



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 7, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 2
DEPARTMENT

SUBJECT: PLANNING CASES P16-0556 (SPECIFIC PLAN AMENDMENT), P15-1035 (PARCEL MAP), P16-0557 (DESIGN REVIEW), AND P17-0272 (GRADING EXCEPTION) – BY BOB MCMATH, ON BEHALF OF REV WHEEL, LLC, FOR CONSTRUCTION OF EIGHT INDUSTRIAL WAREHOUSE BUILDINGS - LOCATED ON THE WEST SIDE OF OLD 215 FRONTAGE ROAD, BETWEEN ALESSANDRO BOULEVARD AND COTTONWOOD AVENUE

ISSUE:

Approval of a request by Bob McMath, on behalf of Rev Wheel, LLC, for a Specific Plan Amendment, Parcel Map, Design Review, and Grading Exception to facilitate the construction of eight industrial warehouse buildings, totaling 176,149 square feet, located on the west side of Old 215 Frontage Road between Cottonwood Avenue and Alessandro Boulevard.

RECOMMENDATION:

That the City Council:

1. Determine the proposed cases will not have a significant effect on the environment based on the findings set forth in the case record; adopt a Mitigated Negative Declaration; and, adopt an associated Mitigation Monitoring and Reporting Program pursuant to California Environmental Quality Act Section 15097;
2. Approve Planning Cases P16-0556 Specific Plan Amendment, P15-1035 Parcel Map, P16-0557 Design Review, and P17-0272 Grading Exception, based on, and subject to, the Planning Commission findings and recommended conditions found in the attached staff report; and
3. Adopt the Resolution amending the Sycamore Canyon Business Park Specific Plan.

PLANNING COMMISSION RECOMMENDATION:

On September 21, 2017, the Planning Commission recommended approval of the project by a vote of 7 ayes, 0 noes, and 0 abstentions subject to staff's recommended conditions.

BACKGROUND:

The subject 23.60 acre site consists of ten contiguous parcels within the Sycamore Canyon Business Park Specific Plan. Three of the parcels, totaling 13.40 acres, are developed with a 245,170 square foot industrial warehouse. The remainder of the site is vacant. The northern area of the project site is bisected by a 1.45 acre creek that is considered to be a jurisdictional delineation area. The creek flows into the Sycamore Canyon Creek.

Surrounding land uses include vacant land to the north, across Cottonwood Avenue; a combination of commercial, single and multi-family residences, and vacant land to the east, across Old 215 Frontage Road in the City of Moreno Valley; industrial warehouses and vacant land to the south, across Alessandro Boulevard; and industrial warehouses, single-family residences, and vacant land to the west.

DISCUSSION:

Bob McMath (applicant) requests approval of a Specific Plan Amendment, Parcel Map (PM 36981), Design Review, and a Grading Exception for the construction of eight industrial buildings ranging in size from 11,412 to 33,335 square feet on 10.20 acres of a 23.60 acre site.

The proposed Specific Plan Amendment would change the project site from the Industrial Support and Retail Business Office sub-districts to the Industrial sub-district and adopt development standards for properties located within the Industrial sub-district, east of Interstate 215. The parcel map would subdivide three of the existing ten parcels, into six parcels, ranging in size from 0.6 to 1.7 acres. The proposed grading exception would allow retaining walls up to 11.5 feet high along a portion of the northern boundary of the creek. Staff supports the grading exception as the proposed retaining walls eliminate the need to grade within the creek, thus avoiding environmental impacts to biological resources, hydrology and water quality.

The building elevations depict a modern light industrial architectural design similar and consistent in architectural style to surrounding industrial buildings within the Sycamore Canyon Business Park Specific Plan area.

Staff supports the project as it is consistent with surrounding industrial and warehouse uses, and the development provides a cohesive site and architectural design similar to existing developments within the Sycamore Canyon Business Park Specific Plan area. Furthermore, the proposed project has been designed to be sensitive to the adjacent residences to the west, through its design and incorporation of screen walls, to provide noise attenuation. For additional background, please refer to the September 21, 2017, City Planning Commission staff report and meeting minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Minutes – September 21, 2017
3. City Planning Commission Report – September 21, 2017
4. Resolution to amend the Sycamore Canyon Business Park Specific Plan
5. Presentation