

DESIGN REVIEW COMMENTS

October 1, 2024

6:00 p.m.

Tabé van der Zwaag, Associate Planner

ENVIRONMENTAL ASSESSMENT, DESIGN REVIEW AND CONDITIONAL USE PERMIT – GORRE ARCHITECTS FOR CAL BOX - A request for site plan and architectural review of 45,993 square foot addition to an existing 98,406 square foot industrial building and a Conditional Use Permit to operate a manufacturing use over 50,000 square feet located on approximately 7.7 acres of land within Mixed Employment 2 (ME2) Zone, located on the east side of Toronto Avenue where it terminates into the BNSF/Metrolink right of way; APN: 0209-401-05. (Design Review DRC2023-00379 and Conditional Use Permit DRC2024-00288). The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 – Infill Development Projects.

Site Characteristics: The project site is located at the terminus of Toronto Avenue and is developed with a 98,406 square foot industrial building. The parcel is approximately 532 feet from east to west and 613 feet from north to south, with an area of approximately 336,283 square feet (7.7 acres). The right-of-way improvements (including landscaping, and utility undergrounding along Toronto Avenue have been installed and will remain as part of this project.

The existing Land Use, General Plan and Zoning designations for the project site and adjacent properties are as follows:

	Land Use	General Plan	Zoning
Site	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)
North	BNSF/Metrolink Right of Way	-	Industrial Employment (IE)
South	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)
East	Vacant Land	City Center	Center 2 (CE2)
West	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)

Project Overview: The applicant proposes constructing a 45,993 square foot addition on the west side of the existing 98,406 square foot industrial building that is used manufacturing purposes. The addition will be used to store raw material and finished goods related to the main manufacturing use. While the proposed use is permitted with a Conditional Use Permit pursuant to Development Code Section 17.136.010 (Allowed Land Uses), the existing building on the site is non-conforming in terms of street side setbacks. Development Code Section 17.62.030-B (Alteration and Additions to Nonconforming Uses and Structures) states that “(n)o nonconforming structure shall be altered or reconstructed that results in an increase of the discrepancy between existing conditions and the standards for front yard, side yards, rear yard or height of structures, distances between structures, and parking facilities...”. The proposed building addition will reduce the discrepancy between current conditions and the required setbacks as the addition will bring the overall building closer to the street.

The proposed building will be of concrete tilt-up construction and designed to match the existing building including the use of form lines and high windows. Two-story glazing has been added to the southwest corner of the addition to create visual interest, along with new landscaping along the west and south elevations and decorative paving at the main vehicle entrance. The

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landscaping in the existing parking lot area has been enhanced to meet current landscape requirements. The existing and new loading areas, dock doors and trailer parking stalls are located on the north and south elevations of the building and screened from public view by an existing wall and by the building.

The project was designed to bring the site into closer conformance with development standards of the Mixed Employment 2 (Zone) including building and parking setbacks, number of parking spaces, and floor area ratio as shown on the following tables:

	Required	Provided	Compliant?
Building Setback (Street)	15 Feet Maximum	78 Feet	Yes
Building Setback (Side)	N/A	40 and 50 Feet	Yes
Building Setback (Rear)	N/A	135 Feet	Yes
Parking Setback	10 Foot Minimum	81 Feet	Yes
Landscape Coverage	N/A	10.8 Percent	Yes
Floor Area Ratio	.4 – 2.0 Percent	43 Percent	Yes
Building Height	4 Stories	1 Story	Yes

Parking:

	Parking Ratio	Required Parking	Provided Parking
Office Parking (5,585 SF)	1:250 SF	22 Spaces	22 Spaces
Manufacturing (11,779 SF)	2:1,000 SF	24 Space	24 Space
Warehouse Parking (180,186 SF)	1:1,000 for 1 st 20,000 SF 1:2,000 for 2 nd 20,000 SF 1:4,000 for the Remaining SF	48 Spaces	48 Spaces
Total Vehicle Parking		94 Spaces	103 Spaces
Trailer Parking (11 Dock High Doors)	1 per Dock High Door	11 Spaces	11 Spaces

Staff Recommendation: Staff supports the proposed addition to the existing industrial building. The building is designed to be architecturally compatible with the existing building and onsite improvements. The building addition will reduce the current non-conforming street setback by bringing the overall building closer to the public street. Staff requests that the Design Review Committee consider the design (building architecture, site planning, etc.) of the proposed project and recommend the selected action below:

Recommend Approval of the design of the project as proposed by the applicant.

Recommend Approval with Modifications to the design of the project by incorporating revisions requested by the Committee. Follow-up review by the Committee is not required. The revisions shall be verified by staff prior to review and action by the Planning Director / Planning Commission.

Recommend Conditional Approval of the design of the project by incorporating revisions requested by the Committee. Follow-up review by the Committee is not required. The revisions shall be Conditions of Approval and verified by staff during plan check after review and action by the Planning Director / Planning Commission.

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Recommend Denial of the design of the project as proposed by the applicant.

Design Review Committee Action:

Staff Planner: Tabe van der Zwaag, Associate Planner

Members Present:

Staff Coordinator: Sean McPherson, Principal Planner

Exhibit A – Project Plans



Design Review Committee Meeting Agenda October 1, 2024

FINAL MINUTES

Rancho Cucamonga, CA 91730

New Time: 6:00 p.m.

A. Call to Order

The meeting of the Design Review Committee held on October 1, 2024. The meeting was called to order by Sean McPherson, Staff Coordinator, at 6:00 p.m.

Design Review Committee members present: Vice Chairman Boling and Commissioner Diaz

Correction to the members present; remove Commissioner Diaz and replace with Commissioner Daniels.

Staff Present: Tabe van der Zwaag, Associate Planner

B. Public Communications

Staff Coordinator opened the public communication and after noting there were no public comments, closed public communications.

C. Consent Calendar

- C1. Consideration to adopt Meeting Minutes of September 17, 2024.

Item C1. Motion carried 2-0 vote.

D. Project Review Items

- D1. **ENVIRONMENTAL ASSESSMENT, TENTATIVE MAP, DESIGN REVIEW & VARIANCE – GRAND PACIFIC COMMUNITIES** – A request to subdivide approximately 1.7 acres of land into 8 numbered and 4 lettered lots including site plan and design review of 8 duplexes (16 units total), and a variance to reduce the required streetscape setback for a site located between 19th and Hamilton Streets east of Hermosa Avenue in the Medium Residential (M) Zone; APN: 1076-121-03 (Tentative Tract Map SUBTT20662, Design Review DRC2023-00363, and Variance DRC2024-00300). The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 – Infill Development Projects.

Staff presented the item. Committee members asked a number of questions regarding WQMP facilities, wall height, street width, and requirements for completing sidewalks. Additional questions from committee members included landscaping, specifically that the applicant consider a tree type that does not drop pods, the placement of mailboxes, the placement of solar and location of trash cans. Committee Members complimented the design. Committee Member Boling inquired about the need for crosswalks and crossing guards, considering the new proposed street included within the project design would terminate right in front of an elementary school. Committee Members recommended that the applicant contact the school district and City engineering department for requirements on crosswalks and crossing guards. Committee members voted to move the item forward to the full Planning Commission with the motion that the applicant consider flashing beacons in any potential crosswalk and coordinate with the school district on the need for crossing guards and any other requirements the school district may desire. The motion also included that the applicant consider revising the landscape

plan as well as incorporate a dog relief station within the WQMP area.
The Committee took the following action:

Recommend approval to PC. 2-0 Vote.

- D2. ENVIRONMENTAL ASSESSMENT, DESIGN REVIEW AND CONDITIONAL USE PERMIT – GORRE ARCHITECHTS FOR CAL BOX** - A request for site plan and architectural review of 45,993 square foot addition to an existing 98,406 square foot industrial building and a Conditional Use Permit to operate a manufacturing use over 50,000 square feet located on approximately 7.7 acres of land within Mixed Employment 2 (ME2) Zone, located on the east side of Toronto Avenue where it terminates into the BNSF/Metrolink right of way; APN: 0209-401-05. (Design Review DRC2023-00379 and Conditional Use Permit DRC2024-00288). The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 – Infill Development Projects.

Staff presented the item. Committee members asked general questions related to nonconforming setbacks and the project's compliance with other standards. Committee members asked the applicant questions about the history of their business in Rancho Cucamonga and about business operations related to the proposed addition. Committee members noted that the plan set did not include colored renderings which would have been helpful in their review. Particularly since this is an addition to an existing building, colored renderings would be helpful to distinguish the existing structure from the new addition. Staff responded that these items will be addressed prior to the item going to the Planning Commission.

The Committee took the following action:

Recommend approval to PC. 2-0 Vote.

E. Adjournment

Principal Planner Sean McPherson adjourned the meeting at 6:53 p.m.

Respectfully submitted,



Elizabeth Thornhill, Executive Assistant