



THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

NOVEMBER 1, 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: Ray Wimberly ___ Rich Macias ___
Candyce Burnett ___ Donald Granger ___
Alternates: Lou Munoz ___ Rich Fletcher ___
Francisco Oaxaca ___

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

NOVEMBER 1, 2016

- A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00268 - BRUCE KARISH - A request for site plan and architectural review of a three (3) building industrial complex on 5.26 acres of land in the General Industrial (GI) District, located at the northeast corner of 6th Street and Center Avenue; APN: 0209-262-25. Related Files: Tentative Parcel Map SUBTPM19683 and CEQA Review CEQA2016-00011.
- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19683 - BRUCE KARISH - A request to subdivide a 5.26 acre site into 3 parcels in the General Industrial (GI) District, located at the northeast corner of 6th Street and Center Avenue APN: 0209-262-25. Related Files: Design Review DRC2016-00268 and CEQA Review CEQA2016-00011.

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 October 20, 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.

Tom Grahn

November 1, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00268 - BRUCE KARISH - A request for site plan and architectural review of a three (3) building industrial complex on 5.26 acres of land in the General Industrial (GI) District, located at the northeast corner of 6th Street and Center Avenue; APN: 0209-262-25. Related Files: Tentative Parcel Map SUBTPM19683 and CEQA Review CEQA2016-00011.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19683 - BRUCE KARISH - A request to subdivide a 5.26 acre site into 3 parcels in the General Industrial (GI) District, located at the northeast corner of 6th Street and Center Avenue APN: 0209-262-25. Related Files: Design Review DRC2016-00268 and CEQA Review CEQA2016-00011.

Design Parameters: The project site is a rectangular parcel of about 474 feet (north-south) by 558 feet (east-west), located at the northeast corner of 6th Street and Center Avenue. The property to the north and west are in the General Industrial (GI) District, and the property to the east and south are in the Industrial Park (IP) District. To the north is an 84,000 square foot manufacturing building, to the south is an 830,000 square foot warehouse distribution building, to the east is a 193,000 square foot warehouse distribution building, and to the west is a multi-tenant industrial complex. The site is vacant and vegetation is dominated by short grasses; there are no shrubs or trees on the project site. The subject property is generally level with an elevation at the north and south sides of about 1,080 feet and 1,070 feet, respectively.

The applicant proposes to construct three industrial buildings: two single tenant and one multi-tenant buildings on three parcels. Parcel 1 is 3.35 acres and will contain Building 1, a four tenant multi-tenant industrial building totaling 63,459 square feet. Parcel 2 is 0.92 acres and will contain Building 2 totaling 17,709 square feet. Parcel 3 is 0.89 acres and will contain Building 3 totaling 13,708 square feet. The buildings are speculative at this time, but as typical for these types of buildings, a small office is included in each tenant space. A dock high door and trailer parking space is provided for each building/tenant space. Building 1 provides 6 truck trailer parking spaces, Buildings 2 and 3 each provide 1 truck trailer parking space for a total of 8 truck trailer parking spaces on-site. Automobile parking is provided for each tenant space based on office, manufacturing, and warehouse floor area. Building 1 will provide 88 parking spaces for the four tenant spaces, Building 2 will provide 28 parking spaces, and Building 3 will provide 25 parking spaces, for a combined total of 141 parking spaces on-site.

The Development Code requires a 35-foot building set back off of 6th Street and a 25-foot building setback off of Center Avenue. At the building setback line, buildings are limited to a maximum height of 35 feet. Buildings exceeding 35 feet in height are required to be set back an additional 1-foot from the front setback for each 1-foot of height up to a maximum building setback of 70 feet. The project is designed so that most of the buildings are 35 feet high, however, each of the three buildings has a tower element incorporated into its design to differentiate the office floor area from the manufacturing/warehouse floor area. The office area for Building 1 (Unit A), Building 2, and Building 3 have the tower element setback an additional 3 feet behind the primary building plane as the office area tower element increases in height to 38 feet.

The proposed buildings will be of concrete tilt-up construction painted with a palette of four different colors with a secondary material of glass panels. The building colors are incorporated into geometric patterns and horizontal banding to break up large expanses of stucco. Glass is generously incorporated into the tower element design to emphasize the importance of the office area as the main entry of each tenant space. Each office entrance will also have a metal canopy.

DRC COMMENTS

DRC2016-00268 & TENTATIVE PARCEL MAP SUBTPM19683 – BRUCE KARISH

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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. There are no major design issues. The applicant has worked closely with staff during the screen check review process to address any design and site planning 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. All ground-mounted equipment and utility boxes including transformers, fire department connections, back-flow devices, etc. shall be surrounded by a minimum of two rows of shrubs spaced a minimum of 18 inches on-center.
2. Employee areas, each a minimum of 500 square feet, are provided on each parcel and for each tenant space for a total of 6 throughout the project site. The employee areas are designed with a steel arbor with cross members that provide shading for these areas. The arbor structures should either be painted white, or to match the primary building color.
3. All wrought iron fences and sliding gates shall be painted black or similar dark color.

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

1. Incorporate undulating berms along the street frontages, within the landscape setback and landscape areas. The highest part of the berms should be at least 3 feet in height.
2. Decorative paving shall be provided at the vehicular access points onto the site.
3. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.
4. Provide durable street furniture in the outdoor employee area, such as tables, chairs, and waste receptacles.

Staff Recommendation: Staff recommends that the project be approved, subject to the revisions above which can be verified by staff, and forwarded to the Planning Commission for review and action.

Design Review Committee Action:

Staff Planner: Tom Grahn

Members Present: