



Legislation Text

File #: 21-946, **Version:** 1

FROM:
Planning

TITLE:
Master Case No. 21-044; Design Review No. 21-018 - A request to review and approve a proposed construction of an approximately 95,600 square foot warehouse, which includes approximately 5,000 square feet of office area.

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. Determine that the project is Categorically Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 21-018.

APPLICANT:
Newcastle Partners
Courtney Smith
4740 Green River Rd No. 110
Corona, CA 92878

LOCATION:
The project site is located at 16355 and 16381 Slover Ave (APNS: 0255-021-02 and -03).

REQUEST:
A Design Review request for the proposed construction of an approximately 95,600 square foot warehouse, which includes approximately 5,000 square feet of office area.

PROJECT PLANNER:
Rina Leung, Senior Planner

I. BACKGROUND INFORMATION:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	Light Industrial (I-L)	Light Industrial (M-1)	Single Family Residential
North:	Light Industrial (I-L)	Light Industrial (M-1)	Industrial/ Single Family Residential
South:	Residential Planned Community (R-PC)	Residential Planned Community (R-PC)	Single Family Residential
East:	Light Industrial (I-L)	Light Industrial (M-1)	Warehouse
West:	Residential Planned Community (R-PC)	Residential Planned Community (R-PC)	Single Family Residential

II. PROJECT DESCRIPTION:

A. <u>Site Area:</u>	Approximately 4.61 net acres		
B. <u>Building/Unit Analysis:</u>			
Office Area:	Approximately	5,000	square feet
Warehouse Area:	Approximately	90,600	square feet
Total Area:	Approximately	95,600	square feet
C. <u>Parking Analysis:</u>			
Vehicle Spaces	Required:	42 spaces	
	Provided:	43 spaces	
D. <u>Landscaping:</u>			
Minimum Required:	15 percent		
Proposed:	28.8 percent		

III. ANALYSIS:

The applicant, Courtney Smith representing Newcastle Partners, is requesting that the Planning Commission review and approve a new warehouse facility of approximately 95,600 square feet with 5,000 square feet of office space, 12 warehouse dock doors, 3 trailer parking spaces and 43 auto parking spaces. The applicant has also filed a Lot Line Adjustment application to administratively consolidate two (2) parcels into one to accommodate the proposed project. In addition to the construction of the building and associated site improvements, the project will include new streetlights and undergrounding of electrical poles along Slover Avenue.

Design Review No. 21-018:

The warehouse facility has been designed with an office totaling approximately 5,000 square feet. A gate-secured truck court with 12 loading docks are proposed on the east side of the building. The building's trash enclosures are proposed inside the secured truck court area. Automobile parking spaces are distributed on the north and east sides of the site. The truck court area along the east is secured by an existing wall of approximately eight to ten feet tall. Also, tubular steel fencing and gates are utilized throughout to secure the site. In addition, a 14-foot-high decorative screen wall

with a sand blasted finish to match the building is proposed along the south and east property lines to provide a buffer and screen the use from nearby residential homes. The use of glazing, parapets, canopies, accent colors, pop outs, sand blasted finishes along sections of the facade and painted banding will add structural and visual interest to the building. Additionally, variations to the building face and roof lines will be architecturally pleasing. Access to and from the project site would be provided from two driveways along Slover Avenue.

Proposed landscaping would be ornamental in nature and features trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcover. Landscaping would also occur at building entries, adjacent to the building, around the automobile parking areas, and along the perimeter of the site to accommodate trees to be planted in 36-inch boxes. These 36-inch boxed evergreen pine trees along the perimeter along with 14-foot high decorative screen walls adjacent to residential uses will serve to buffer the site. The applicant has proposed uplighting for the project, which are depicted on the nighttime rendering under separate cover and also required as a Condition of Approval. Prior to building permit issuance, the project applicant would be required to submit final lighting and planting/irrigation plans to the city for review and approval.

The project site is physically suitable in size and shape to support the development of the proposed warehouse facility. The applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code and General Plan. The development has been designed with features (architectural relief, added landscaping, street improvements, screen walls, and lighting), to enhance the character of the area.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

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

UNDER SEPARATE COVER:

1. Full Size Plans
2. Reduced Color Plans
3. Categorical Exemption