



City of Orange

Legislation Text

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TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Robert Garcia, Senior Planner

1. SUBJECT

Design Review No. 5028-21, Prologis Orange Logistics, located at 534 Struck Avenue

2. SUMMARY

Recommendation of approval to the Planning Commission.

The Project applicant is proposing the demolition of the existing 40,000 square foot (SF) manufacturing facility and redevelop the site with a 57,900 SF truck terminal that includes 52,900 SF of warehouse space, 5,000 SF of office space, and an accessory 5,400 SF maintenance building.

3. BACKGROUND INFORMATION

Applicant/Owner:	Prologis, Maggie Xu, Director of Project Management
Property Location:	534 Struck Avenue
General Plan Designation:	Light Industrial (Max 1.0 Floor Area Ratio (FAR))
Zoning Classification:	Industrial Manufacturing (M-2)
Existing Development:	40,000 SF manufacturing facility
Associated Application:	Conditional Use Permit (CUP) No. 3137-21, Major Site Plan Review (MJSP) No. 1039-21, and Mitigated Negative Declaration (MND) No. 1870-20
Previous DRC Project Review:	None

4. PROJECT DESCRIPTION

The project involves the demolition of the existing 40,000 SF manufacturing facility and complete redevelopment of the project site. The project would also include the removal of the existing unused Burlington Northern & Santa Fe (BNSF) railroad spur located on the east side of the site. The site would then be redeveloped with a 57,900 SF truck terminal, that includes 52,900 SF of warehouse space, 5,000 SF office space, and an accessory 5,400 SF maintenance building.

The proposed building would be up to 45 feet in height and include 84 loading dock doors. The project would provide 62 automobile parking stalls, 15 in excess of the required parking.

Additionally, the project would provide 188 trailer parking stalls. The building would operate 24 hours a day, 7 days a week. It is anticipated that the facility would employ a total of 150 - 200 employees.

Vehicular access to the site would be provided via two driveways along the site's northern border along Struck Avenue. Emergency vehicle circulation will be provided from all site vehicular access areas.

Architecture and Design Features:

Development of the truck terminal would replace the existing building with a new modern concrete tilt-up building. The north elevation facing Struck Avenue would feature a neutral color palette consisting of grays and whites, dark green accents, and green reflective glazing. The main body of the building will be painted primarily with Prologis Standard Gray (PLD-8), with accent paint colors of Prologis Standard Gray (PLD-9) and Prologis Standard Gray (PLD-6). The 84 loading dock doors are distributed between the east and west elevations. The 45-foot-tall building would be setback 10 feet from Struck Avenue. A maintenance building at the southwest portion of the property would be constructed behind the facility, out of sight from public views. The building would consist of concrete tilt-up panels with pre-finish flush metal panels.

Landscaping:

The Landscape Plan incorporates ornamental landscaping at the site's frontage along Struck Avenue, which includes a variety of new trees, shrubs, and groundcover. Trees include Camphors, Canary Island Pines, Fern Pines, and Ornamental Pear. Shrubs include Pineapple Guava, Dwarf Bottle Brush, Silverberry, Indian Hawthorne, and Autumn Sage.

Lighting:

Exterior lighting would be installed on-site, as necessary, for safety and security. Decorative architectural lighting would also be installed to accent building entries as focal points throughout the site.

Fencing:

An 8-foot-high tubular steel fencing along the site's perimeter will be constructed to enclose the proposed building, parking area, truck court, and loading dock area. The fence would also serve as a safety feature to secure the site and employees given the continuous operational characteristics of the use.

5. EXISTING SITE

Until the end of 2020 the site was occupied by Nursery Supplies, Inc., a manufacturer of plastic nursery planting pots. Current site improvements consist of an approximate 40,000 SF concrete tilt-up building and parking. The project site contains ornamental landscaping along the site's frontage at Struck Avenue. The site is accessed via three two-way driveways along Struck Avenue. Additionally, there is a portion of the BNSF Railroad track located in the eastern portion of the project site. Nursery Supplies Inc., did not utilize this portion of the BNSF Railroad track; Nursery Supplies Inc. utilized the larger BNSF Railroad track located east of the on-site railroad track.

6. EXISTING AREA CONTEXT

The surrounding properties possess an urban and industrial character like the project site.

North:

The property to the north of the site on the opposite side of Struck Avenue, is designated for Public Facility uses and includes the City of Orange Public Works Department and Mary's Kitchen. Additionally, a future residential development project is proposed on the property immediately north of Mary's Kitchen. At this time, the approved residential project is not under construction.

East:

The property to the east of the site on the opposite side of the BNSF Railroad, is designated for industrial and light industrial uses. This area contains industrial buildings and a storage yard containing various vehicles and storage facilities.

South/West:

The properties to the immediate south and west are designated for light industrial uses, and include several industrial and commercial businesses.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: Project Compatibility

The project site is located in an urbanized area of the City surrounded by industrial uses. The project architectural design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk systems and patterns in the area. The simple contemporary architectural design of the proposed truck terminal and maintenance buildings would be compatible with the proposed Corp Yard Housing project, the existing Police Department Headquarters, and the Public Works Department Corp Yard building located across the street. The simple architecture would also blend in with the existing industrial buildings located to the west. The proposed project would be consistent with the City of Orange General Plan goals by integrating the proposed project and existing development with nearby existing transit corridors, and industrial uses in the surrounding area.

Overall, development of the proposed project would enhance and strengthen the character of the site and its surroundings through new landscaping, hardscape, and other improvements on-site and along the street edge. The proposed architectural and landscape elements and design would ensure that development of the proposed project is not detrimental to the surrounding area or uses. Additionally, project implementation would provide similar and compatible uses to those existing adjacent to and surrounding the project site.

Issue 2: Landscaping

The proposed project's landscaping plan provides a variety of trees, shrubs, and ground cover along front yard areas, and the south/west and south/east corners of the proposed site. Based on the City's benchmark calculation for tree quantity, 125 trees are required for the project. Planning staff and the City's Senior Landscape Coordinator concluded that the benchmark number of trees would overwhelm the site, due to the need to dedicate much of the site for the movement and parking of trucks due to the nature of the truck terminal use. The project has provided 30 trees of 24-inch box size or larger in response to recommendations by the City's Senior Landscape Coordinator. Landscaping is not proposed along the east, south, and west perimeter beyond the security gates, as it would interfere with the trailer parking areas located along the perimeter of the site. Staff believes the frontage landscaping is appropriate for the site and will provide a condition related to tree maintenance. Further, the project and the multi-family residential project across the cul-de-sac use the same or similar tree and planting materials in an effort to provide a compatible landscape theme.

8. ADVISORY BOARD RECOMMENDATION

The City's inter-departmental staff review committee (SMART) conducted reviews of the project on March 10, 2021 and June 9, 2021. On September 8, 2021, SMART recommended that the project proceed to the Design Review Committee (DRC).

9. PUBLIC NOTICE

No Public Notice was required for DRC review of the project.

10. ENVIRONMENTAL REVIEW

Mitigated Negative Declaration No. 1870-20 was prepared to evaluate the potential impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the project site is listed on the EnviroStor database for a historic recognized environmental hazard condition; however, no further action was recommended as remediation of soil was completed by the County of Orange.

The role of the DRC is to provide a recommendation to the Planning Commission (PC on this project and the DRC's comments may include any of the environmental impacts associated with the proposal. Comments provided by the DRC will be included in the PC staff report.

The Notice of Intent (NOI) to adopt the environmental document was mailed to residents, property owners, and tenants within 300' of the subject property. The public review period began on September 23, 2021 and ends on October 25, 2021.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend approval of the project to the Planning Commission with recommended conditions.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

The project site is designated Light Industrial in the City of Orange General Plan. The Light Industrial designation allows for the manufacturing, processing, and distribution of goods. The exterior design, including colors and materials, and landscape palette provides an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the vacant and degraded site conditions.

12. CONDITIONS

The recommendation for approval of this project is subject to the following conditions:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled as October 20, 2021, in the staff report, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
2. Except as otherwise provided herein, this project is approved as a precise plan. After any

application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.

3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed by the Design Review Committee.
4. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of these permits, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
5. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
6. Building permits shall be obtained for all future construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Final sign plans shall be approved by the Community Development Director prior to building permit issuance.
8. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within two years of the original approval.
9. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
12. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
13. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section

17.12.030 for areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
15. Prior to building permit issuance, the applicant shall obtain approval from the Planning Division for any and all signage associated with the proposed project and/or business.
16. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
17. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
18. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director.
19. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

13. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Development Plans
- Attachment 3 - Mitigated Negative Declaration No. 1870-20