



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE AGENDA

January 19, 2016 - 7:00 P.M.

Rancho Cucamonga Civic Center  
Rains Room  
10500 Civic Center Drive  
Rancho Cucamonga, California

### I. CALL TO ORDER

Roll Call

Regular Members: Richard Fletcher \_\_\_ Francisco Oaxaca \_\_\_  
Candyce Burnett \_\_\_ Donald Granger \_\_\_

Alternates: Ray Wimberly \_\_\_ Lou Munoz \_\_\_  
Rich Macias \_\_\_

### II. PROJECT REVIEW ITEMS

The following items will be presented by the applicant and/or their representatives. Each presentation and resulting period of Committee comment is limited to 20 minutes. Following each presentation, the Committee will address major issues and make recommendations with respect to the project proposal. The Design Review Committee acts as an advisory Committee to the Planning Commission. Their recommendations will be forwarded to the Planning Commission as applicable. The following items do not legally require any public testimony, although the Committee may open the meeting for public input.

- A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00756 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for site plan and architectural review of two multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres located at the southwest corner of Foothill Boulevard and Spruce Avenue in the Industrial Park (IP) District; APN: 0208-353-14. Related files: Tentative Parcel Map SUBTPM19666, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757, and Tree Removal Permit DRC2015-00759.



## DESIGN REVIEW COMMITTEE AGENDA

January 19, 2016

- B. UNIFORM SIGN PROGRAM DRC2015-00757 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for the review of a uniform sign program in conjunction with the proposed site plan and architectural review of two multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres located at the southwest corner of Foothill Boulevard and Spruce Avenue in the Industrial Park (IP) District; APN: 0208-353-14. Related files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, and Tree Removal Permit DRC2015-00759.
- C. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR HOMES - A Design Review for 11 lots within the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Tentative Tract Map SUBTT19968.
- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19968 - GFR HOMES - A request to subdivide 5.0 acres into 11 lots in the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Design Review DRC2015-00589.

### III. PUBLIC COMMENTS

*This is the time and place for the general public to address the Committee. State law prohibits the Committee from addressing any issue not previously included on the Agenda. The Committee may receive testimony and set the matter for a subsequent meeting. Comments are limited to five minutes per individual.*

### IV. ADJOURNMENT

*The Design Review Committee has adopted Administrative Regulations that set an 11:00 p.m. adjournment time. If items go beyond that time, they shall be heard only with the consent of the Committee.*



## DESIGN REVIEW COMMITTEE AGENDA

January 19, 2016

*I, Jennifer Palacios, Office Specialist II with the Planning Department for the City of Rancho Cucamonga, hereby certify that a true, accurate copy of the foregoing agenda was posted on January 7, 2016 at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.*

## DESIGN REVIEW COMMENTS

7:00 p.m.

Nikki Cavazos

January 19, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00756 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for site plan and architectural review of two multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres located at the southwest corner of Foothill Boulevard and Spruce Avenue in the Industrial Park (IP) District; APN: 0208-353-14. Related files: Tentative Parcel Map SUBTPM19666, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757 and Tree Removal Permit DRC2015-00759.

Design Parameters: The project site is located at the southwest corner of Foothill Boulevard and Spruce Avenue and is part of the Foothill Boulevard Visual Improvement Plan. It is rectangular in shape and is approximately 381 feet (east to west) and approximately 260 feet (north to south) with an area of about 98,191 square feet (2.25 acres). Along both Foothill Boulevard and Spruce Avenue are full street improvements and mature street trees. The site is currently improved with a restaurant (China Buffet) of 12,335 square feet and its associated parking lot. The subject property is generally level with an elevation at the north and south sides of about 1,012 and 1,005 feet, respectively.

The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings. The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel. The zoning of the property and the properties surrounding the subject property to the west, east, and south is an Industrial Park (IP) District. The zoning of the properties to the north is a Community Commercial (CC) District, Terra Vista Planned Community (TVPC).

The proposed project consists of two multi-tenant commercial buildings. The buildings will be plotted near Foothill Boulevard at the north side of the project site. The front, or primary, elevation of the buildings will be oriented towards the south. The building on the west side of the project site (Building 1) will have a floor area of about 9,168 square feet, and will be divided into four tenant spaces. The building on the east side of the project site (Building 2) will have a floor area of about 6,811 square feet, and will be divided into three tenant spaces. No tenants have been specified by the applicant at this time. However, according to the applicant, the retail use is described as a mattress store while the other six tenants will be restaurants. There are three patio areas proposed for use by three of the restaurant tenants. Two of these areas are located between the proposed buildings while the third is located at the east side of Building 2. The floor area of the patios will be between 300 - 500 square feet. The proposal includes a tentative parcel map to subdivide the generally equal area property into two parcels with one building plotted on each new parcel.

There is an existing drive aisle with a width of 26 feet along the south side of the project. This drive aisle provides direct access to Spruce Avenue, and is utilized by both the project site and the neighboring aforementioned commercial/office complex. This drive aisle will remain in place and continue to provide access to the project site and the adjacent properties.

