



**STAFF REPORT**  
**2/29/2024**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Adrian Moreno, Associate Planner

**SUBJECT:** AR 23-10 Armtec Defense Technologies for the construction of (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street, (APN: 778-420-013 and 778-390-008). Applicant: BayWa r.e. Power Solutions

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC2024-06 adopting Architectural Review 23-10 Armtec Defense Technologies for the construction of (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street, (APN: 778-420-013 and 778-390-008).

**BACKGROUND:**

On June 15, 2023, the applicant BayWa r.e. Power Solutions submitted an application for Architectural Review (AR 23-10) application to the Planning Division for the for the construction of (7) solar canopies and (1) ground mount solar grid located on two parcels at the southwest corner of Avenue 53 and Tyler Street. The applicant proposes 1 ground mount-solar grid system at the northern parcel zoned (U-E) Urban Employment at APN: 778-420-013, and 7 solar canopies the southern parcel zoned (M-H) Heavy Industrial at APN: 778-390-008. The proposed project is accessory to the existing Armtec Defense Technologies manufacturing complex that is a producer combustible ordnance and countermeasure products .

**DISCUSSION/ANALYSIS:**

The surrounding land uses and zoning designations are as follows:

- North:** Rancho Cielo residential community (S-N, Suburban Neighborhood).
- South:** farm land (U-E Urban Employment).



Vicinity Map

- East:** vacant land, Castro Mobile Home Park, and vacant mini-market (M-S, Manufacturing Services, R-MH Mobile Home, U-E Urban Employment
- West:** soccer fields and farm land (U-E Urban Employment ).

**Site Plan**

The exhibit below illustrates the proposed site plan layout for the (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street. The (1) ground mount solar grid system at 33,878 square feet is proposed on the northern vacant parcel with setbacks of several hundred feet from the property line. Also at the northern parcel is a truck staging area that will be blocked off from vehicle access by plastic water filled barriers. The solar grid is surrounded by a new 6 foot high chain link fence with attached 1 foot high barbed wire.

The (7) solar canopies are of steel construction, range from 2,581 square feet to 7,770 square feet, range from 116 – 188 feet long, and are 15 feet in height. The solar canopies will provide shade to existing parking at the southern parcel that serve the Armtec Defense Products site.

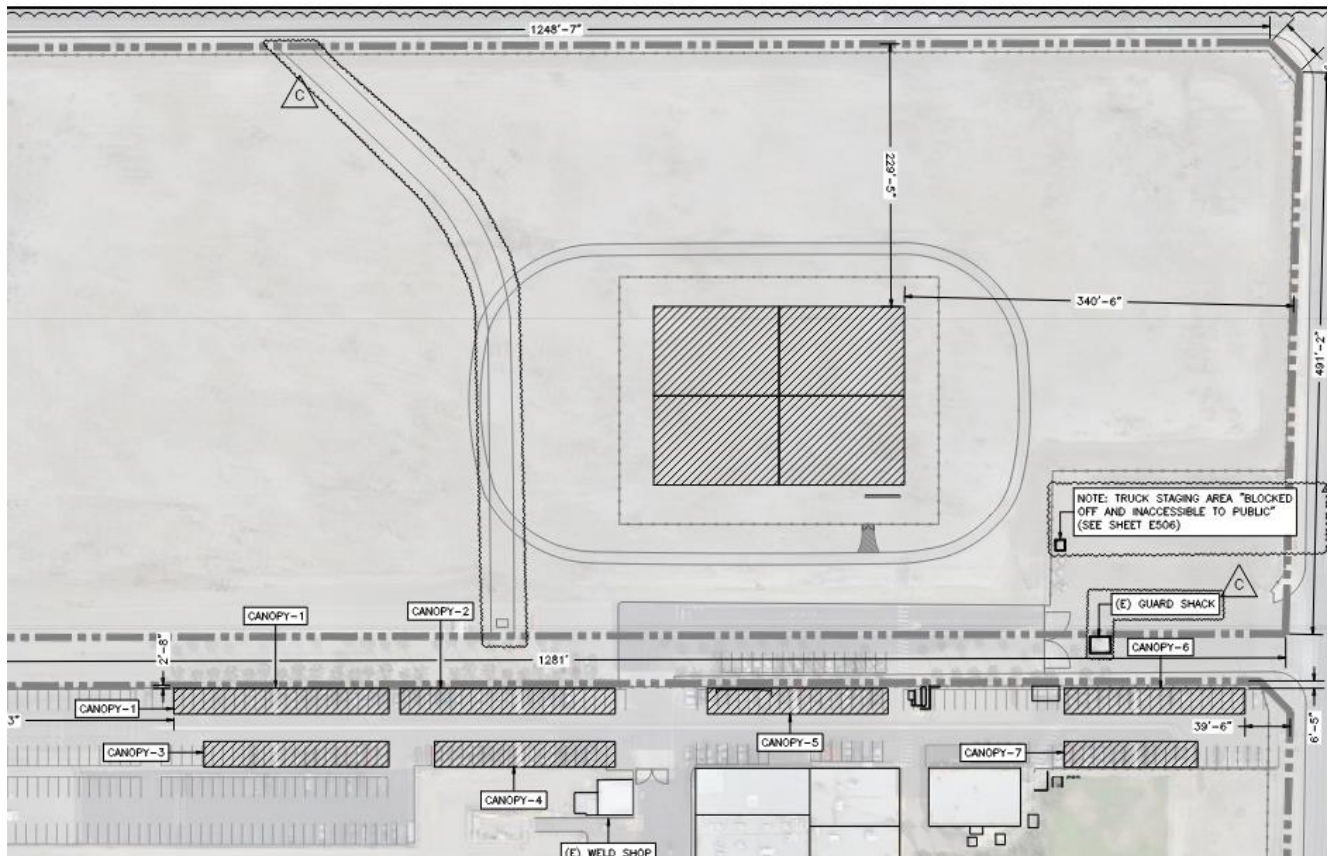


Figure 1 Site Plan

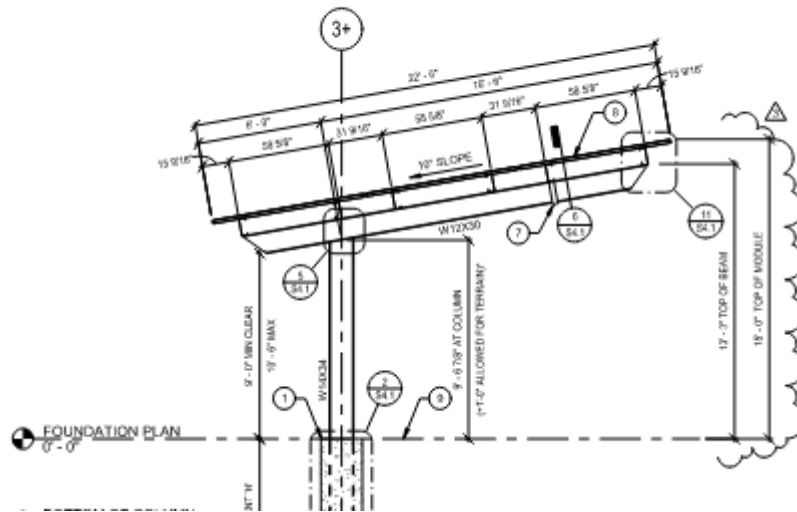


Figure 2 Solar Canopy

## **LANDSCAPING**

The project will provide landscaping and sidewalk along the north fence line along new Ave 53 at the northern portion of APN: 778-420-013. A final landscape plan is required to be submitted and approved by the Development Services Director, and shall provide  $\frac{3}{4}$  inch gravel and a diversity of shrubs including flowering varieties. The applicant shall enter into a Landscape Maintenance Agreement with the city.

## **ZONING CONSISTENCY**

The project site is located on two separate parcels, the northern parcel (APN 778-420-013), and the southern parcel (APN 778-390-008). The Northern Parcel is located in the U-E Urban Employment zoning district, and the southern parcel is located in the M-H Heavy Industrial zoning district, per the City's Official Zoning Map. The project is for "solar canopies" and a "ground-mount solar system, no expansion of the manufacturing or storage of combustible ordinances are proposed.

The proposed "solar canopies" are located in the southern parcel located in the M-H Heavy Industrial zone, which permits accessory uses customarily appurtenant to a primary permitted use. The proposed "solar canopies" are to canopies over existing parking at the Armtec Defense Technologies manufacturing complex, and thus are accessory to existing parking that serves the site. The proposed "solar canopies" are consistent with the M-H, Heavy Industrial zoning district.

The "ground-mount solar grid" is located in the U-E Urban Employment zone, which permits accessory uses customarily appurtenant to a primary permitted use when clearly incidental and accessory to a primary permitted use. The proposed "ground-mount solar grid" is accessory to the

primary permitted use as it will serve the Armtec Defense Technologies manufacturing complex with power, and the ground-mount solar grid is connected to transformers located at the southern parcel the location of the Armtec Defense Technologies manufacturing complex. A condition of approval is required for the project for an access and use easement to show that the ground-mount solar grid is accessory to the primary permitted use.

### **ENVIRONMENTAL REVIEW:**

The Planning Division has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “New Construction or Conversion of Small Structures” (CEQA Guidelines, Section 15301), and as “Accessory Structures” (CEQA Guidelines, Section 15311), as the project consists of the new construction of accessory structures to be accessory to an existing use.

### **ALTERNATIVES**

- 1) Adopt Resolution No. PC2024-06 approving Architectural Review No. 23-10 with the findings as recommended by Staff.
- 2) Adopt Resolution No. PC2024-06 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-06 and request that staff prepare a Planning Commission Resolution for denial of Architectural Review No. 23-10.
- 3) Continue this item and provide staff and the applicant with direction.

### Attachments:

1. Resolution PC2024-06
  - a. Exhibit A – Conditions of Approval
  - b. Exhibit B – Development Plan Set
2. CVWD Comments
3. Conceptual Landscape Plan
4. Outside Agency Comments