



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE

### AGENDA

February 16, 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 DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN: A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.



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- B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR HOMES - A Design Review for 10 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.

### 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 February 4, 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.

Dominick Perez

February 16, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN: A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Design Parameters: The project site is comprised of three (3) vacant parcels with a combined area of 696,465 square feet (15.99 acres). The site is approximately 880 feet (east to west) by approximately 594 feet (north to south). The site is vacant with limited vegetation and is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The zoning of the abutting properties to the north, south, east and west is General Industrial (GI) District. The site generally slopes from north to south with a gradient of less than 2 percent and an elevation at the north and south sides of approximately 1,127 to 1,108, respectively.

The applicant proposes to construct a logistics building with a floor area of 339,000 square feet. The building will consist of two (2) office areas (15,000 square feet), manufacturing (15,000 square feet) and warehousing (309,000 square feet). The offices will be located at the southwest and southeast corners of the building. The dock loading area, with 36 dock doors, will be located on the south side of the building. There will be a trailer storage area with 36 trailer parking spaces located adjacent to the loading dock. The dock and trailer storage areas will be screened by a concrete tilt-up wall of 8 feet in height. This wall will have textured concrete accents to match the architecture of the building. There will be an employee break area located near each office. Each will be a minimum of 500 square feet in area, as required by the Development Code, and include an overhead shade structure. The building is required to have 188 passenger vehicle parking stalls; 190 parking stalls will be provided. Landscape coverage is 15.4 percent (107,400 square feet); the minimum requirement is 10 percent (69,647 square feet) for this development district.

The proposed building will be of concrete tilt-up construction, painted with a pallet of colors (red, white and grey shades). The building will have formliner textured concrete accents. The building will have secondary building materials consisting of blue reflective glass with anodized aluminum mullions. Clerestory reflective blue glass will be incorporated along the upper level of the south, west, and east elevations. Anodized aluminum trellises are provided along the first floor office windows and above the primary entrances to both office areas. Downspouts will not be visible from the exterior on any elevation of the building as they will be routed through the interior of the building.

As previously mentioned, the site is located south of and adjacent to a BNSF rail line. The Development Code requires properties which adjoin existing or proposed lead or spur lines to provide rail service access. Upon obtaining the current Industrial Track Guidelines from BNSF that specify standards for railway designs, the applicant's engineer was unable to meet the guidelines as the vertical curves and grade requirements necessary could not be achieved for

this site. Furthermore, on April 17, 2015, staff received correspondence from a project engineer with BNSF Railway Co. indicating multiple issues with this site's suitability for rail service. Due to the multiple noted engineering obstacles, including the lack of ability to meet current Industrial Tract Guidelines, the BNSF project engineer stated that it is very unlikely to be approved for rail service. Therefore, because of the multiple noted issues, the site will not be developed to incorporate rail service.

Primary access to the site will be provided via an extension of Santa Anita Avenue, an existing public street that currently terminates about 395 feet south of the southern property line of the project site. The extension will be approximately 510 feet in length, and will terminate with a cul-de-sac bulb. Three (3) driveways will be constructed for vehicle access to the property. The project includes the construction of a secondary, emergency access road. This road will connect the project site (at the northwest corner) to an existing road that was constructed as a condition of approval for an existing logistics building located about 815 feet to the west of the project site. Both the extension of Santa Anita Avenue and the emergency access road will cross through the aforementioned SCE properties/easements. The applicant has contacted SCE and is in the process of preparing the necessary access agreements.

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

**Major Issues:** None.

**Secondary Issues:** 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 Double Detector Checks (DDC) and Fire Department Connections (FDC) required and/or proposed shall be installed at locations that are not within direct view or line-of-sight of the main entrance. The specific locations of each DDC and FDC shall require the review and approval of the Planning Department and Fire Construction Services/Fire Department. All Double Detector Checks (DDC) and Fire Department Connections (FDC) shall be screened behind a 4-foot high block wall. These walls shall be constructed of decorative masonry block such as slumpstone or stackstone to match the building.
2. All ground-mounted equipment, including utility boxes, transformers, and back-flow devices, shall be surrounded by a minimum of two rows of shrubs spaced a minimum of 18 inches on-center. All ground-mounted equipment shall be painted dark green except as directed otherwise by the Fire Department.
3. The employee break area shall have an overhead trellis with cross members spaced no more than 18 inches on center with minimum dimensions of 4 inches by 12 inches. Each support column shall have a decorative base that incorporates the architectural design and finishes/trim used on the building. The trellis shall be painted to match the building, and tables, chairs/benches, and waste receptacles shall be provided.
4. All wrought iron fences and sliding gates shall be painted black or similarly dark color.
5. All walls, including retaining walls, exposed to public view shall be constructed of decorative masonry blocks, i.e. slump stone, split-face, or have a decorative finish such as stucco.

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6. Decorative paving shall be provided at each vehicle entrance to the site, behind the public right-of-way. These decoratively paved areas shall extend from the front property line to the 25-foot setback line and have a width equal to that of the driveway.
7. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.

**Staff Recommendation:** Staff recommends that the Committee recommend approval of the project to the Planning Commission, and forward it to the Planning Commission for review and action.

**Design Review Committee Action:**

Staff Planner:           Dominick Perez

Members Present:

## DESIGN REVIEW COMMENTS

7:00 p.m.

Tom Grahn

February 16, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR HOMES - A Design Review for 10 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 mix of proposed homes includes seven (7) single-story and three (3) two-story floor plans.

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.

The project was previously reviewed by the Committee at the January 19, 2016 meeting. At that meeting the Committee recommended the following:

1. Revise the unit plotting of Lot 11 to provide a single-story elevation on this corner lot.
2. Provide additional variation in front yard setbacks.
3. On all side elevations identify the location of return walls, and on all Craftsman designed side elevations, logically terminate all accent materials at the return walls.

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4. On all Craftsman designed elevations, utilize native rock for the fieldstone veneer. Other forms of stone may be manufactured products.
5. On all Craftsman elevations, expand the use of accent material on the rear and side elevations.
6. On the Plan 2, Spanish Colonial front elevation, the decorative ceramic tile should be inset to the adjacent stucco material.

The applicant has revised their proposed project to address all Committee recommendations.

**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. There are no major design issues.

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

1. There are no secondary design issues.

**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: