



## Legislation Text

---

**File #:** 21-965, **Version:** 1

---

**FROM:**

Planning

**TITLE:**

Master Case No. 21-041; Design Review Project No. 21-015 - A request to construct an approximately 64,694 square foot warehouse building on approximately 2.72-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. 21-015

**APPLICANT:**

Calabash LPIV 6 LLC  
2442 Dupont Drive  
Irvine, CA 92612

**LOCATION:**

The project site is located on three parcels, 11202, 11232 and 11252 Calabash Avenue, and is generally located northwest of the corner of Calabash Avenue and Jurupa Avenue (APNs: 0236-151-34, - 50 and -51).

**REQUEST:**

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

Design Review No. 21-015 for an approximately 64,694 square foot warehouse building on approximately 2.72-adjusted gross acres of land.

**PROJECT PLANNER:**

George Velarde, Assistant Planner

I. BACKGROUND INFORMATION:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Jurupa North District (JND)	Legal Nonconforming Residences and Industrial Businesses
North:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Jurupa North District (JND)	Truck Business
South:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Jurupa North District (JND)	Legal Nonconforming Residences and Industrial Businesses
East:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Jurupa North District (JND)	Legal Nonconforming Residences and Industrial Businesses
West:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP) Jurupa North District (JND)	Legal Nonconforming Residences and Industrial Businesses

**II. PROJECT DESCRIPTION:**

- A. Site Area: Approximately 2.72 adjusted gross acres
- B. FAR Ratio: Allowed: 55% (maximum coverage)  
Provided: 54.7%
- C. Building/Unit Analysis:
- |                 |               |                    |
|-----------------|---------------|--------------------|
| Office Area:    | Approximately | 3,000 square feet  |
| Warehouse Area: | Approximately | 61,694 square feet |
| Total Area:     | Approximately | 64,694 square feet |
- D. Vehicle Spaces:
- |                |           |           |
|----------------|-----------|-----------|
| Vehicle Spaces | Required: | 57 spaces |
|                | Provided: | 57 spaces |
| Loading Spaces | Required: | 3 spaces  |
|                | Provided: | 8 spaces  |
- E. Landscaping: Minimum Required: 15 percent (8,048 square feet)  
Proposed: 18.99 percent (19,188 square feet)

**III. ANALYSIS:**

The applicant, Calabash LPIV 6 LLC, is requesting that the Planning Commission review and approve a warehouse building totaling approximately 64,694 square feet including 3,000 square feet of office space within the building footprint. In addition to the construction of the building and associated site improvements, all off-site improvements for curb and gutter along Calabash Avenue will be completed.

The project site is generally located on the west side of Calabash approximately 350 feet north of the intersection of Calabash Avenue and Jurupa Avenue. The project site has a General Plan land use designation of Light Industrial (I-L) and is within the Jurupa North District (JND) of the Southwest Industrial Park Specific Plan (SWIP).

**Design Review No. 21-015:**

As previously mentioned, the proposed building is approximately 64,694 square feet. The warehouse facility has been designed for one (1) potential tenant with office space totaling approximately 3,000 square feet within the building footprint. The warehouse includes eight (8) dock doors and 57 auto parking spaces. Offices are proposed to be located on the northeast corner of the proposed 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 45 feet will be architecturally pleasing and be consistent with the surrounding buildings.

Access to the site will be from a proposed driveway along Calabash Avenue at the northeast corner of the project site. This will serve both truck and automobile uses. The unloading/loading dock area for the trucks is proposed on the northern portion of the project site. Unloading/loading areas will be screened from view from Calabash Avenue with the use of screen walls up to 12 feet in height.

The project site is physically suitable in size and shape to support the development of the proposed warehouse 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, and Conditions of Approval
5. Notice of Determination
6. Public Hearing Notice

**UNDER SEPARATE COVER:**

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