The existing parking lot on the subject property will be reconstructed as part of this project. The combined parking requirement for retail and restaurant uses is 145 parking stalls; 145 parking stalls will be provided. The Development Code requires that all unenclosed parking facilities include a perimeter landscape strip of at least five feet in width where the facility adjoins a side or rear property line. The Development Code also requires that every project install one shade tree for every three parking stalls. Due to emergency access constraints and existing mature landscaping on the adjacent property to the west, the project does not include a perimeter landscape strip or trees along the west property line. To compensate for this, the applicant

DRC COMMENTS

DRC2015-00756 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC

January 19, 2016

Page 2

proposes landscape strips and planters in various areas of the parking lot immediately to the south of the buildings. Staff has reviewed this alternative and finds it acceptable since the applicant is adding additional landscaping in other areas of the project site. The minimum required landscape coverage within the Industrial Park (IP) District is 15 percent; the landscape coverage that will be provided is 20 percent. Also, the applicant has submitted an arborist report listing the trees that in the arborist's opinion will survive through the construction. Proposing to keep all trees that can be protected per the arborist recommendations including some along Foothill Boulevard.

The proposed buildings will be of wood frame construction. Each facade will be painted from a palette of nine colors. An additional material will be composite wood siding at various locations on the west, east, south and north elevation. Another additional material will be glazing which has been proposed on all facades and is most dominate on the south side of each building. The least amount of glazing is located on the north facades facing Foothill Boulevard. Metal canopies are proposed above all of the glazing except on the west elevation of Building 1. The applicant has proposed two murals (8 feet high by 4 feet wide) toward the middle portion of each building on the north elevations facing Foothill Boulevard. These murals are proportionally small relative to the blank stucco wall plane surrounding them. The murals on the buildings located at the southwest corner of Foothill Boulevard and Haven Avenue (at Town Square), and at the southeast corner of Foothill Boulevard and Milliken Avenue (Lowes Home Improvement Center) are good examples of proportional murals. Staff recommends that the proposed murals should be revised to have similar dimensions.

All of the building elevations consist of tower elements and undulating rooflines. The roof is lined with foam trim and portions of the building elevation protrude further than other elevations creating visual interest. Small design details include simulated plaster finish, plaster reveal lines and pre-cast concrete bases. As the project site is located along Foothill Boulevard, a set of decorative "posts and cables" are required to be installed along the street frontage, as described in the Foothill Boulevard Visual Improvement Plan.

**Staff Comments:** The following comments are intended to provide an outline for Committee discussion.

**Major Issues:** The following broad design issues will be the focus of Committee discussion regarding this project.

1. The north elevations of both buildings require additional enhancement. Although the applicant proposes metal trellises with vines on the north side of the buildings on three locations, Staff has observed that the vines on similar trellises that are located on the north side of other commercial buildings do not grow well (if at all) as they are in the shadow of the building and do not receive sufficient sunlight and, therefore, do not provide an acceptable aesthetic contribution. Staff recommends that spandrel glass be installed at these three locations instead of the trellises.
2. The applicant has proposed two murals on each building on the north elevations. The murals are proportionally small (approximately 8 feet by 4 feet) compared to the relative dimensions of each building's north elevation. Enlarge each mural or propose one large mural on each north elevation so they "fill-out" the blank wall space. These murals shall be either painted directly onto the wall or constructed of individual tiles or other, similar material. These murals shall be permanent artwork and not used as advertisements for the tenants of the buildings.

**Policy Issues:** The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion.

DRC COMMENTS

DRC2015-00756 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC

January 19, 2016

Page 3

1. All ground mounted equipment and utility boxes, including transformers, back-flow devices, etc., shall be screened by a minimum of two rows of shrubs spaced a minimum of 18 inches on center. This equipment shall be painted dark green.
2. All Double Detector Checks (DDCs) and Fire Department Connections (FDCs) shall be screened on three sides behind the 4-foot high walls. The walls shall incorporate the design and materials used on the buildings.
3. Decorative paving shall be provided at all vehicular access points onto the site.
4. All trash enclosures shall be constructed per City standards. The design of the trash enclosures shall incorporate the materials, finish, color, and trim used on the buildings.

**Staff Recommendation:** Staff recommends approval subject to the completion of the above-noted revisions. The revisions shall be submitted for review by Staff, and deemed acceptable, prior to scheduling the application for review and action by the Planning Commission.

**Design Review Committee Action:**

Staff Planner: Nikki Cavazos

Members Present:

## DESIGN REVIEW COMMENTS

7:00 p.m.

Nikki Cavazos

January 19, 2016

UNIFORM SIGN PROGRAM DRC2015-00757 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for the review of a uniform sign program in conjunction with the proposed site plan and architectural review of two multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres located at the southwest corner of Foothill Boulevard and Spruce Avenue in the Industrial Park (IP) District; APN: 0208-353-14. Related files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, and Tree Removal Permit DRC2015-00759.

Background: The project site is located at the southwest corner of Foothill Boulevard and Spruce Avenue. The proposed project consists of two multi-tenant commercial buildings. The buildings will be plotted near Foothill Boulevard at the north side of the project site. The front, or primary, elevation of the buildings will be oriented towards the south. The building on the west side of the project site (Building 1) will have a floor area of about 9,168 square feet, and will be divided into four tenant spaces. The building on the east side of the project site (Building 2) will have a floor area of about 6,811 square feet, and will be divided into three tenant spaces.

Design Parameters: The proposed Uniform Sign Program includes wall and monument signs. The wall signs (identified as W1 and W2) are proposed for identifying the tenant within each tenant space, and will be located on all elevations of both buildings. All wall signs will have a maximum letter height of 18 inches while the logos will have a maximum height of 30 inches. The overall height for stacked (multiple lines) of text is limited to a maximum of 36 inches (W1; for inline tenants) and 42 inches (W2; for tenants located at the east and west ends of each building). Each tenant is limited to one wall sign per elevation but will in no instance be allowed to have more than two wall signs. The size and height of the letters, and the number of wall signs allowed per tenant comply with the technical standards described in the Development Code, and are consistent with other previously approved Uniform Sign Programs for other commercial projects. No color or font standards are proposed by the applicant (the Code does not regulate color or font). The wall signs will be constructed of channel letters that are “face-lit” and “halo-lit”.

The Uniform Sign Program includes three monument signs – two along Foothill Boulevard (identified as M1 and M2) and one along Spruce Avenue (identified as M3). These monument signs will be 8 feet tall with a maximum of four tenant spaces on each side. The lettering on these monument signs will be a minimum of 8 inches. The design of the monument signs will include the design characteristics of the proposed buildings such as materials, trim, and colors. The technical and design specifications for these signs comply with the standards described in the Development Code with the exception of separation between monument signs.

Per Table 17.74.080-1 of the Development Code, only one monument sign is permitted per street frontage of a multi-tenant, retail establishment. Two monument signs may be permitted if they are separated by a minimum of 300 feet. Signs M1 and M2 will be 255 feet apart and, therefore, do not comply with this requirement. The reduced separation between the signs is due to an existing monument sign located at the northeast corner of the project site (adjacent to the southwest corner of the intersection of Foothill Boulevard and Spruce Avenue). This sign is located where sign M1 would need to be installed in order to meet the requirement. It is one of several similar signs located at various intersections in the general vicinity of the project site, and identify the intersecting streets. Staff believes that these signs contribute to the aesthetic character of the area and should be protected in-place. In order for the proposed monument

DRC COMMENTS

UNIFORM SIGN PROGRAM DRC2015-00757- I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC

January 19, 2016

Page 2

signs to be separated by less than 300 feet, the applicant will be required to submit a Variance application for review and consideration by the Planning Commission.

**Staff Comments:** The following comments are intended to provide an outline for Committee discussion.

**Major Issues:** The following broad design issues will be the focus of Committee discussion regarding the project.

As the proposed monument signs are less than 300 feet apart as required by the Development Code, the applicant shall submit a Variance application for review and consideration by the Planning Commission.

**Secondary Issues:** Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues.

1. The monument signs shall have a concrete base.
2. The design of the cornice on the monument signs shall match the cornice along the top of parapets on the buildings.

**Policy Issues:** The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion.

1. The applicant is advised that any future changes to this sign program will require an application and fee to amend this Uniform Sign Program for review and approval by the Planning Director and/or the Design Review Committee.
2. The applicant is advised that this sign program is a draft and that additional, minor revisions and information are necessary to provide clarity in the technical and design requirements, and/or to be consistent with the general format of other approved Uniform Sign Programs. Some revisions will be required to comply with Section 17.74 – Sign Regulations for Private Property – of the Development Code.

**Staff Recommendation:** Staff recommends that the Uniform Sign Program be approved, subject to the review and approval of the Variance application for the separation of the proposed monument signs, and forwarded to the Planning Commission for review and action.

**Design Review Committee Action:**

Staff Planner: Nikki Cavazos

Members Present:

# FOOTHILL & SPRUCE

## SIGN PROGRAM

E Foothill Boulevard & Spruce Avenue  
Rancho Cucamonga, California 91730

Prepared By:



3301 S. Susan  
Santa Ana, CA 92704  
714-540-5454 Phone  
714-540-5959 Fax

## DIRECTORY

### PROJECT:

**Foothill & Spruce**  
E Foothill Boulevard & Spruce Avenue  
Rancho Cucamonga, CA 91730

### SIGN CONSULTANT AND PREFERRED SIGN VENDOR:

**Promotional Signs, Inc.**  
3301 S. Susan  
Santa Ana, CA 92704

714-540-5454 Phone  
714-540-5959 Fax

Contact: Scott Christie  
schristie@promosigns.com

### A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at the shopping center at Foothill & Spruce (heretofore the "Center") reflects the integrity and overall aesthetic values of the Landlord and the city of Rancho Cucamonga.

Existing tenant wall signs that comply with this sign program shall be permitted to be re-installed as-is after the remodel until a new tenant occupies any given space. Future tenant signs must comply with this program.

It is the intent that any new signage within the Center that is not specifically addressed by this sign program shall require modification of this sign program to include such signage.

### B. GENERAL LANDLORD / TENANT REQUIREMENTS

1. The Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this sign program, the City of Rancho Cucamonga sign code, and the requirements of any other governmental agency having jurisdiction over the Center.
2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of the Center. Approval or disapproval of sign submittals shall remain the sole right of the Landlord and City.
3. Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Rancho Cucamonga for the purpose of obtaining a sign permit.
4. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Rancho Cucamonga and provide Landlord with a copy of such sign permit.

5. Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over the Center (or others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant.
6. The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.
8. A Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.
9. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
10. Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.
11. A Tenant who vacates their space is expected to remove any wall sign(s) and patch and paint the affected fascia(s), leaving the fascia(s) in like-new condition. The Landlord will remove and dispose of any sign remaining after tenant vacates within fourteen (14) days of a tenant's departure, considering the sign abandoned and withholding the cost of the removal from the Tenant's deposit.
12. Center monuments will be built and maintained by the Landlord. Tenant panel placement and design subject to review and approval by Landlord with associated costs to be reimbursed by tenants as directed and agreed upon with Landlord.

# FOOTHILL & SPRUCE

## SIGN PROGRAM

E Foothill Blvd & Spruce Ave  
Rancho Cucamonga, CA 91730

Prepared By:

**Promotional  
Signs**

3301 S. Susan  
Santa Ana, CA 92704  
714-540-5454 Phone  
714-540-5959 Fax

### PROJECT RECORD NUMBERS:

SUBTPM19666,  
Design Review DRC2015-00756,  
Uniform Sign Program DRC2015-00757,  
Sign Permit DRC2015-000758,  
Tree Removal DRC2015-000759,  
CUP DRC2015-000760.

Date: January 2, 2016

**C. GENERAL SPECIFICATIONS**

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown, with Landlord approval.
10. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.
11. Tenant wall signs may incorporate exposed neon, at the discretion of the Landlord.

**D. PROHIBITED SIGNS**

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation and any required city approval.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
4. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
5. Signs within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information and hazard identification.
6. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
7. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
8. Any advertising device involving animals and human beings.
9. Signage painted directly on wall.
10. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
11. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
12. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.
13. Any additional signs strictly prohibited by the sign code of the City of Rancho Cucamonga.
14. Cabinet or "can" type signs that are square or rectangular in shape, unless that shape is part of a nationally recognized trademark logo and is used in conjunction with individual channel letters.

# FOOTHILL & SPRUCE

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E Foothill Blvd & Spruce Ave  
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Sign Permit DRC2015-000758,  
Tree Removal DRC2015-000759,  
CUP DRC2015-000760.

Date: January 2, 2016

SUMMARY OF SIGN CRITERIA

	IN-LINE TENANT WALL SIGN W1	ENDCAP TENANT WALL SIGN W2	MONUMENT SIGNS M1, M2, AND M3
SIGN WIDTH MAXIMUM	70% OF TENANT LEASEHOLD WIDTH	70% OF TENANT LEASEHOLD WIDTH OR 80% OF SIGN BAND WIDTH (WHICHEVER IS LESS)	9.5 FEET
SIGN HEIGHT MAXIMUM	18 INCHES (LETTERS) 30 INCHES (LOGO) 36 INCHES (OVERALL / STACKED)	18 INCHES (LETTERS) 30 INCHES (LOGO) 42" (OVERALL / STACKED)	8 FEET  NOTE: TENANT I.D. LETTERS MUST BE AT LEAST 8" TALL.
SIGN AREA MAXIMUM	2 SQ. FT. PER LINEAL FT. OF LEASEHOLD WIDTH, AND 150 SQ. FT. PER TENANT TOTAL	2 SQ. FT. PER LINEAL FT. OF LEASEHOLD WIDTH, AND 150 SQ. FT. PER TENANT TOTAL	24 SQ. FT. + 8 SQ. FT. FOR PROJECT I.D.
COLORS	NO LIMITATION	NO LIMITATION	TO TIE IN WITH BUILDING COLORS
LOGO	PERMITTED SUBJECT TO SIGNAGE LIMITATIONS	PERMITTED SUBJECT TO SIGNAGE LIMITATIONS	PERMITTED SUBJECT TO SIGNAGE LIMITATIONS
QUANTITY	1 PER TENANT STORE ELEVATION, MAX. 2 TOTAL PER TENANT	1 PER TENANT STORE ELEVATION, MAX. 2 TOTAL PER TENANT	3

FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave  
Rancho Cucamonga, CA 91730

Prepared By:



3301 S. Susan  
Santa Ana, CA 92704  
714-540-5454 Phone  
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PROJECT RECORD NUMBERS:

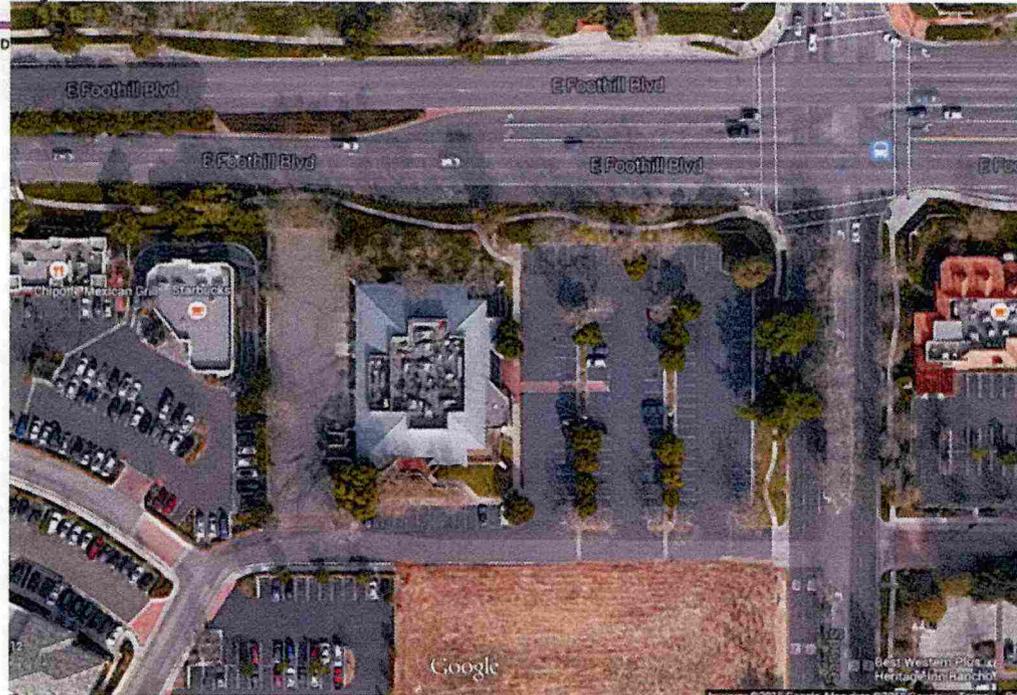
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CLP DRC2015-000760.

Date: January 2, 2016

Item B - 7



VICINITY MAP



SATELLITE IMAGE - EXISTING CONDITIONS

# FOOTHILL & SPRUCE

## SIGN PROGRAM

E Foothill Blvd & Spruce Ave  
Rancho Cucamonga, CA 91730

Prepared By:

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Date: January 2, 2016

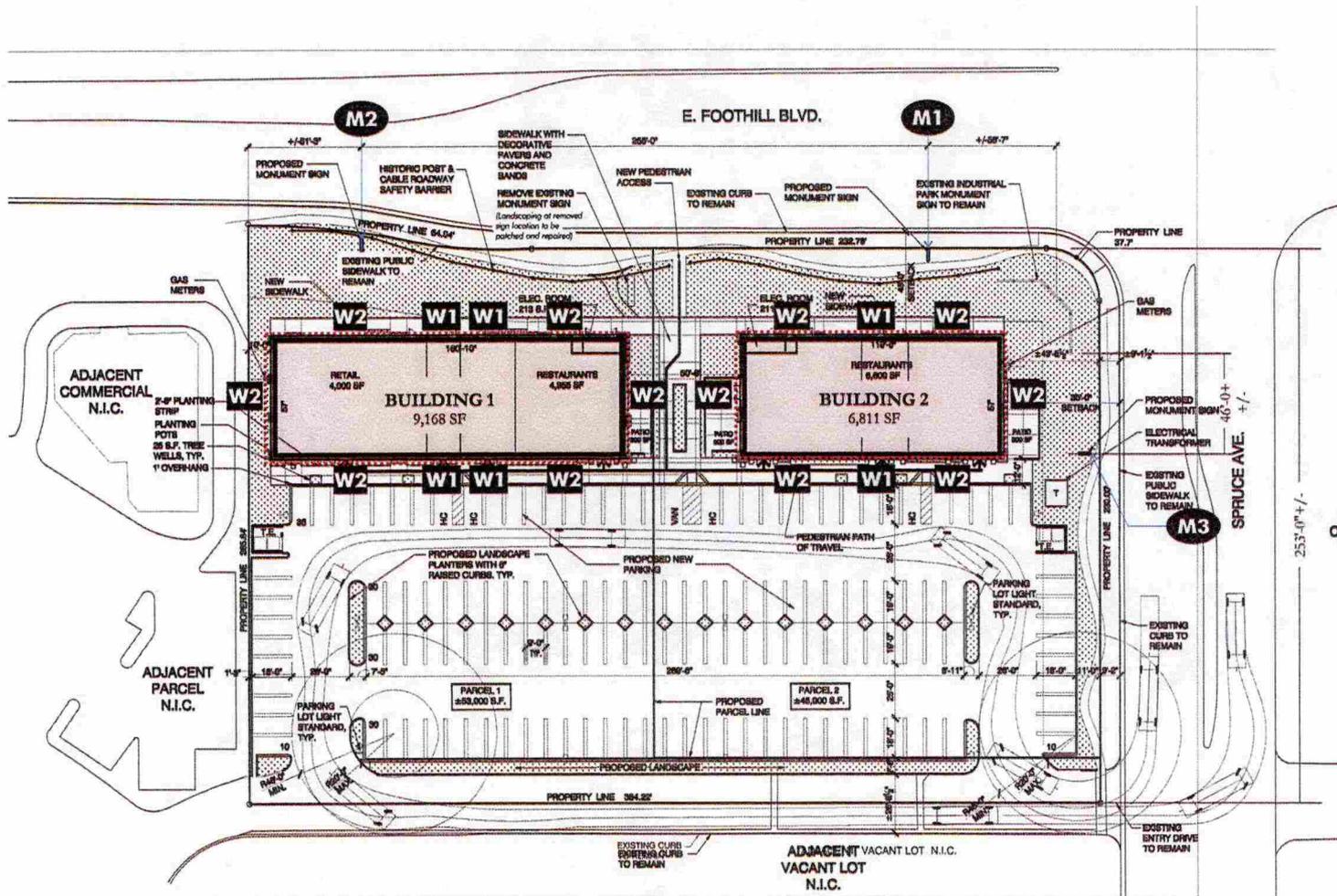
Scale: 1"=50'-0"

### VICINITY MAP

### SATELLITE IMAGE



Item B-8



SIGN TYPE LEGEND (Exact locations to be determined)			
<b>W1</b>	IN-LINE TENANT WALL SIGN	<b>M1</b>	PROJECT & TENANT I.D. MONUMENT SIGN (DOUBLE-FACED)
<b>W2</b>	ENDCAP TENANT WALL SIGN*	<b>M2</b>	PROJECT & TENANT I.D. MONUMENT SIGN (DOUBLE-FACED)
	* Tenant must choose 2 locations (front + side OR rear)	<b>M3</b>	PROJECT & TENANT I.D. MONUMENT SIGN (DOUBLE-FACED)

# FOOTHILL & SPRUCE

## SIGN PROGRAM

E Foothill Blvd & Spruce Ave  
Rancho Cucamonga, CA 91730

Prepared By:  
**Promotional Signs**  
3301 S. Susan  
Santa Ana, CA 92704  
714-540-5454 Phone  
714-540-5959 Fax

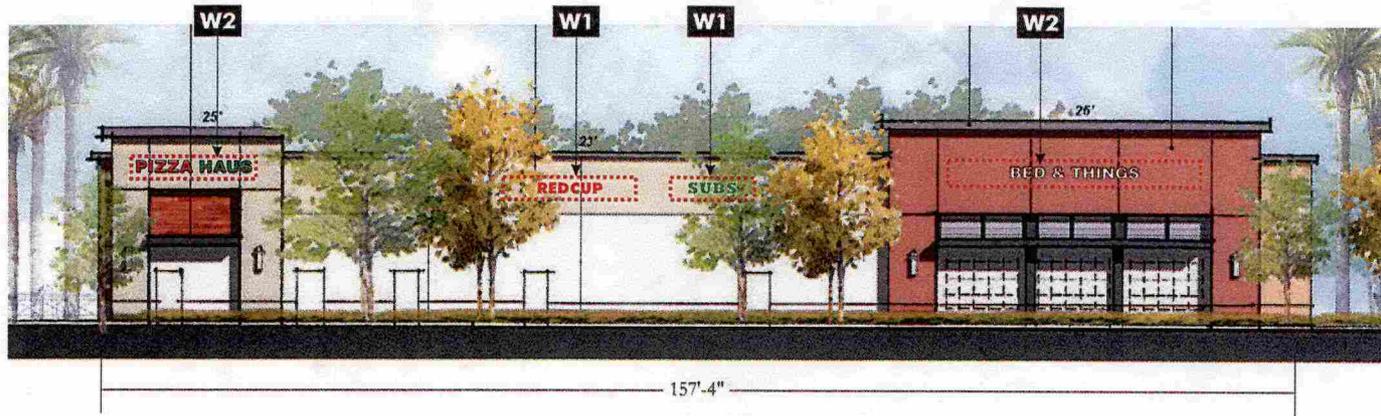
PROJECT RECORD NUMBERS:  
SUBTIP19666,  
Design Review DRC2015-00756,  
Uniform Sign Program DRC2015-00757,  
Sign Permit DRC2015-00758,  
Tree Removal DRC2015-00759,  
CUP DRC2015-00760.

Date: January 2, 2016  
Scale: 1"=50'-0"

### SITE PLAN



Item B-9



SHOPS 1 NORTH ELEVATION



SHOPS 2 NORTH ELEVATION

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Date: January 2, 2016

Scale: 1/16"=1'-0"

### NORTH BUILDING ELEVATIONS

**W1**  
IN-LINE TENANT WALL SIGN

**W2**  
ENDCAP TENANT WALL SIGN  
(Max. 2 signs total per tenant)

Item B - 10



SHOPS 1 SOUTH ELEVATION



SHOPS 2 SOUTH ELEVATION

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Scale: 1/16"=1'-0"

### SOUTH BUILDING ELEVATIONS

**W1**

IN-LINE TENANT WALL SIGN

**W2**

ENDCAP TENANT WALL SIGN  
(Max. 2 signs total per tenant)

Page

8



SHOPS 1 EAST ELEVATION



SHOPS 2 EAST ELEVATION

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Date: January 2, 2016

Scale: 1/16"=1'-0"

### EAST BUILDING ELEVATIONS

**W1**

IN-LINE TENANT WALL SIGN

**W2**

ENDCAP TENANT WALL SIGN  
(Max. 2 signs total per tenant)



SHOPS 1 WEST ELEVATION



SHOPS 2 WEST ELEVATION

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Date: January 2, 2016

Scale: 1/16"=1'-0"

### WEST BUILDING ELEVATIONS

**W1**

IN-LINE TENANT WALL SIGN

**W2**

ENDCAP TENANT WALL SIGN  
(Max. 2 signs total per tenant)

**SIGN TYPE W1 IN-LINE TENANT WALL SIGN**

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store building face, with a maximum of 2 wall signs total per tenant.
- Area: Maximum of 2 square feet of sign area per lineal foot of leasehold frontage, not to exceed 150 square feet of sign area per establishment. Sign area to be computed by including the entire sign within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Width: Not to exceed 70% of tenant leasehold width.
- Height: Maximum capital letter height is 18 inches. Maximum logo height is 30 inches. Maximum overall (stacked) sign height is 36 inches, with a minimum of 1 1/2 inches between lines of copy.
- Construction: Two acceptable types of signage include (Option #1): 5-inch-deep individual standard pan aluminum channel letters / logo with acrylic faces, internally illuminated with L.E.D.s. and (Option #2): 3-inch-deep individual reverse pan aluminum channel letters / logo with clear polycarbonate backs, installed spaced off wall to allow L.E.D. halo illumination.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal L.E.D.s.
- Colors: Tenant's choice, pending Landlord approval.
- Font: Tenant's choice, pending Landlord approval.



**SAMPLE IN-LINE SHOP ELEVATION WITH SIGNAGE**

**FOOTHILL  
&  
SPRUCE**

**SIGN PROGRAM**

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Rancho Cucamonga, CA 91730

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- Tree Removal DRC2015-000759,
- CUP DRC2015-000760.

Date: January 2, 2016

Scale: 1/8"=1'-0"

**IN-LINE TENANT  
WALL SIGN**

**W1**

**SIGN TYPE W2 ENDCAP TENANT WALL SIGN**

- Quantity: Each endcap tenant business shall be allowed 1 storefront wall sign plus 1 wall sign on side or rear elevation, for a total maximum of 2 wall signs per tenant.
- Area: Maximum of 2 square feet of sign area per lineal foot of leasehold frontage, not to exceed 150 square feet of sign area per establishment. Sign area to be computed by including the entire sign within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Width: Not to exceed 70% of tenant leasehold width.
- Height: Maximum capital letter height is 18 inches. Maximum logo height is 30 inches. Maximum overall (stacked) sign height is 42 inches, with a minimum of 1 1/2 inches between lines of copy.
- Construction: Two acceptable types of signage include (Option #1): 5-inch-deep individual standard pan aluminum channel letters / logo with acrylic faces, internally illuminated with L.E.D.s. and (Option #2): 3-inch-deep individual reverse pan aluminum channel letters / logo with clear polycarbonate backs, installed spaced off wall to allow L.E.D. halo illumination.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal L.E.D.s.
- Colors: Tenant's choice, pending Landlord approval.
- Font: Tenant's choice, pending Landlord approval.

Item B - 14



**SAMPLE ENDCAP SHOP ELEVATION WITH SIGNAGE**

# FOOTHILL & SPRUCE

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Design Review DRC2015-00756,  
Uniform Sign Program DRC2015-00757,  
Sign Permit DRC2015-000758,  
Tree Removal DRC2015-000759,  
CUP DRC2015-000760.

Date: January 2, 2016

Scale: 1/8"=1'-0"

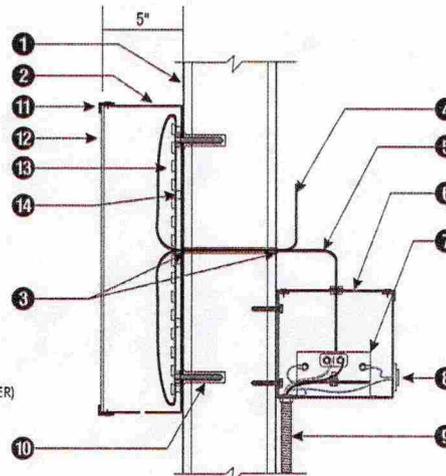
## ENDCAP TENANT WALL SIGNS

**W2**

**OPTION #1 L.E.D. SIGN ATTACHMENT DETAIL**

1. BUILDING WALL
2. ALUMINUM CHANNEL LETTER/LOGO WITH INTERIOR PAINTED WHITE. MIN. (2) 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OF LETTER/LOGO.
3. WATERTIGHT SILICONE SEALANT AT ENTRY AND EXIT POINTS.
4. LETTER-TO-LETTER JUMP.
5. POWER SUPPLY OUTPUT LEAD OR EXTENDED LEAD USING APPROPRIATE UL.
6. L.E.D. ENCLOSURE.
7. L.E.D. POWER SUPPLY.
8. DISCONNECT SWITCH.
9. PRIMARY POWER.
10. ATTACH SIGN TO BUILDING WALL USING FASTENERS OF TYPE AND QUANTITY REQUIRED PER WALL CONDITION.
11. 1" TRIMCAP RETAINER (USE 3/4" FOR CHARACTERS 12 INCHES TALL AND UNDER)
12. ACRYLIC FACE
13. L.E.D. STRIP, CUT AS REQUIRED.
14. L.E.D. SPACER.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Sign to be UL approved and labeled.



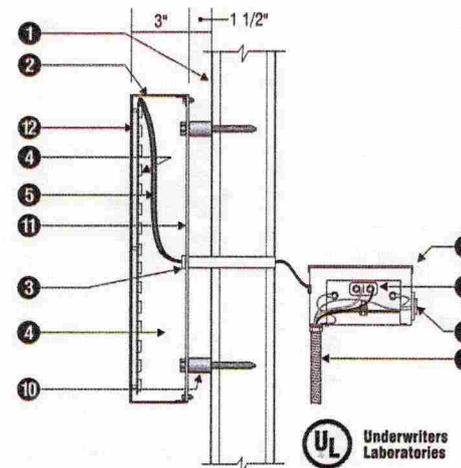
**FACE-LIT CHANNEL LETTER  
INSTALLED FLUSH TO WALL**



**OPTION #2 L.E.D. SIGN ATTACHMENT DETAIL**

1. BUILDING WALL
2. REVERSE PAN ALUMINUM CHANNEL LETTER/LOGO WITH INTERIOR PAINTED WHITE MIN. (2) 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OF LETTER/LOGO.
3. UL LISTED 1/2" ELECTRICAL PASS THRU WITH ALL PENETRATIONS SEALED WATERTIGHT USING SILICONE
4. L.E.D. STRIPS, CUT AS REQUIRED
5. L.E.D. WIRING
6. UL RATED L.E.D. POWER SUPPLY
7. PRIMARY ELECTRICAL SOURCE
8. EMERGENCY DISCONNECT SWITCH
9. POWER SUPPLY HOUSING
10. STUD MOUNT DISTANCE SHOWN OFF FINISHED BUILDING SURFACE USING FASTENERS OF TYPE AND QUANTITY REQUIRED PER WALL CONDITION.
11. CLEAR LEXAN BACK LENSE
12. ALUMINUM FACE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**HALO LIT CHANNEL LETTER OR LOGO  
INSTALLED SPACED 1 1/2" OFF WALL**



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Date: January 2, 2016

Scale: Not To Scale

**IN-LINE TENANT  
&  
ENDCAP TENANT  
WALL SIGNS  
SECTION  
DETAILS**

**W1 W2**

SIGN **M1 M2 M3** DOUBLE-FACED PROJECT AND TENANT I.D. MONUMENT SIGN

Quantity: 3 total.

Height: 8 feet.

Area: 24 square feet (4'-4" x 5'-6"), with an additional 8 square feet for project identification (1'-5 1/2" x 5'-6"). Area calculated does not include supports, framework or bracing that is clearly incidental to the display itself.

Construction: Monument sign, cornice, and base to be fabricated from aluminum with lightly textured paint finish. All copy (project and tenant identification) to be 1" thick clear push-thru acrylic faced with dark brown or duranodic bronze vinyl (exact color t.b.d.).

Illumination: Internal.

Tenant Copy: May consist of tenant name and optional logo. Maximum of 4 tenants, Minimum capital letter height is 8 inches.

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Scale: 1/2"=1'-0"

**DOUBLE-FACED  
PROJECT AND  
TENANT I.D.  
MONUMENT SIGN**

**M1 M2 M3**

Item B - 16



## DESIGN REVIEW COMMENTS

7:00 p.m.

TOM GRAHN

January 19, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR HOMES - A Design Review for 11 lots within the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Tentative Tract Map SUBTT19968.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19968 - GFR HOMES - A request to subdivide 5.0 acres into 11 lots in the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Design Review DRC2015-00589.

Design Parameters: The proposed project is located at the southeast corner of East Avenue and Fisher Drive, directly south of the 210 Freeway. The project site contains the Ernst Muller House, a local historic landmark, which will be retained within the proposed project, and the Saint Clare of Assisi Episcopal Church, a temporary modular building that will be demolished. To the east, west, and south of the project site are existing single family homes. Existing streets, Brownstone Place and Whitestone Place, which currently terminate at the project boundary will be extended through the project.

Lots within the proposed subdivision range in size from 13,387 square feet to 19,054 square feet, with an average lot size of 15,469 square feet. These lots exceed both the 10,000 square foot minimum lot size and the 15,000 minimum net average lot size. The proposed subdivision meets all other applicable development standards of the Etiwanda Specific Plan.

The 5 acre site is proposed to be subdivide into eleven (11) lots; one (1) lot will contain the Muller House, and ten (10) new homes will be developed. Per the Etiwanda Specific Plan, ten (10) single-family dwellings are required to provide a minimum of 3 different floor plans and 2 elevations per floor plan. The project proposes three (3) distinct floor plans, Plans 1, 2 and 3, and two (2) elevations per floor plan, including both Spanish Colonial and Craftsman. Floor plans range in size from 3,208 square feet to 3,995 square feet. Additionally, one (1) floor plan, a reverse of Plan 2, is provided as a Craftsman design. Plans 1 and 2 are single-story elevations, Plan 3 is a two-story elevation.

The Muller House will remain in place, on Lot-5; however, due to driveway access restrictions onto East Avenue, Lot-5 will gain driveway access from the interior street. All of the remaining 10 lots will obtain driveway access from the extension of the interior streets.

Staff Comments: The following comments are intended to provide an outline for Committee discussion.

Major Issues: The following design issues will be the focus of Committee discussion regarding this project:

1. Revise the unit plotting of Lot 11 to provide a single-story elevation, either Plan 1 or Plan 2, on this corner lot.

DRC COMMENTS

DRC2015-00589 & TENTATIVE TRACT MAP SUBTT19968 – GFR HOMES

January 19, 2016

Page 2

2. Substantially vary front yard setbacks. The structures on Lots 6 through 11 are all plotted parallel to the street frontage with a portion of the structure at the front setback.

Secondary Issues: Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues:

1. On all side elevations identify the location of return walls.
2. On all Craftsman designed side elevations, logically terminate all accent materials at the return walls.
3. On all Craftsman designed elevations, expand the use of accent material on the rear and side elevations.
4. On all Craftsman designed elevations, utilize native rock for the fieldstone veneer. Other forms of stone may be manufactured products.
5. On the Plan 2, Spanish Colonial front elevation, identify the accent material on the front entry arch.
6. On the Plan 2, Spanish Colonial front elevation, the decorative ceramic tile should be inset to the adjacent stucco material.
7. The Muller House is a designated local landmark. Modification of the site that affects the integrity of the structure, including the construction of a detached garage, perimeter walls and landscaping will be subject to a Landmark Alteration Permit. This permit will be processed currently with the tract and design review applications.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion:

1. No policy issues have been identified.

Staff Recommendation: Staff recommends the Committee recommend approval of Design Review DRC2015-00589 and Tentative Tract SUBTT19968.

Design Review Committee Action:

Staff Planner: Tom Grahn

Members Present: