



THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

NOVEMBER 15, 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 15, 2016

- A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00466 – OAKMONT INDUSTRIAL GROUP – A request for site plan and architectural review of a 215,600 square foot warehouse building on three parcels totaling 9.5 acres located on the west side of Hickory Avenue and approximately 300 feet south of Arrow Route in the General Industrial (GI) District – APN: 0229-171-01, 0229-181-03 and 0229-181-11. Staff is preparing a Mitigated Negative Declaration for consideration at a future Planning Commission meeting.
- B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR INVESTMENTS - 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. This application specifically pertains to the design review of the proposed garage for the Ernst Mueller House located at 6563 East Avenue Related Files: Tentative Tract Map SUBTT19968 and Certificate of Appropriateness DRC2016-00180. The Planning Commission previously adopted a Mitigated Negative Declaration of environmental impacts on April 27, 2016 for the Design Review of the 10 lots. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.
- C. DESIGN REVIEW DRC2016-00724 - GRIFFIN RESIDENTIAL – A residential design review of 11 homes on vacant lots in two existing subdivisions in the Very Low (VL) Residential District of the Etiwanda Specific Plan, located on Rolling Pastures Place, west of East Avenue, and south of Wilson Avenue (SUBTT 16113, Lot 5), and on Hunt Club Drive and Pinto Place, east of East Avenue, and south of Wilson Avenue (SUBTT 16114, Lots 7-16); APNs: 0225-012-07, thru -16 and 0225-811-05. The Planning Commission previously adopted a Mitigated Negative Declaration of environmental impacts on June 27, 2001 for SUBTT16113 and on April 26, 2006 for SUBTT16114. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects with the scope of a previous Negative Declaration.



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AGENDA
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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, Lois Schrader, Planning Commission Secretary for the City of Rancho Cucamonga, hereby certify that a true, accurate copy of the foregoing agenda was posted on November 3, 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

November 15, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00466 – OAKMONT INDUSTRIAL GROUP - A request for site plan and architectural review of a 215,600 square foot warehouse building on three parcels totaling 9.5 acres located on the west side of Hickory Avenue approximately 300 feet south of Arrow Route in the General Industrial (GI) District - APN: 0229-171-01, 0229-181-03 and 0229-181-11. Staff is preparing a Mitigated Negative Declaration of environmental impacts for consideration at a future Planning Commission Meeting.

Design Parameters: The project site is located on the west side of Hickory Avenue about 300 feet south of Arrow Route. It consists of three (3) parcels that, combined, is approximately 630 feet (east to west) and approximately 665 feet (north to south) with an area of about 413,853 square feet (9.5 acres). The frontage of one of the parcels (APN: 0229-171-01) along Hickory Avenue has no street improvements while the street improvements along the frontages of the other two parcels (APNs: 0229-181-03 and -11) are limited to curb and gutter. There are some on-site, street-facing improvements along the overall street frontage of the project site including landscaping, several trees, and screen walls. There are no permanent buildings on the site; it is currently being used for truck and trailer parking, and storage of materials. The site is generally level with an elevation at the north and south sides of about 1,149 and 1,144 feet, respectively.

The property is bound on the west by several parcels that are partially developed with small structures and are used for truck and truck trailer parking. To the east, on the other side of the Hickory Avenue, is a San Bernardino County Flood Control channel and beyond that are a variety of residential and industrial structures within unincorporated San Bernardino County. To the north are several parcels which are either vacant, or are developed with legal, non-conforming single-family residences or small industrial businesses. To the south is a mostly vacant parcel that has been used intermittently for outdoor storage. The zoning of the property and the properties surrounding the subject property to the north, west, and south is General Industrial (GI) District. The zoning of the properties to the east is Floodway (FW) and Community Industrial (IC) (San Bernardino County).

The proposed project is a one story warehouse building of 215,600 square feet including two (2) office areas with a combined floor area of 10,000 square feet. The front, or primary, elevation of the building will be oriented towards Hickory Avenue. The office areas and entrances will be at the southeast and northeast corners of the building.

The loading area, dock doors and trailer parking stalls will be located on the west side of the project site. This area will be screened from public view on Hickory Avenue by the proposed building itself.

Two access points are proposed for the property along Hickory Avenue. Two 50-foot wide driveways are proposed at the northeast and southeast corners of the project site. Both driveways lead to the parking and loading areas. Each driveway also allows access to the parking at the rear of the property (west side) via 8-foot tall gates located approximately 150 feet from Hickory Avenue.

There are two parking areas on the subject property. The first and second parking areas have 94 and 20 parking spaces, respectively. They are located along the east and west sides of the subject property. The combined required amount of parking stalls is 111 and 114 parking stalls are provided. A trailer parking stall is required for every dock door. There are 21 dock doors proposed and 31 trailer parking stalls provided. Landscape coverage is 10%; the minimum requirement is 10% for this Development District. No tenants have been specified at this time.

The proposed building will be of concrete tilt-up construction painted with a palette of four colors.

The building will be sandblasted at various locations. An additional primary material will be metal accents while a secondary material will be glass panels (glazing). Glazing is proposed at the office areas. Each façade also will also have panel reveal lines. Horizontal metal canopies are proposed above the two lower sets of windows near the office entrances on the east elevation facing Hickory Avenue. With the exception of the west elevation, all elevations will have a parapet that varies in height to create dimension and visual interest. Additional visual interest is provided at the both office areas by a "wing" wall that extends beyond the wall plan at the northeast and southeast corners of the building. This wall is about 5 feet in length and about 14 feet high.

Two employee outdoor eating areas will be located at the northwest and southwest corners of the project site. As permitted by the Development Code, in lieu of a shade structure there will be a large shade tree at each of the outdoor eating areas.

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. Add metal canopies above all glazed areas, on both the first and second "levels", along the east elevation and the northeast and southeast corners of the building.
2. Add a set of glazing on the east elevation, at the midpoint between the northeast and southeast corners of the building (it is not necessary to add metal canopies at this location).
3. Provide more sandblasting finish along the south and north elevations of the building to match the east elevation.

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 (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 office corner of the building. 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) screened behind a 4-foot high block wall. These walls shall be constructed of decorative masonry block such as slumpstone or stackstone or poured in-place concrete with design elements incorporated to match the building.
3. Downspouts shall not be visible from the exterior on any elevations of the building. All downspouts shall be routed through the interior of the building walls.

DRC COMMENTS

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4. All wrought iron fences and sliding gates shall be painted black or similarly dark color.
5. Decorative paving shall be provided at all vehicular access points onto 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 the width of the driveway.
6. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.
7. Provide durable street furniture in outdoor employee eating area, such as tables, chairs, waste receptacles.
8. 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.

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:

Members Present:

Additional Staff Present:

DESIGN REVIEW COMMENTS

7:00 p.m.

TOM GRAHN

November 15, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR INVESTMENTS - 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. This application specifically pertains to the design review of the proposed garage for the Ernst Mueller House located at 6563 East Avenue. Related Files: Tentative Tract Map SUBTT19968 and Certificate of Appropriateness DRC2016-00180. The Planning Commission previously adopted a Mitigated Negative Declaration of environmental impacts on April 27, 2016 for the Design Review of the 10 lots. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

Design Parameters: This Design Review and Tentative Tract Map were approved by the Planning Commission on April 17, 2016. Conditions of approval for the Design Review application require the applicant to submit for Design Review Committee review of the proposed free-standing Mueller House garage prior to the issuance of building permits for the tract.

The project site is located at the southeast corner of East Avenue and Fisher Drive, directly south of the 210 Freeway. The site contains the Ernst Mueller House, a local historic landmark, which will be retained, 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.

The 5-acre site will be subdivided into 11 lots; 1 lot will contain the Mueller House, and 10 new homes will be developed. Per the Etiwanda Specific Plan, the 10 single-family dwellings are in 3 distinct floor plans, with Spanish Colonial and Craftsman elevations.

The Mueller House will remain in place on Lot-5 within the subdivision; however, due to driveway access restrictions onto East Avenue, this lot will gain driveway access from the interior street. The Mueller House is a large, wood-framed, two-story Craftsman. It has a medium cross-gable roof with overhanging eaves with exposed rafter ends on the sides and projecting purlins with open braces and collar ties in the gable ends. Construction materials consist primarily of a wood frame sheathed in three-lap drop siding. The roof is covered in composition shingles.

The proposed garage is a single-story with a cross-gable roof, composition shingles, exposed rafter tails, wood siding, a double hung window, and multi-paned garage door windows. The shed roof above the man-door on the left elevation utilizes the exposed timber and arched brace supports. Staff supports the proposed garage design as it matches the architectural detailing of the Mueller house.

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:

DRC COMMENTS

DRC2015-00589 & TENTATIVE TRACT MAP SUBTT19968 – GFR HOMES

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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 that the Committee recommend approval of the Design of the Ernst Mueller House garage for DRC2015-00589.

Design Review Committee Action:

Staff Planner: Tom Grahn

Members Present:

DESIGN REVIEW COMMENTS

7:00 p.m.

TOM GRAHN

November 15, 2016

DESIGN REVIEW DRC2016-00724 - GRIFFIN RESIDENTIAL – A residential design review of 11 homes on vacant lots in two existing subdivisions in the Very Low (VL) Residential District of the Etiwanda Specific Plan, located on Rolling Pastures Place, west of East Avenue, and south of Wilson Avenue (SUBTT 16113, Lot 5), and on Hunt Club Drive and Pinto Place, east of East Avenue, and south of Wilson Avenue (SUBTT 16114, Lots 7-16); APNs: 0225-012-07, thru -16 and 0225-811-05. The Planning Commission previously adopted a Mitigated Negative Declaration of environmental impacts on June 27, 2001 for SUBTT16113 and on April 26, 2006 for SUBTT16114. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects with the scope of a previous Negative Declaration.

Design Parameters: The proposed project provides for the residential design review of 11 existing single-family lots in the Very Low (VL) Residential District of the Etiwanda Specific Plan. One lot is located on Lot 5, of SUBTT16113, which is located on the west side of East Avenue, south of Wilson Avenue. Ten lots are located on Lots 7 to 16, of SUBTT16114, which is located on the east side of East Avenue, south of Wilson Avenue. All 11 lots are located on the remaining vacant lots within the two identified subdivisions.

Lot 5, of SUBTT16113, is 23,442 square feet, Lots 7 to 16, of SUBTT16114 range in size from 21,494 square feet to 38,011 square feet. The average lot size of all lots is 25, 942 square feet. These lots exceed both the 20,000 square foot minimum lot size and the 25,000 minimum net average lot size. The proposed design review application meets all applicable development standards of the Etiwanda Specific Plan including building setback, lot coverage, and garage orientation, etc.

As required by the Etiwanda Specific Plan, projects consisting of 11 single-family homes are required to provide a minimum of 3 different floor plans and 2 elevations per floor plan. The project proposes 5 distinct floor plans, including Plans 1, 2, and 3 and a reverse of Plans 1 and 2. Three elevation styles are provided for each floor plan including Spanish, Tuscan, and Italianate. Floor plans range in size from 3,367 square feet to 4,398 square feet. Plan 1 is a single-story elevation, Plans 2 and 3 are a two-story elevation. The mix of proposed homes includes 5 single-story and 6 two-story floor plans.

Neighborhood Meeting: The applicant conducted a neighborhood meeting and a few residents from the existing neighborhood attended the meeting. At the meeting, residents asked general questions and expressed no opposition to the project.

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 DRC2016-00724.

Design Review Committee Action:

Staff Planner: Tom Grahn

Members Present: