



Legislation Text

File #: 21-985, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 20-100; Tentative Parcel Map No. 20319 (TPM No. 20-025); Design Review No. 20-040 - A request to review and approve a Tentative Parcel Map which is a proposal to consolidate three (3) parcels totaling 5.12 adjusted gross acres into one (1) parcel for the development of a warehouse facility.

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;
2. Approve Tentative Parcel Map No. 20319 (TPM No. 20-025); and,
3. Approve Design Review No. 20-040.

APPLICANT:

Michael Goodwin
First Industrial
898 N. Pacific Coast Highway Blvd. Suite 175,
El Segundo CA 90245

LOCATION:

The project site is located at 10407 Elm Avenue, 15575 Boyle Avenue, and 15613 Boyle Avenue (APNs: 0237-043-04, -06, and -16).

REQUEST:

Tentative Parcel Map No. 20319 (TPM No. 20-025) is a proposal to consolidate three (3) parcels (APNs: 0237-043-04, -06, and -16) totaling 5.12 adjusted gross acres into one (1) parcel for the development of a warehouse facility.

Design Review No. 20-040 is a proposal to construct an approximately 85,119 square foot warehouse facility on approximately 5.12 adjusted gross acres.

PROJECT PLANNER:

Rina Leung, Senior Planner

I. BACKGROUND INFORMATION:

A. Land Use Designations:

	<u>General Plan</u>	<u>Zoning /Overlay</u>	<u>Existing Land Use</u>
Site:	Light Industrial (I-L)	SWIP** – Freeway Industrial/Commercial District (FID)	Vacant Single Family Home
North:	Light Industrial (I-L)	SWIP** – Freeway Industrial/Commercial District (FID)	Industrial Businesses
South:	Light Industrial (I-L)	SWIP** – Freeway Industrial/Commercial District (FID)	Legal Nonconforming Residences, and Industrial Businesses
East:	Light Industrial (I-L)	SWIP** – Freeway Industrial/Commercial District (FID)	Legal Nonconforming Residences and Industrial/Trucking Businesses
West:	Light Industrial (I-L)	SWIP** – Freeway Industrial/Commercial District (FID)	Industrial Businesses

II. PROJECT DESCRIPTION:

A. Site Area: Approximately 5.12 adjusted gross acres

B. FAR Ratio:

Maximum allowed:	55 percent (maximum coverage)
Provided:	37.4 percent

C. Building/Unit Analysis:

Office Area	Approximately	5,000	square feet
<u>Warehouse Area:</u>	<u>Approximately</u>	<u>80,119</u>	<u>square feet</u>
Total Area:	Approximately	85,119	square feet

D. Parking Analysis:

Vehicle Spaces	Required:	71 spaces
	Provided:	71 spaces
Truck/Trailer Spaces	Required:	4 spaces
	Provided:	82 spaces

E. Landscaping:

Minimum Required:	15 percent
Proposed:	18.4 percent

III. ANALYSIS:

The applicant, First Industrial, is requesting that the Planning Commission review and approve a new warehouse facility totaling approximately 85,119 square feet with approximately 5,000 square feet of office area. In addition, to the construction of the building and associated site improvements, the project will include off-site improvements for sidewalks along with curb and gutter along Boyle Avenue.

Tentative Parcel Map No. 20319 (TPM No. 20-025):

The project site consists of three (3) parcels totaling approximately 5.12 adjusted gross acres. The applicant has submitted Tentative Parcel Map No. 20319 and is proposing to combine the three (3) lots into one (1) lot for the purpose of consolidating the parcels and to construct and operate the new warehouse facility. The proposed tentative parcel map meets all the minimum lot dimensions (minimum 300 feet in lot width and 300 feet in lot depth) and size requirements (minimum of two (2) acres). The project site is currently developed with a vacant single family residential home.

Design Review No. 20-040:

As previously mentioned, the proposed building is comprised of approximately 85,119 square feet and has been designed for one (1) potential tenant with office space totaling approximately 5,000 square feet. The warehouse includes 12 warehouse dock doors, 82 trailer parking spaces, and 71 auto parking spaces. The office area is proposed to be located on the northwest corner of the building. The use of glazing, towers, reveals, canopies, 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 42-feet will be architecturally pleasing.

There are two (2) driveways along Boyle Avenue. Automobile parking is provided along the north portion of the site. The unloading/loading area for the trucks is proposed on the southeast portion of the project site near the loading dock area. Unloading/loading areas will be screened from view from Boyle Avenue with the use of screen walls up to 14-feet in height along the dock area on the interior of the site.

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, SWIP Specific Plan requirements, and fire codes and standards, will make for a safe, attractive, and well-designed project. The General Plan designates this area as Light Industrial (I-L) and the surrounding area is currently developed with a combination of industrial, trucking, and legal nonconforming residential uses. The project design incorporates safety measures; such as, sidewalks, curb and gutter, and lighting to facilitate pedestrians walking in the area. Furthermore, the building is placed along the southern portion of the project site in a manner where the building façade/wall are next to the residential use to provide a buffer the site from the loading/unloading activities. The proposal provides a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

Environmental:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2009091089) has been prepared for this proposed project. The aforementioned EIR adopted by the City Council on June 12, 2012 anticipated various

types of warehouse uses.

The proposed project does not represent significant changes to the approved SWIP PEIR relative to CEQA since it does not change the assumptions, analysis, conclusions, or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, Addendum to the EIR has been prepared for this proposed project and no further/additional CEQA review is required.

MOTION:

Approve staff recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Tentative Parcel Map No. 20319
3. Site Plan
4. Elevations
5. Planning Commission Resolution, Findings and Conditions of Approval
6. Notice of Determination
7. Notice of Public Hearing

UNDER SEPARATE COVER:

1. Large Plans and Elevations
2. Reduced Color Copies of Site Plan and Elevations
3. Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2009091089) and MMRP