. The company does not currently operate on Saturday and Sunday.

### **Description of operations between the hours of 10pm and 5am:**

- Based on the current/planned shift schedule outlined above, baking operations and oven use will start winding down at around 11 or 11:30pm to allow time for product cooling and packing of the products before the shift ends at 12:30am.
  - Production of the company's products involve depositing the shredded parmesan cheese onto baking pans, baking the pans for 12-17 minutes, cooling the product, then packaging it into containers and eventually into corrugate boxes.
- From 1am to 3am, the cleaning and sanitation crew does a thorough cleaning of all equipment, flooring, and the production space.

<b>Truck activity:</b>	<b>Hours</b>	<b># of Trucks</b>
Mon-Fri	5am – 5pm	3-8
Mon-Fri	5pm – 10pm	1
Mon-Fri	10pm – 5am	0
Sat-Sun	All hours	0

**Other Vehicle Activity:**

- Many, not all, employees drive to work. Some carpool. Some take the bus. The night shift usually consists of people who drive their own cars.
- During the hours of 10pm and 5am, we estimate approximately 25-30 employee cars parked in the parking lot and departing when their shift ends during those hours.

**Odor mitigation:**

The company acknowledges that a likely question or concern from the City is if the company's operations during nighttime hours will cause any unpleasant odors to be emitted that could be disruptive to the comfort and general welfare of the residential units located nearby. The company can address this concern in two potential ways.

- 1) First, albeit anecdotal and not something that the City can physically verify at this point since the company's prior factory is not operable, the odors emitted at the prior factory were minimal. Yes, a slight odor could be smelled outside the building during the hours of baking. However, a person needed to be located well within 100 yards of the building and even within 50 yards to really notice the odor. In addition, the prior factory did not have any ventilation systems designed for mitigating external odor control. Similarly, since the company bakes cheese to make their product (parmesan cheese crisps) the odor emitted is not like the strong odor produced when someone bakes bread, which requires much longer baking times, yeast, and other factors. Cheese bakes very differently and doesn't emit the level of odors as baking bread or other items.
- 2) The company will commit to installing a ventilation system with odor mitigation capabilities. Such systems are widely used by restaurants and other food production companies and could be installed at 470 Valley Drive. That would further mitigate potential odors and provide an adequate solution if necessary.

**SUPPORTING STATEMENTS**

**Findings Required for Approval of All Use Permits**

**Brisbane Municipal Code §17.40.060**

In order to approve any use permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.40, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

1. How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?

	Plan Sheet Page(s)
The project is a food production facility that would operate in accordance	
with the current zoning requirements of the Crocker Industrial Park.	
See enclosed information sheet for further description and details.	

2. How will the propose use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?

	Plan Sheet Page(s)
We are requesting a night operations permit to conduct food production	
during the hours of 10pm-5am. We will not accept any truck deliveries or	
conduct outbound shipments during those hours. Please see enclosed	
information sheet for details on odor mitigation.	

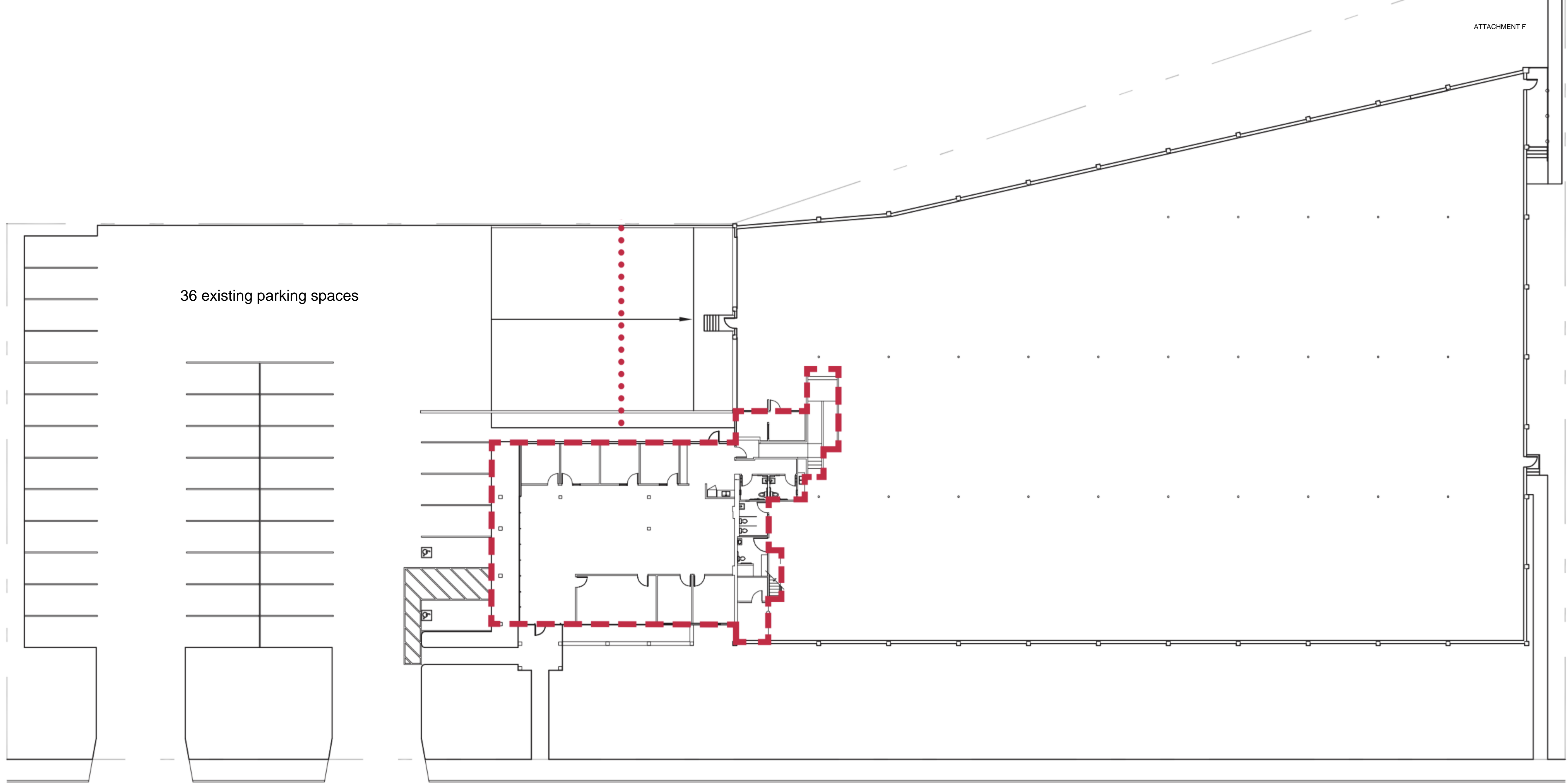
3. How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?

	Plan Sheet Page(s)
We will not create any noise from truck activity during nighttime hours.	
We are confident any odors will only be noticeable when standing in close	
proximity to the building and we will consider an odor mitigating ventilation	
system depending on cost feasibility. See enclosed information sheet.	

ATTACHMENT F

Applicant's plans

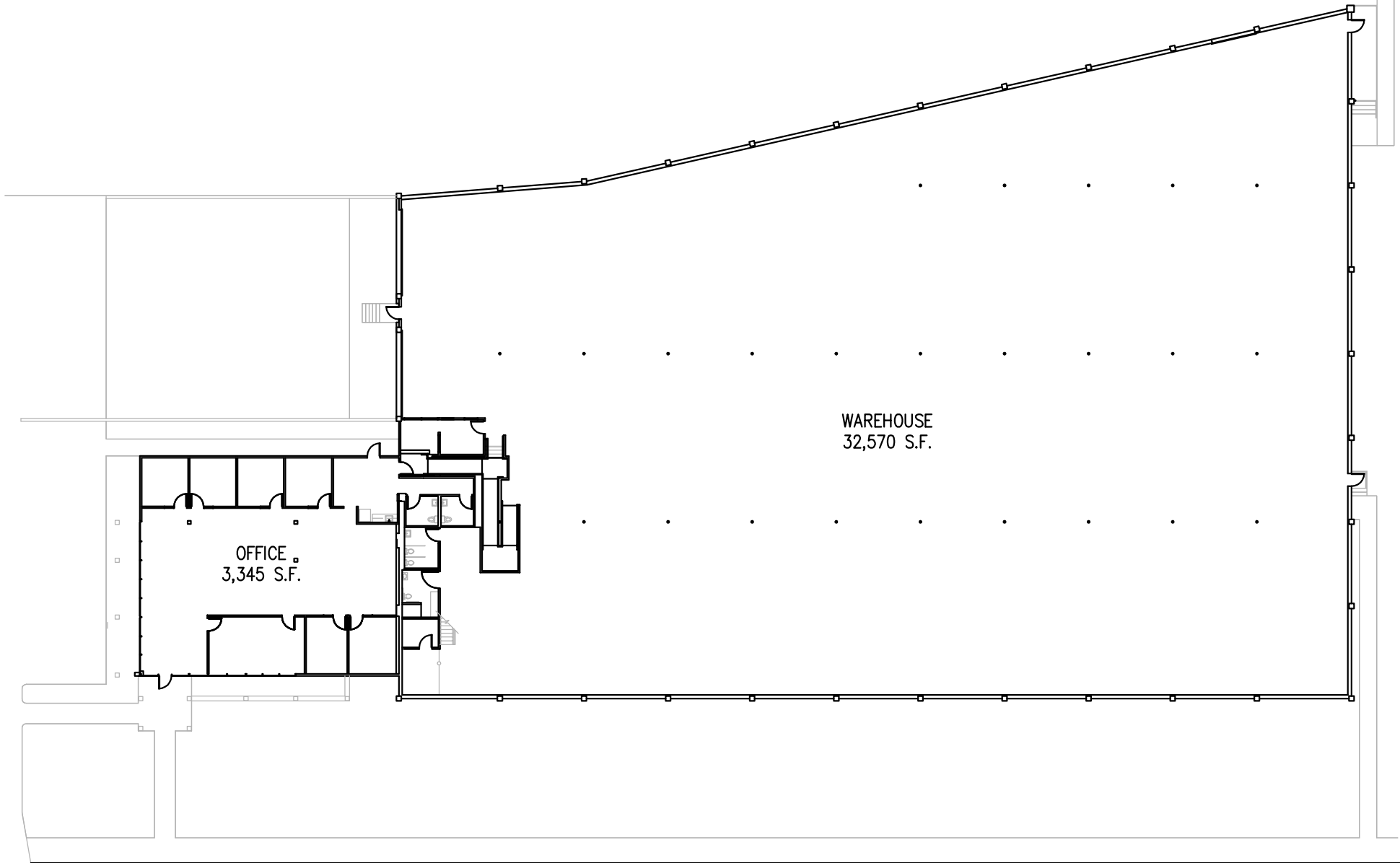




36 existing parking spaces

# VALLEY DRIVE





GROUND FLOOR | 470 VALLEY DR. - 35,915 TOTAL S.F.

**H HUNTSMAN**

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08.012.00  
N.T.S.

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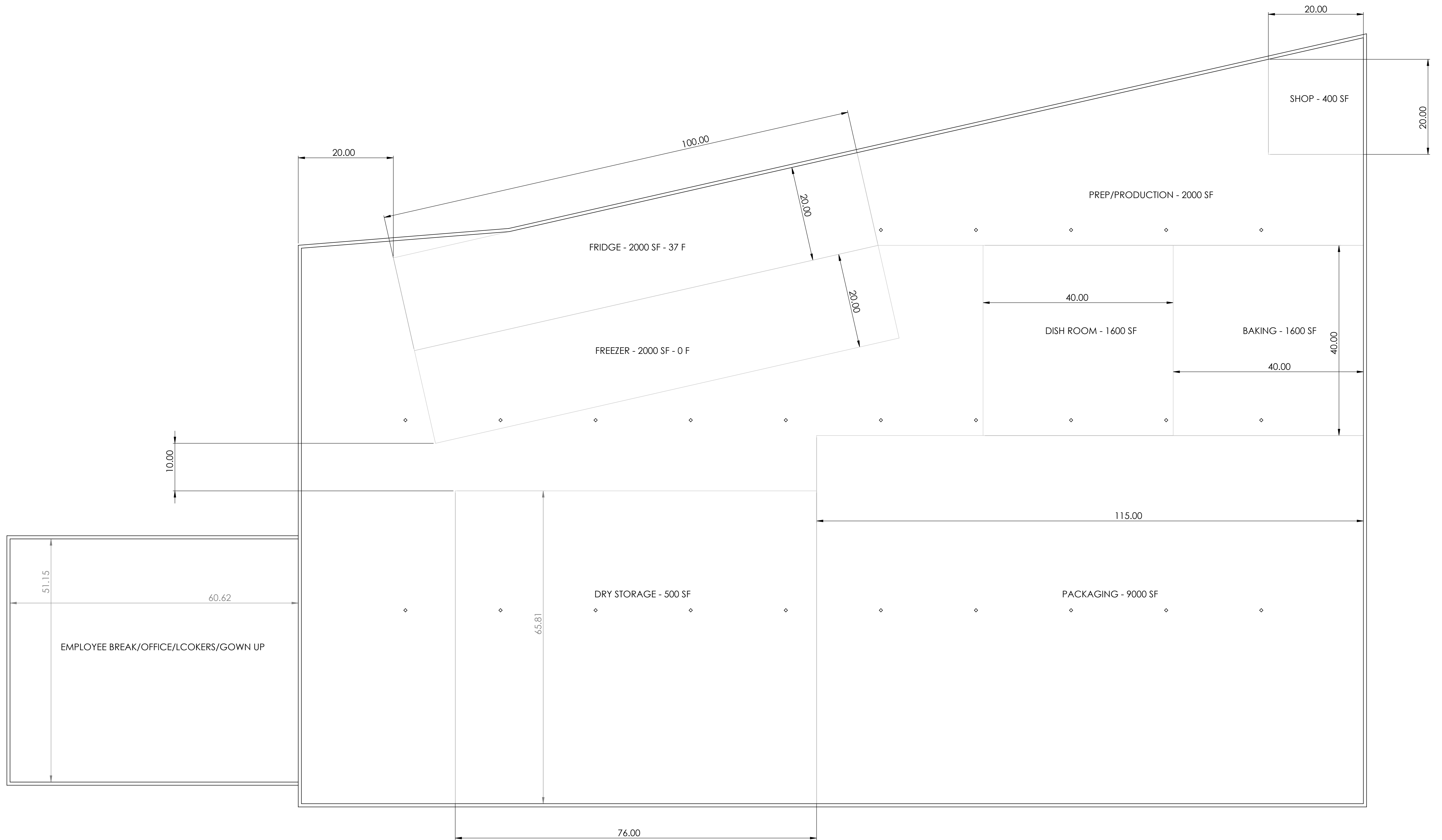
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INTERPRET GEOMETRIC TOLERANCING PER:  
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NAME	DATE	TITLE:
DRAWN		470 VALLEY DRIVE - PRELIM LAYOUT
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ENG APPR.		
MFG APPR.		
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SIZE DWG. NO. REV  
**D** 0

SCALE: 1:500 WEIGHT: SHEET 1 OF 1

**LP**

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