



Legislation Text

File #: 21-874, **Version:** 1

FROM:
Planning

TITLE:
Master Case No. 21-049; Design Review Project No. 21-020 - A request to construct an approximately 210,355 square foot logistics and distribution facility on approximately 9.7-acres of land.

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-___; and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination; and,
2. Approve Design Review No. 21-020

APPLICANT:
Chad Manista
Almond Land Ventures, LLC
4450 MacArthur Boulevard, Suite 100
Newport Beach, CA 92660

LOCATION:
The project site is located at 10271 Almond Avenue (APN: 0234-211-33), north of the Interstate 10 Freeway, west of Cherry Avenue and bounded by Almond Avenue to the west.

REQUEST:
The applicant is requesting the Planning Commission review and approve the following:

Design Review No. 21-020 for a proposed approximately 210,355 square foot logistics and distribution facility on approximately 9.7-acres of land, including approximately 12, 500-square feet of two-story office space.

PROJECT PLANNER:
Alejandro Rico, Assistant Planner

I. BACKGROUND INFORMATION:

Land Use Designation:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Speedway Industrial District (SID)	Vacant Lot and Legal Nonconforming Multi-Family Housing
North:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Speedway Industrial District (SID)	Truck Business
South:	Right-of-Way	I-10 Freeway	I-10 Freeway
East:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Speedway Industrial District (SID)	Vacant Lot
West:	General Industrial (I-G)	General Industrial (M-2)	Legal Nonconforming Residences and Industrial Businesses

II. PROJECT DESCRIPTION:

- A. Site Are: Approximately 9.7 adjusted gross acres
- B. FAR Ratio:
Required: 80 percent (maximum coverage)
Provided: 49.9 percent
- C. Building/Unity Analysis:
Office Area (1st Floor): Approximately 10,000 square feet
Office Area (2nd Floor): Approximately 2,500 square feet
Warehouse Area: Approximately 197,855 square feet
Total Area: Approximately 210,355 square feet
- D. Parking Analysis:
Vehicle Spaces Required: 24 spaces
Provided: 100 spaces

Truck/Trailer Spaces Required: 6 spaces
Provided: 32 spaces
- E. Landscaping:
Minimum Required: 15 percent (30,151 square feet)
Proposed: 25.4 percent (53,670 square feet)

III. ANALYSIS:

The applicant, Almond Land Ventures LLC, is requesting that the Planning Commission review and approve a new logistics and distribution facility which totals approximately 210,355 square feet of warehouse space including 12,500 square feet of office/mezzanine space. In addition to the construction of the building and associated site improvements, the project will include off-site improvements for curb and gutter along to Almond Avenue.

The project site is located on the southeast corner of Almond Avenue and Valley Boulevard. The project site has a General Plan land use designation of Light Industrial (I-L) and is within the Southwest Industrial Park Specific Plan (SWIP) in the Speedway Industrial District (SID).

Design Review No. 21-020:

As previously mentioned, the proposed building is approximately 210,355 square feet. The logistics and distribution facility has been designed for two (2) potential tenants with office/mezzanine space totaling approximately 12,500 square feet. The warehouse includes twenty-three (23) warehouse dock doors, thirty-two (32) trailer parking spaces, and one hundred (100) auto parking spaces. Offices are proposed to be located on the northeast and southeast corners of the building. The use of glazing, tower elements, and a variety of colors will add structural and visual interest to the building. Additionally, variations to the building face and roof lines, with tower elements proposed at 41-feet and six-inches will be architecturally pleasing and be consistent with the surrounding buildings.

There are two (2) proposed driveways along Almond Avenue. The northern driveway will be used for truck access. Site plans for the project also show automobile parking near the southern driveway and along the eastern portion of the building. The unloading/loading dock area for the trucks is proposed on the western portion of the project site. Unloading/loading areas will be screened from view from Almond Avenue with the use of screen walls up to 14-feet and 8-inches in height.

The project site is physically suitable in size and shape to support the development of the proposed warehouse/distribution facility. Applicable building codes, zoning codes, specific plan and fire codes and standards, will be met and make for a safe, attractive, and well-designed project. Currently, the surrounding area reflects industrial and legal nonconforming residential uses. The project design incorporates safety measures for automobiles and pedestrians in the area. The proposal provides a development that has been designed with features (architectural relief, landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

MOTION:

Approve staff recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Planning Commission Resolution, Findings and Conditions of Approval
5. Notice of Determination
6. Notice of Public Hearing

UNDER SEPARATE COVER:

1. Full Size Plans
2. Initial Study (Environmental Checklist), Addendum, and Mitigation Monitoring and Reporting Program