



THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

DECEMBER 6, 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

DECEMBER 6, 2016

- A. DESIGN REVIEW DRC2016-00522 – PHELAN DEVELOPMENT – The proposed development of a 102,530 square foot building on 4.78 acres in the General Industrial (GI) District, located at the northwest corner of Sixth Street and Hermosa Avenue; APN: 020921141. Related Files: Uniform Sign Program DRC2016-00523 and Tree Removal Permit DRC2016-00524. The Planning Department has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City’s CEQA Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers in-fill development projects.

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 November 23, 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

December 6, 2016

DESIGN REVIEW DRC2016-00522 – PHELAN DEVELOPMENT – The proposed development of a 102,530 square foot building on 4.78 acres in the General Industrial (GI) District, located at the northwest corner of Sixth Street and Hermosa Avenue; APN: 020921141. Related Files: Uniform Sign Program DRC2016-00523 and Tree Removal Permit DRC2016-00524. The Planning Department has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers in-fill development projects.

Background: On May 14, 2008, the Planning Commission approved DRC2007-00696, a proposal to construct two industrial warehouse/office buildings with a combined floor area of about 100,000 square feet on the project site. Although the site plan has been revised significantly in the current proposal, the architectural design of the project is consistent with the design that was previously approved.

Design Parameters: The project site is a rectangular parcel of about 616 feet (north-south) by 338 feet (east-west). The site is vacant and is dominated by short grasses, shrubs, and a grouping of trees near the north property line. The property is bound on the east by Hermosa Avenue and on the south by 6th Street. To the north is a large warehouse distribution building of about 400,000 square feet and to the west is an office complex consisting of four buildings of 20,000 square feet each. Across the street to the south and east, respectively, is a large warehouse distribution building of about 400,000 square feet and an office/warehouse complex consisting of six buildings of various sizes. The zoning of the property and all surrounding properties is General Industrial (GI) District. The subject property is generally level with an elevation at the north and south sides of about 1,078 feet and 1,069 feet, respectively.

The applicant proposes to construct a warehouse distribution building of 102,530 square feet. The floor area is designed with an office floor area in the extreme northeast and southeast corners of the building; each office floor contains 5,000 square feet of area. The remaining floor area is designed as warehouse floor area. A total of 10 dock high doors are provided along the western side of the building; 10 truck trailer parking spaces are provided throughout the site. A total of 84 passenger vehicle parking spaces are provided for employees and customers, which is parked at the minimum for an office/warehouse development. There will be two points of access – one via Hermosa Avenue and another via 6th Street. Landscape coverage is 12.41 percent of the project site.

The proposed buildings will be of concrete tilt-up construction painted with a palette of five different colors. An additional primary material will be sandblasted concrete while a secondary material will be glass panels. Key features include tower elements that project beyond the primary wall plane and above the edge of the primary parapet at all four corners and at the midpoint of the east elevation. Glass is generously incorporated around each office area emphasizing its importance as the main entry into the building. In addition to the glazing, each tower at the offices includes a cornice, decorative medallions, and a different paint color. Each office entrance will also have a metal canopy. Glass panels have also been incorporated into the office tower elements on the north, east, and south elevation.

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 designed the project to be consistent with the architectural design of a previously approved industrial project (DRC2007-00696).

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

1. Landscaping at the southeast corner of the site shall be intensified to ensure that the presence of the parking lot immediately adjacent to this corner is minimized.
2. 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.
3. The employee lunch 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. Also, each support column shall have a decorative base that incorporates the architectural finishes/trim used on the building such as sandblasted bases. The trellis shall be painted to match the building.
4. All wrought iron fences and sliding gates shall be painted black or similarly 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 on to 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 outdoor employee eating area, such as tables, chairs, 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 approval.

Design Review Committee Action:

Staff Planner: Tom Grahn

Members Present: