



THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

MAY 17, 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. PUBLIC COMMENT

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.

III. 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.



DESIGN REVIEW COMMITTEE AGENDA MAY 17, 2016

- A. SIGN PERMIT DRC2016-00286 – ROY COURTNEY FOR ALDI FOOD MARKET - A request to construct a wall sign for Aldi Food Mart on the south elevation of the building at 11070 Foothill Boulevard; APN: 1077-422-72.
- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19615 – RAYMOND WANG - A request to subdivide a 0.94-acre parcel of land into two parcels within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) Residential District, located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01. Related File: Variance DRC2015-00177.
- C. ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2015-00177 – RAYMOND WANG – A request to reduce the required minimum parcel size and average parcel size related to the subdivision of a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) Residential District, located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01. Related File: TENTATIVE PARCEL MAP SUBTPM19615.
- D. DESIGN REVIEW DRC2014-00931 – DON CLOUGHESY FOR THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (RCFPD) - A request to update the site plan and architecture of the approved Rancho Cucamonga Fire Protection District (RCFPD) training center at the existing Jersey RCFPD Station #174 located in the Medium Impact Heavy Industrial (MIHI) Development District at 11297 Jersey Boulevard; APN: 0229-111-34.

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 May 5, 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

May 17, 2016

SIGN PERMIT DRC2016-00286 – ALDI - A request to install one new illuminated wall sign for a grocery store located on the north side of Foothill Boulevard, between Spruce Avenue and Elm Avenue, within the Community Commercial (CC) Development District of the Terra Vista Community Plan at 11070 Foothill Boulevard; APN: 1077-422-31.

Background: On November 17, 2015, the Design Review Committee (DRC) reviewed and recommended approval of Minor Design Review DRC2014-01145 and Sign Permit DRC2015-00847 in connection with a proposed 18,000 square foot grocery store, Aldi, Inc. The Minor Design Review application involved a proposal to modify the exterior of the existing building (formerly Office Depot). The Sign Permit application involved a proposal to install a new 6-foot tall by 5-foot wide wall-mounted, cabinet sign to be located above the main entrance at the building's south elevation. Uniform Sign Program (USP) #134, which contains standards for signage within the subject shopping center, classifies sub-major tenants as businesses occupying between 7,000 and 34,999 square feet of building area. According to USP #134, sub-major tenant signs are permitted to have a maximum height of 36 inches. This USP #134 also states that any proposed sign for sub-major tenants that exceed the maximum height of 36 inches may be permitted subject to approval by the DRC.

Design Parameters: The Planning Department recently received an application to install a redesigned wall sign on the subject building. The proposed sign includes the previously approved 6-foot tall by 5-foot wide cabinet sign containing the Aldi trademarked logo as well as additional channel letters, "Food Market", to be located below the cabinet sign. The request is being made to allow Aldi the opportunity to advertise their product. The channel letters are 18 inches in height and 14 feet – 3 1/8 inches in width. The size of the cabinet sign containing the Aldi logo will not be modified. Per the applicant, the 6-foot tall logo is necessary to allow the "Aldi" lettering in the logo box to be legible. To date, the Aldi has not yet installed signage on this building. The overall height of the sign is 8 feet – 1 1/4 inches and the overall width of the sign is 14 feet – 3 1/8 inches. The size of the proposed sign is 51.9 square feet. The sign is in conformance with the maximum width of 25 feet as well as the maximum area allowed per sign of 75 square feet as stated by USP # 134.

Staff Comments: The applicant initially proposed multiple sign concepts that incorporated a logo and channel letters. The proposed designs were narrowed down to two concepts: 1) a "stacked" sign with a logo above channel letters and 2) a "side-by-side" sign with the logo to the left of the channel letters. The applicant indicates that the stacked design is the superior design of the two concepts given the area and location of which the sign will be located on the building would better fit a stacked configuration. With this concept, the overall height of the sign is substantially taller than other signs within the Terra Vista shopping center. Most sub-major tenants have signs that are no taller than 36 inches in height. However, the applicant states the height of the sign is necessary in order to allow the "Aldi" lettering in the logo box to be legible (approximately 12 inches) and to allow the additional 18 inch tall "Food Market" channel letters that help explain to the public what type of store and products Aldi sells.

Although the sign exceeds the maximum height allowed by USP # 134, the sign does comply with the maximum allowable width and area. Furthermore, the Design Review Committee has reviewed and approved other signs for sub-major tenants within the center that that have exceeded 36 inches in height.

Major Issues: None

Secondary Issues: None

Staff Recommendation: Staff supports the proposed Aldi sign concept and recommends approval of the Sign Permit for the proposed wall sign along the south building elevation.

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Design Review Committee Action:

Members Present:

Staff Planner: Dominick Perez

DESIGN REVIEW COMMENTS

7:00 p.m.

Tabbe van der Zwaag

May 17, 2016

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19615 – RAYMOND WANG – A request to subdivide a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) Residential District, located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01. Related File: Variance DRC2015-00177.

ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2015-00177 – RAYMOND WANG – A request to reduce the required minimum parcel size and average parcel size related to the subdivision of a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) Residential District, located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01. Related File: Tentative Parcel Map SUBTPM19615.

Project Overview: The applicant is requesting to subdivide (SUBTPM19615) a 0.94-acre parcel of land located at the northeast corner of Almond Street and Almond Court into two residential parcels. The project site is within the Very Low (VL) zoning district and within the Equestrian and Hillside Overlays. The minimum parcel size in the Very Low (VL) zoning district is 20,000 square feet and the required average parcel size is 22,500 square feet. Parcel #1 is 21,700 square feet and Parcel #2 is 19,530 square feet. The proposed 2 parcel subdivision results in an average parcel size of 20,615 square feet. A Variance (DRC2015-00177) has been submitted requesting a 1,885 square foot reduction in the required 22,500 square foot average parcel size and a 470 square foot reduction in the required minimum parcel size of Parcel #2. Each parcel provides drive access from Almond Street and equestrian trail access from Almond Court.

The project adheres to all other development criteria including parcel width, parcel depth and providing a 15-foot wide equestrian trail. The Development Code requires corner parcels to be 100 feet wide, interior parcels to be 90 feet wide and each to be a minimum 200 feet deep. Corner Parcel #1 is 100 feet wide, Interior Parcel #2 is 90 feet wide and each parcel is 217 feet deep. A 15-foot wide equestrian trail runs along the north side of Parcel #1 providing trail access to Almond Court for both parcels. The trail will drain with a 2 percent grade to the drainage facility on the north side of the trail. Each parcel provides a location for a 24-foot by 24-foot corral area, as required for parcels within the Equestrian Overlay. A separate 5-foot wide private drainage easement is provided along the north property line (north of the equestrian trail) to carry storm water runoff from north of the project site and directing the storm water along the east property line of Parcel #2 to the public storm drain system on Almond Street. A decorative wall will be required along the north property line, on the south side of the equestrian trail and along the side property lines of each parcel. The plans callout that the trail will be topped with a 4-inch cover of decomposed granite, as required by the Trails Implementation Plan. Access to the trail will be controlled by a trail access gate designed per Rancho Cucamonga Standard Drawing 1006-C.

Staff Comments: Staff is supportive of the proposed Tentative Parcel Map (SUBTPM19615) and the Variance (DRC2015-00177) for the reduction in average parcel size and the 470 square foot reduction in the required minimum parcel size of

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TENTATIVE PARCEL MAP SUBTPM19615 & VARIANCE DRC2015-00177 -
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Parcel #2. Without the Variance (DRC2015-00177), the parcel would not be able to be subdivided and would be approximately twice as large as the surrounding parcels, which range in size from 16,339 square feet and 39,507 square feet. The project will have similar parcel sizes to the parcels to the east, west and south. The parcel to the north is approximately 35,507 square feet in size and was subdivided prior to City incorporation.

Major Issues: None

Secondary Issues: None

Staff Recommendation: Staff recommends that the Committee forward the project to the Planning Commission for their review and final action.

Design Review Committee Action:

Members Present:

Staff Planner: Tabe van der Zwaag, Associate Planner

DESIGN REVIEW COMMENTS

7:00 p.m.

Tabbe van der Zwaag

May 17, 2016

DESIGN REVIEW DRC2014-00931 – DON CLOUGHESY FOR THE RANCHO CUCAMONA FIRE PROTECTION DISTRICT (RCFPD) - A request to update the site plan and architecture of the approved Rancho Cucamonga Fire Protection District (RCFPD) training center at the existing Jersey RCFPD Station #174 located in the Medium Impact Heavy Industrial (MIHI) Development District at 11297 Jersey Boulevard; APN: 0229-111-34.

Project Scope Change Request: The applicant, the Rancho Cucamonga Fire Protection District (RCFPD), is requesting to change the scope of the previously approved Fire Training Facility at RCFPD Station Number 174. This review is to determine whether the proposed changes are in keeping with the existing on-site buildings and with the original approval, and are not of a significant nature that would require review by the full Planning Commission.

Background: On July 22, 2015, the Planning Commission approved the expansion of the existing RCFPD Station Number 174 (Design Review DRC2014-00931 and Conditional Use Permit DRC2014-00932), which is located at the southwest corner of Jersey Boulevard and Milliken Avenue at 11297 Jersey Boulevard. Fire Station Number 174 was originally approved on September 27, 1989 (CUP 89-23) and included the fire station, maintenance facility, training center and training tower (36,328 square feet of structures). The approval was modified on December 11, 1991 (CUP Modification 89-23) for Phase two of the project which included the Design Review of the maintenance building and training facility, training tower and pump test enclosure. The approval was modified again on September 28, 1994 (CUP Modification 89-23) to add a heliport to the fire station.

The project site is currently developed with a 17,034 square foot main fire station building, a 14,600 square foot maintenance/service building, a 2,349 square foot warehouse/covered carport, 40 parking stalls and a helipad. The facility also includes a flash over chamber and a two-story burn container structure, both of which are used for live fire demonstrations and training events.

The buildings approved on July 22, 2015, include a 14,789 square foot, two-story fire training center, a 2,455 square foot parts/storage building, a 3,186 square foot fitness building, a 3,064 square foot training house and a 15,415 square foot multi-story training tower with an adjacent open lattice training structure, for a total of 38,909 square feet of new structures. The project also included the complete reconfiguration of the parking lot for an overall parking count of 131 spaces. The approved 70-foot tall live fire training tower will replace the existing two-story, live fire training structure. In addition to the new structures, the existing flashover chamber building will be relocated on-site and will include a scrubber to capture and filter emissions created by the live burns. A decomposed granite running track will be located along the perimeter of the site.

Overview of Proposed Changes: The applicant is requesting to modify the original approval (July 22, 2015) because of construction costs exceeding the approved budget. The changes include redesigning the administration building, data center and

locker/shower building and eliminating the covered carport located adjacent to the south property line. No changes will occur to the other approved buildings.

The approved 14,789 square foot two-story, fire training center will be replaced by a 6,043 square foot single-story fire training center. The 3,186 square foot fitness building will be replaced by a 1,778 square foot locker/shower building (without fitness use). The data center, which was originally physically connected to the fire training center, will become a detached 1,261 square foot building. A new canopy will be located on the east elevation of the existing warehouse building, within the outdoor plaza area. The site plan changes allow for the construction of a new outdoor courtyard on the south side of the proposed 9/11 memorial.

Staff Comments: Staff is in support of the proposed changes, which are in keeping with the existing on-site buildings and with the remaining approved fire training buildings. The downsizing of the fire training center from a two-story to a single-story building will be in keeping with the adjacent single-story buildings. The redesigned buildings will be constructed of colored concrete block with a variety of textures (split face, fluted, shot blast and polished) and colors in keeping with existing and approved on-site structures. The redesigned site plan maintains the basic layout of the original project, including an open courtyard area to the south of the fire training center and provides the opportunity to create a second courtyard on the south side of the proposed 9/11 memorial.

Major Issues: None

Secondary Issues: None

Staff Recommendation: Staff recommends that the Committee review the proposed changes to the approved layout and architecture to determine whether the changes are within the scope of the original approval and do not require additional review by the full Planning Commission.

Design Review Committee Action:

Members Present:

Staff Planner: Tabé van der Zwaag