



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE AGENDA

February 2, 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 DRC2015-00402 – FULLMER CONSTRUCTION FOR FREWING DEVELOPMENT - A request for site plan and architectural review of a 45,797 square foot warehouse building on a 2.32 acre lot located on the west side of Pittsburgh Avenue and approximately 570 feet south of 6<sup>th</sup> street in the Industrial Park (IP) District - APN: 0229-341-15.



## DESIGN REVIEW COMMITTEE AGENDA

February 2, 2016

- B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00782 - CONSOLIDATED CONSULTING - A request for site plan and architectural review of 6 industrial buildings totaling 168,204 square feet on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Tentative Tract Map SUBTPM19669 and Master Plan (Amendment) DRC2015-01018.

### 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.*

*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 21, 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

February 2, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00402 – FULLMER CONSTRUCTION FOR FREWING DEVELOPMENT - A request for site plan and architectural review of a 45,797 square foot warehouse building on a 2.32 acre lot located on the west side of Pittsburgh Avenue and approximately 570 feet south of 6<sup>th</sup> Street in the Industrial Park (IP) District - APN: 0229-341-15.

Design Parameters: The project site is located on the west side of Pittsburgh Avenue, about 570 feet south of 6<sup>th</sup> Street, and about 315 feet east of Milliken Avenue. It is approximately 320 feet (east to west) and approximately 305 feet (north to south) with an area of about 101,034 square feet (2.32 acres). An unusual characteristic of the site is the irregular alignment of the south property line near the southeast corner where there is a 'notch'. Within this notch there is a paved area for access and parking that is used by a church (Cucamonga Christian Fellowship), located on the adjacent parcel to the south, for general access and overflow parking. The frontage of Pittsburgh Avenue has full street improvements and mature street trees. The site is otherwise vacant. The subject property is generally level with an elevation at the north and south sides of about 1,066 and 1,056 feet, respectively.

The property is bound on the west by a parcel that is partially developed with a small structure of about 2,000 square feet and walled enclosures that are used by a telephone company to house their equipment. To the east is a parking lot (used for both trailer and passenger vehicle parking) and a vacant lot. To the north is a parking lot on which an application (related file: Design Review DRC2015-00650) is currently under review by the City for development of an industrial building – that application was reviewed by the Design Review Committee on December 15, 2015. To the south is the aforementioned church. The zoning of the property and the properties surrounding the subject property is Industrial Park (IP) District.

The proposed project is a one story warehouse building of 45,797 square feet that will include 2,110 feet of office space on the main floor and an additional 2,264 square feet of office space on a second level. The front, or primary, elevation of the building will be oriented towards Pittsburgh Avenue. The office area and entrance will be at the southeast corner of the building.

The loading area, dock doors and trailer parking stalls will be located on the southwest area of the project site. The dock doors will be on the south side of the building near the rear (west side) of the property. This area will be screened from public view on Pittsburgh Avenue by a portion of the building and screen walls.

Two access points are proposed for the property along Pittsburgh Avenue. A proposed 26-foot wide driveway at the northeast corner of the project site will provide access to visitor and employee parking spaces. A 35-foot wide driveway is proposed at the southeast corner of the project site. This driveway will lead to employee parking spaces, more visitor parking spaces, the trailer parking, dock doors and the truck loading area. This driveway leads to an 8-foot tall gate approximately 100 feet from Pittsburgh Avenue.

There are two parking areas on the subject property. The first parking lot area includes 17 parking spaces along the south side of the subject property. Most of these parking spaces can be accessed by visitors or employees, however, four can only be accessed by passing through the gate. The second parking area includes 32 parking spaces and can be accessed by employees or visitors along the north side of the subject property. The combined required amount of parking stalls is 49 and 49 parking stalls are provided. The paved area at the southeast corner of the site that is used by the church will be reconstructed with parking stalls (and associated improvements) that will be used exclusively by the tenant of the proposed building. The church is aware they will lose the use of these parking stalls; the loss will not result in a deficit in parking that is required

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for the church. A trailer parking stall is required for every dock door. There are four dock doors proposed and four trailer parking stalls provided. Landscape coverage is 16.5%. The minimum requirement of landscaping for this Development District is 15%. No tenants have been specified at this time; the building is speculative.

The proposed buildings will be of concrete tilt-up construction. Each facade will be painted with a palette of six colors. An additional primary material will be El Dorado European Ledge Stone at various locations on the east, west, south and north elevation. A secondary material will be glazing. Glazing has been proposed mostly at the office area and each facade has some glazing material. A metal canopy is proposed above each of the two lower windows on the east and south elevation. Painted steel cornices are also proposed on the office corner elevation area. Reveal lines have been proposed on all elevations. The east elevation has a varying setback which creates dimension and visual interest. An employee outdoor eating area will be located at the northwest corner of the building. As permitted by the Development Code, in lieu of a shade structure there will be a large shade tree at the outdoor eating area.

**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. None.

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

1. None.

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

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 building.
3. All wrought iron fences and sliding gates shall be painted black or similarly dark color.
4. Decorative paving shall be provided at all vehicular access points onto the site.
5. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.
6. Provide durable street furniture in outdoor employee eating area, such as tables, chairs, waste receptacles.
7. All trash enclosures shall be constructed per City standard. The design of the trash enclosures shall incorporate the materials, finish, color, and trim used on the buildings.

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**Staff Recommendation:** Staff recommends that the project be approved and forwarded to the Planning Commission for review and action.

**Design Review Committee Action:**

Staff Planner: Nikki Cavazos

Members Present:

## DESIGN REVIEW COMMENTS

7:00 p.m.

Tabbe van der Zwaag

February 2, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00782 - CONSOLIDATED CONSULTING - A request for site plan and architectural review of 6 industrial buildings totaling 168,204 square feet on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Tentative Parcel Map SUBTPM19669 and Master Plan (Amendment) DRC2015-01018.

Project Overview: The applicant proposes constructing 6 industrial buildings on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue that is part of the "Rancho Cucamonga Corporate Park." The request includes a 6 lot parcel map (SUBTPM19669) and an amendment (DRC2015-01018) to the approved Master Plan (DRCDR 99-11(MOD)). The project site is currently vacant and is accessed from Mayten Avenue, Millennium Court and multiple drive access points shared with the adjacent commercial development.

The Planning Commission approved the "Rancho Cucamonga Corporate Park" on April 28, 1999, a 140 acre Master Planned Commercial/Industrial development that extends along the east side of Milliken Avenue to Arrow Route and along Foothill Boulevard to approximately 300 feet west of Masi Drive. On February 13, 2002, the Master Plan was amended (DRCDR 99-11(MOD)) in order to subdivide and master plan a 25 acre portion of the original Master Plan into 11 parcels of land, of which the project site comprises 4 parcels. The project site was originally master planned for 2 office buildings and 2 industrial buildings. The proposed Master Plan Amendment (DRC2015-01018) is to modify the approved Master Plan layout and to permit Buildings 4 and 5 to share a common property line without the required 5-foot setback from the property line. The Development Code permits the reduction in development standards through the Master Plan process.

The proposed project provides 250 vehicle parking spaces, 39 parking spaces over the minimum requirement of 211 parking spaces. There is a shared parking agreement within the 25 acre Master Plan area which includes approximately 883 parking spaces, approximately 147 parking spaces over the minimum requirement. The project also includes the required 1 semi-trailer parking space for every dock door.

The project complies with all setback, floor area ratio (.40 provided vs. .60 permitted), height and landscape coverage requirements (15.3 percent provided vs. 15 percent required). The project is deficient on meeting a number of technical and design requirements which the applicant wishes to discuss with the Design Review Committee.

Technical Issues: The following technical issues remain unresolved:

1. **Outdoor Eating Area** - The Development Code requires a 500 square foot outdoor eating area for each building. The Code requires that these outdoor eating areas be away from building entrances, loading areas and high traffic areas. The intent of the Code is for each eating area be in one location to provide a common break area for the employees of that building. The applicant proposes

placing the outdoor eating areas adjacent to the main entrances of a number of the buildings, adjacent to drive aisles and broken up into smaller break areas. It is recommended that the eating areas be moved behind the gates and include an overhead trellis shade structure.

2. **Trees** – The Development Code requires one tree for every three parking spaces. The landscape plan does not show the required trees for the parallel parking spaces behind the gates in the dock area.
3. **Planter** – The Development Code requires that trees be planted in areas of public view adjacent to structures at a rate of one tree per thirty linear feet of building dimensions. Building 3 is required to have a 5-foot wide planter (inside dimension) located along the south side of the building.

Design Issues: The following design issues have been raised by staff and remain unresolved:

1. The Development Code requires that a minimum of 2 primary building materials be used on each elevation. The Code classifies concrete, sand blasted concrete, brick, granite, marble and similar building materials as primary building materials.
2. Enhancement of the office areas of the buildings include adding additional articulation and additional primary and secondary building materials.
3. Enhancement of the side and rear elevations by popping out the proposed tower elements.
4. Decorative paving be added at all pedestrian crossings.

Staff Comments: Staff supports the proposed site layout, the related Tentative Parcel Map and the amendment to the approved Master Plan. The project is well-integrated into the existing commercial center and should not negatively impact the traffic circulation of the center. The Master Plan amendment is in keeping with the intent of the approved entitlement and reducing the 10-foot separation between Buildings 4 and 5 eliminates the dead space between the buildings. Staff strongly recommends that the technical and design deficiencies outlined above be addressed prior to the project moving forward to the Planning Commission. The buildings need to be enhanced to include the use of 2 primary building materials and increase the articulation of the wall and roof plane.

Major Issues: Address the following technical deficiencies:

1. Add a second primary building material.
2. Consolidate each outdoor eating area into a minimum of 500 square feet that is away from the drive aisles and front entrances.
3. Add trees to the parallel parking spaces behind the gates.
4. Add a planter to the south elevation of Building 3.

Secondary Issues: The following design enhancements are strongly recommended:

1. Modify the office area and side elevations by adding additional articulation and additional primary and secondary building materials.
2. Modify the side elevations by popping out the proposed tower elements.
3. Add decorative paving at all pedestrian crossings.

**Staff Recommendation:** Staff recommends that the outstanding technical and design issues be addressed to the satisfaction of the Committee prior to the project being scheduled for Planning Commission review.

**Design Review Committee Action:**

Staff Planner:           Tabe van der Zwaag

Members Present: