



DATE: April 23, 2025

TO: Chairman and Members of the Planning Commission

FROM: Jennifer Nakamura, CNU-A, Planning Director

INITIATED BY: Tabe van der Zwaag, Associate Planner

SUBJECT: DESIGN REVIEW AND CONDITIONAL USE PERMIT – GOREE ARCHITECTS FOR CAL BOX - A request for site plan and architectural review of a 45,993 square foot addition to an existing 98,406 square foot industrial building and a Conditional Use Permit to operate a manufacturing use within Mixed Employment 2 (ME2) Zone, at 8949 Toronto Avenue; APN: 0209-401-05. The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 – Infill Development Projects. The project also qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301 – Existing Facilities (Design Review DRC2023-00379 and Conditional Use Permit DRC2024-00288).

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the resolutions of approval for Design Review DRC2023-00379 and Conditional Use Permit DRC2024-00288, subject to the attached Conditions of Approval.

BACKGROUND:

The project site is located at 8949 Toronto Avenue and is developed with a 98,406-square-foot industrial building constructed in 1995 by Cal Box. Cal Box manufactures and distributes custom designed corrugated boxes for businesses. They are proposing an expansion of their existing facility to store raw materials and finished goods manufactured on site. 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 sidewalk, curb, gutter, landscaping, and utility undergrounding along Toronto Avenue, have been completed 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	-	-
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)

ANALYSIS:

The applicant proposes constructing a 45,993-square-foot addition along the west elevation of the existing 98,406-square-foot industrial building. The addition will be used to store raw materials and finished goods related to the site's primary manufacturing use, which is proposed to continue in relation to the subject request for entitlements. While the use is permitted with a Conditional Use Permit (CUP) pursuant to Development Code Section 17.136.020 (Allowed Land Uses), the existing building is nonconforming in terms of street-side setbacks.

Development Code Section 17.62.030-B (Alterations and Additions to Nonconforming Uses and Structures) states:

“No nonconforming structure shall be altered or reconstructed in a way that increases the discrepancy between existing conditions and the standards for front yard, side yards, rear yard, height of structures, distances between structures, and parking facilities.”

The proposed addition will reduce the discrepancy between current conditions (190-foot setback from the face of the curb on Toronto Avenue) and the required setbacks (15 feet minimum), as the addition will bring the overall building closer to the street (70 feet from the face of the curb).

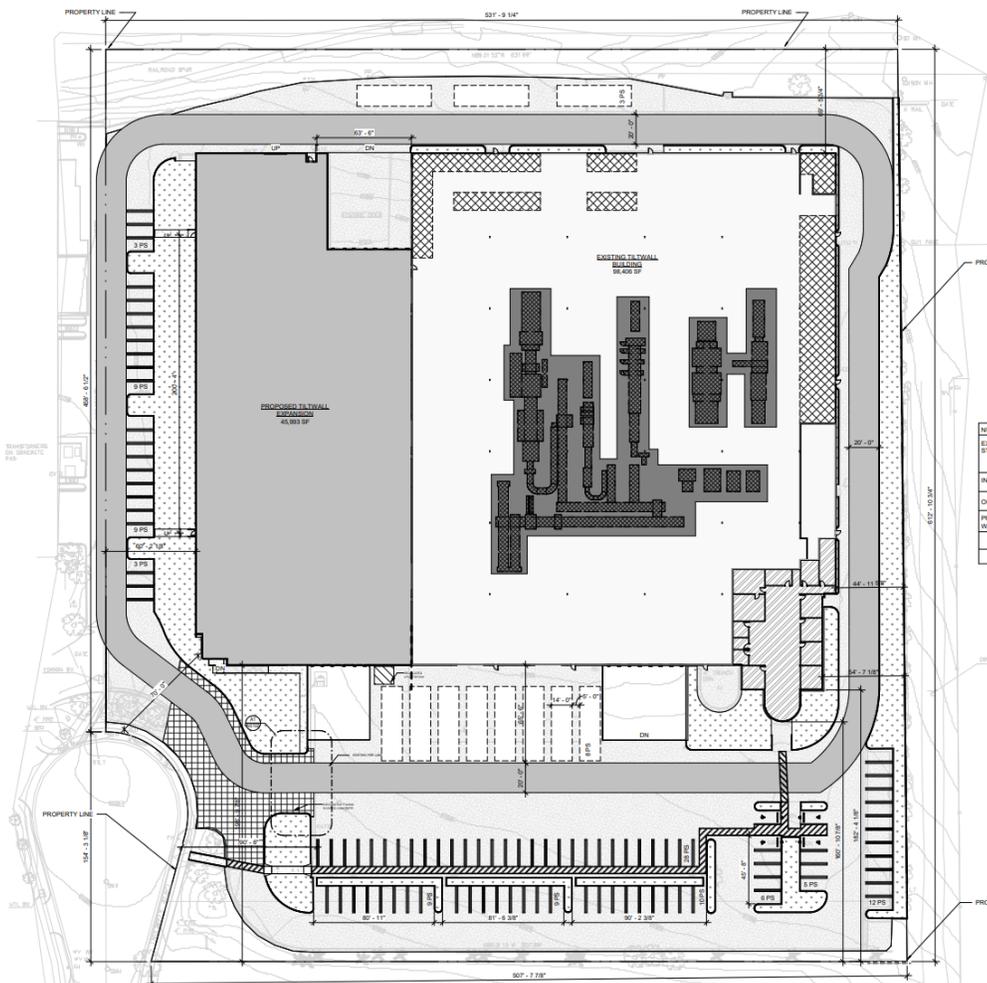


Figure 1: Site Plan

Design

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

The landscaping in the existing parking lot area will be enhanced to meet current landscape requirements, including the addition of trees, shrubs, and ground cover. The existing and new loading areas, dock doors, and trailer parking stalls will be located on the north and south elevations of the building and screened from public view by an existing wall and by the building.



Figure 2: Colored Rendering

Development Code Conformity

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 in the following tables:

	Required	Provided	Compliant?
Building Setback (Street)	15 Feet Maximum	70 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 (Maximum)	1 Story	Yes

*The proposed addition will bring the building into greater conformance with the required streetside setback in compliance with Development Code Section 17.62.030-B related to Nonconforming Uses and Structures.

	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	94 spaces
Trailer Parking	1 per Dock High Door	11 Spaces	11 Spaces

Conditional Use Permit

Per Development Code Table 17.136.020-1 (Allowed Land Uses in Form-Based Zones), manufacturing facilities exceeding 50,000 square feet are classified as Light Manufacturing Large and require a Conditional Use Permit (CUP). With the proposed expansion, the existing manufacturing use is required to obtain a CUP to comply with this requirement.

Cal Box operates 24 hours a day, Monday through Friday, with up to 64 employees working in two shifts. During peak periods, up to two Saturday shifts may be added per month between 2:00 a.m. and 5:30 p.m. Office personnel work from 8:00 a.m. to 5:00 p.m., Monday through Friday. On average, 20 trucks access the site daily.

The expansion will not increase the number of employees or vehicles accessing the site but will relocate existing outdoor activities indoors. The site has sufficient parking to accommodate the current staff, trucks, and trailers.

Design Review Committee

The Design Review Committee (DRC – Daniels and Boling) reviewed the project on October 1, 2024. Staff presented the item, and committee members inquired about nonconforming setbacks and compliance with other development standards.

Committee members also asked the applicant about their business history in Rancho Cucamonga and operations related to the proposed addition. They noted that colored renderings were missing from the plan set and requested that the applicant provide a rendering before the item goes to the Planning Commission. The full set of plans attached as Exhibit B includes the requested color renderings.

Public Art

This project is required to comply with the public art ordinance as outlined in Chapter 17.124 of the Development Code. Based on the area of the proposed addition, the total art value required

per Section 17.124.020.C. is \$45,993 (\$1 per square foot). A condition has been included pursuant to the Development Code that requires the public art requirement to be fulfilled prior to occupancy.

Environmental Assessment

Planning staff determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) under:

- Section 15332 (Infill Development Projects): Covers infill developments on sites less than 5 acres, with no significant impact on traffic, noise, air quality, or water.
- Section 15301 (Existing Facilities): Covers the Conditional Use Permit requirement for a Manufacturing Use (Large) over 50,000 square feet in the ME2 Zone.

A Section 15332 CEQA exemption was prepared by UES (April 2025), an environmental consultant hired by the City (Exhibit D – CEQA Section 15332 Infill Exemption). Staff reviewed the exemption and confirmed that the project meets CEQA criteria and does not significantly impact biological resources, traffic, noise, air quality, or water. While the overall site is approximately 7.7 acres in area, the area disturbed by the proposed improvements is significantly below the 5-acre limit permitted by the Section 15332 exemption. The proposed addition will replace a paved area currently used for outdoor storage with an enclosed building. The Planning Director independently reviewed and concurred with staff's findings.

Correspondence

This item was advertised as a public hearing with a regular legal advertisement in the Inland Valley Daily Bulletin newspaper on April 8, 2025, the property was posted on April 9, 2025, and notices were mailed to 15 property owners within a 660-foot radius of the project site on April 8, 2025. To date, Staff has not received any comments related to the project to date.

FISCAL IMPACT:

The project site is currently assessed an annual property tax. A percentage of this annual tax is shared with the City. The proposed building addition will increase the value of the project site, and the City's annual share of the property tax will increase accordingly.

COUNCIL MISSION / VISION / VALUE(S) ADDRESSED:

The project supports the City Council's core value of the relentless pursuit of improvement by increasing the operational efficiency of an existing manufacturing use within the city. The addition will allow for the relocation of outdoor storage into an enclosed building, reducing visual clutter and enhancing site aesthetics.

EXHIBITS:

Exhibit A – Project Location

Exhibit B – Project Plans

Exhibit C – DRC Comments and Meeting Minutes dated October 1, 2024

Exhibit D – Section 15332 Categorical Exemption Memorandum

Exhibit E – Draft Resolutions of Approval with Conditions of Approval