



DESIGN REVIEW BOARD

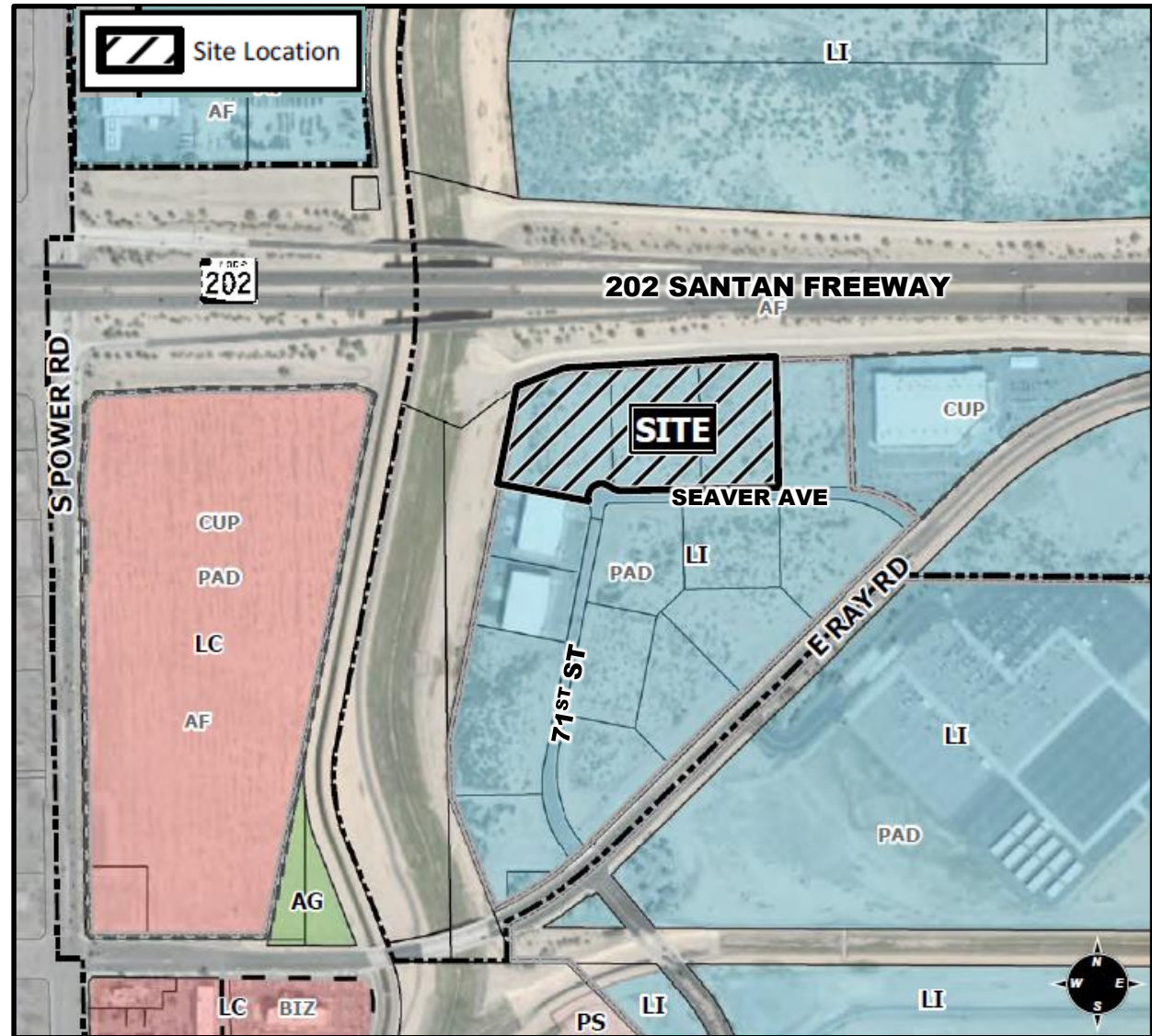
January 12, 2021



DRB20-00826

Location

- East of Power Road and north of Ray Road
- North side of Seaver Avenue
- South side of the 202 Santan Freeway





Request

- Design Review

Purpose

- Proposed industrial development

Street View



Looking north from Seaver Avenue

Street View

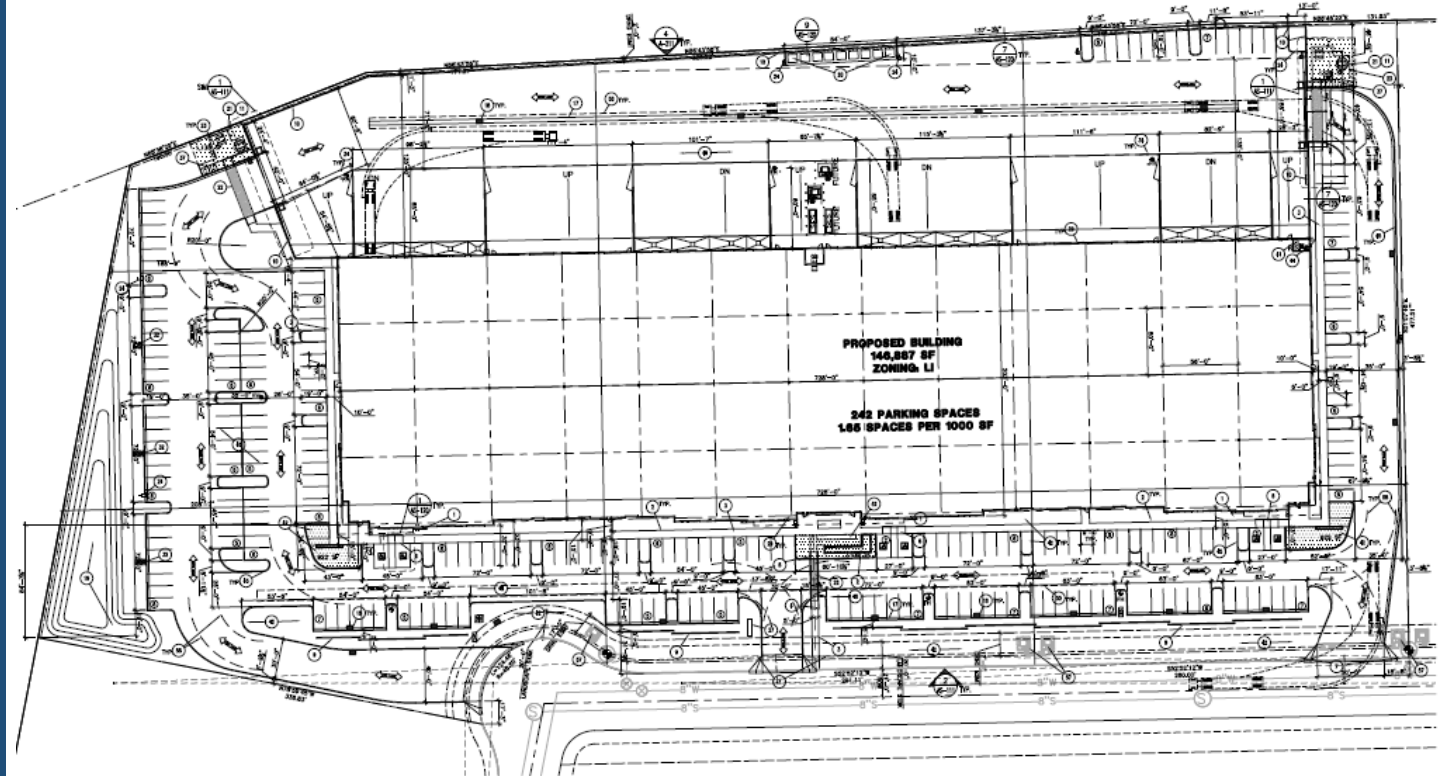


Looking south from 202 Santan Freeway

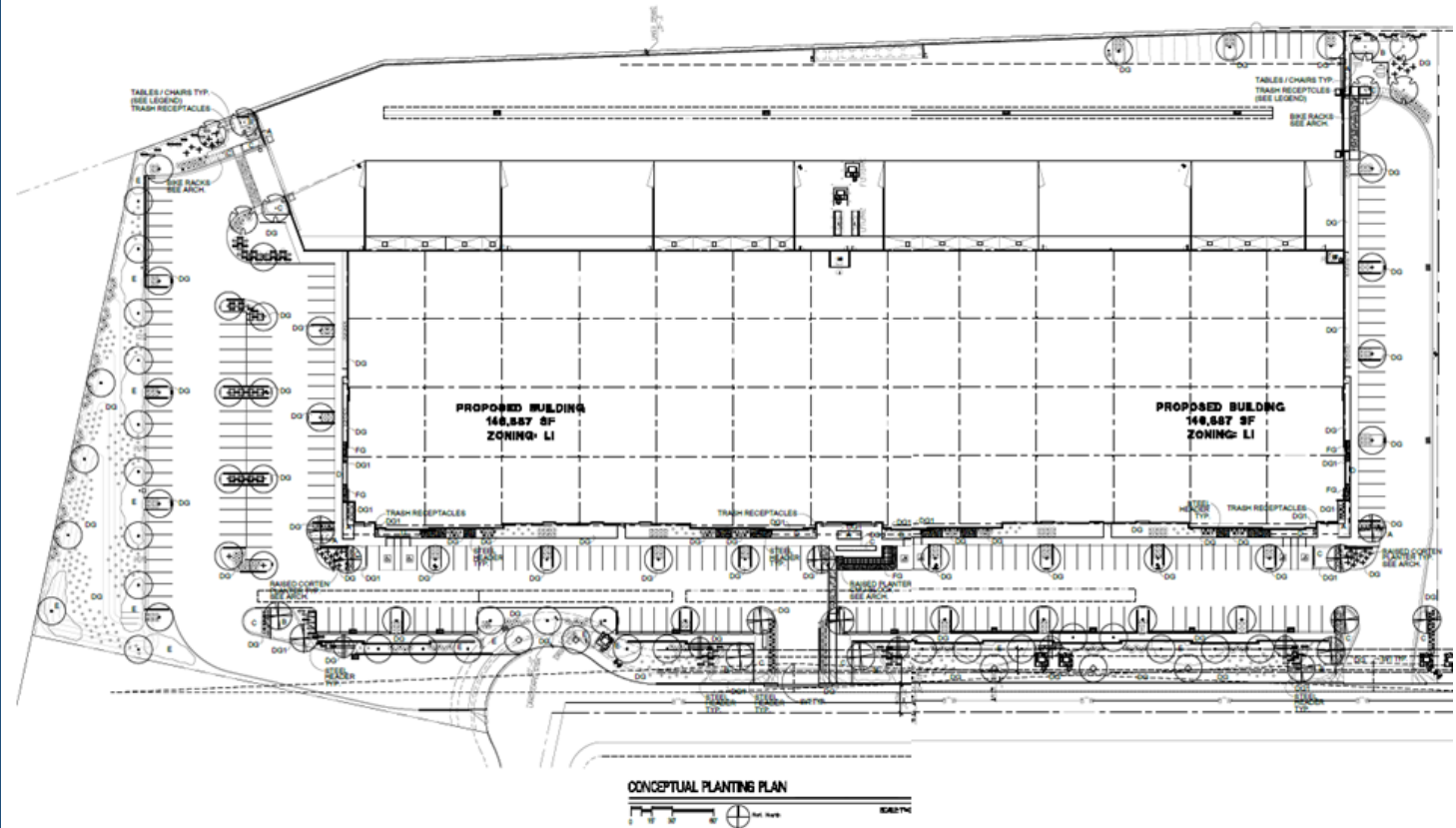
Site Plan

- Industrial Building (shell)

SITE DATA		AERIAL FIRE APPARATUS ACCESS CALCS
PARCELS: APN 304-30-048, 304-30-049, 304-30-044 CURRENT ZONING: LIGHT INDUSTRIAL (LI) IN PAD AND APFED OVERLAY (AIRPORT OVERFLIGHT AREA 2) USE RESTRICTIONS: ADA 2 HAS RESTRICTED USES PER M20 11-7-2 COUNCIL USE PERMITS ARE REQUIRED FOR CERTAIN USES PER M20 11-7-2 PROPOSED OCCUPANCIES: S, S-1, F-2 LOT AREA: LOT 2 (APN 304-30-044) 133,246 SF/3.0589 AC LOT 3 (APN 304-30-049) 148,995 SF/3.4205 AC LOT 4 (APN 304-30-048) 157,269 SF/3.6007 AC CONSTRUCTION TYPE: V-B BUILDING AREA: BUILDING: 146,887 SF (GROSS) CANOPIES: 146,887 SF BUILDING HEIGHT RESTRICTIONS: 40' MAX HEIGHT PER M20 25'-10" PROVIDED		BUILDING SETBACKS PER M20: MINIMUM FRONT BUILDING SETBACK = 20' SETBACK PROVIDED = 15'-9 1/2" MINIMUM SIDE BUILDING SETBACK = 0'-0" SIDE SETBACK PROVIDED = 62'-0" NORTH WEST SETBACK PROVIDED = 187'-0" NORTH MINIMUM REAR BUILDING SETBACK = 0'-0" SETBACK PROVIDED = 132'-6", 136'-3" LOT COVERAGES: BUILDING: 146,887 SF PARKING: 234,881 SF TOTAL: 381,768 SF 380,281/449,541 = 84.6% SOUTH BUILDING FRONTAGE: 725' 30' AERIAL FIRE APPARATUS ACCESS LANE: 480'/83% 33' AERIAL FIRE APPARATUS ACCESS LANE: 388'/37% EAST BUILDING FRONTAGE: 200' WEST BUILDING FRONTAGE: 200'



Landscape Plan



Landscape Palette

PROPOSED PLANT PALETTE



TREES

AZT HYBRID PALO BREA
PARKINSONIA PRAECOX 'AZT #5'

SIZE/ COMMENTS/

36" BOX / 15 QTY /
LOW-BREAKING /
MATCHED



GROUNDCOVERS

TURPENTINE

1 GAL, 273 QTY

ERICAMERIA LARICIFOLIA 'AGUIRRE'

SWEET POTATO VINE
IPOMEA BATATAS

1 GAL, 26 QTY
@ 18" O.C.



COOPER HYBRID MESQUITE
PROSOPIS 'COOPERI'

36" BOX / 8 QTY /
LOW BREAKING /
MATCHED



TRAILING YELLOW LANTANA

1 GAL @ 3' O.C.,
60 QTY

LANTANA MONTEVIDENSIS 'NEW GOLD'



COOPER HYBRID MESQUITE
PROSOPIS 'COOPERI'

24" BOX / 9 QTY /
LOW BREAKING /
MATCHED



TRAILING ROSEMARY

1 GAL @ 3' O.C.,
343 QTY

ROSMARINUS 'HUNTINGTON CARPET'



AZT PODLESS MESQUITE
PROSOPIS 'AZT SEEDLESS'

24" BOX / 57 QTY /
LOW BREAKING /
MATCHED



OUTBACK SUNRISE EMU

1 GAL @ 3' O.C.,
270 QTY

EREMOPHILA GLABRA 'MIGNEW GOLD'



DESERT WILLOW
CHILOPSIS LINEARIS

36" BOX / 5 QTY /
LOW-BREAKING /
MATCHED



NATAL PLUM 'GREEN CARPET'

5 GAL @ 2.5' O.C.,
113 QTY

CARISSA GRANDIFLORA 'GREEN CARPET'



SWEET ACACIA
ACACIA FARNESIANA

24" BOX / 5 QTY /
LOW BREAKING /
MATCHED



TRAILING ACACIA
ACACIA REDOLENS 'DESERT CARPET'

1 GAL @ 4' O.C.,
445 QTY

SHRUBS

* RED YUCCA
HESPERALOE PARVIFLORA

5 GAL, 56 QTY



DECOMPOSED GRANITE

1/2" MINUS,
2" DEPTH, TYP.

PALOMINO GOLD

○ LITTLE OLLIE OLIVE
OLEA EUROPAEA 'LITTLE OLLIE'

5 GAL, 230 QTY



DECOMPOSED GRANITE

1/2" MINUS,
2" DEPTH, TYP.

ROCK PROS - MOHOGANY

○ RIO BRAVO SAGE
LEUCOPHYLLUM LANGMANIAE

5 GAL, 138 QTY



FRACTURED GRANITE

1"-3" NATURAL,
4" DEPTH, TYP.

ROCK PROS - MOHOGANY

⊕ BAJA RUELLIA
RUELLIA PENINSULARIS

5 GAL, 129 QTY



SITE AMENITIES

FORMS+SURFACES - KNIGHT TABLE ENSAMBLE

WITH: BACKLESS BENCHES AND ALUMINUM SLATS
AND SOLERIS SUNSHADE UMBRELLA

○ CIMARRON SAGE
LEUCOPHYLLUM ZYGOPHYLLUM

5 GAL, 210 QTY



FORMS+SURFACES - KNIGHT LITTER RECEPTACLE

⌘ CAT'S CLAW VINE
MACFADYENA UNGUIS-CATI

5 GAL, 8 QTY



Elevations

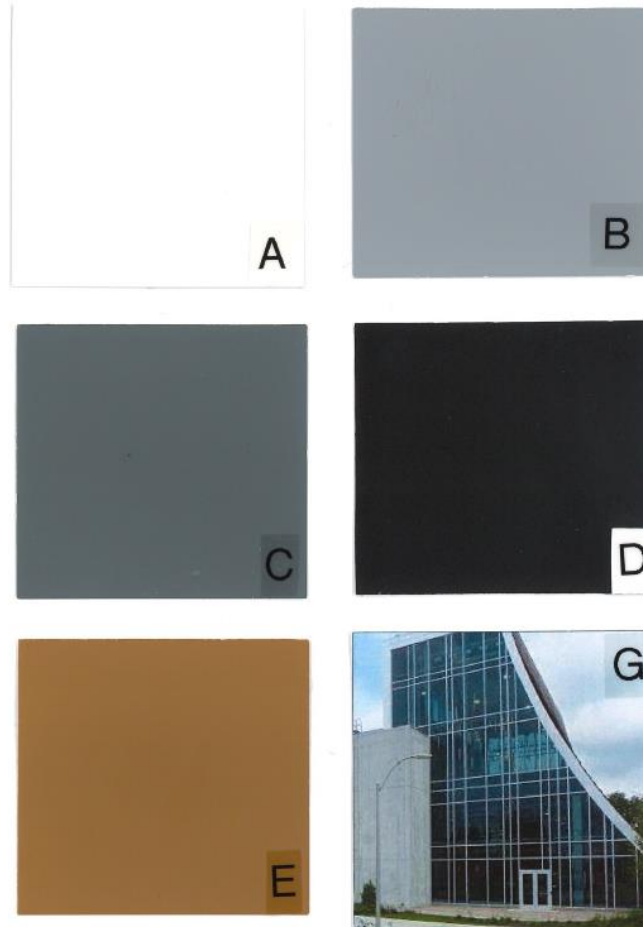


Elevations

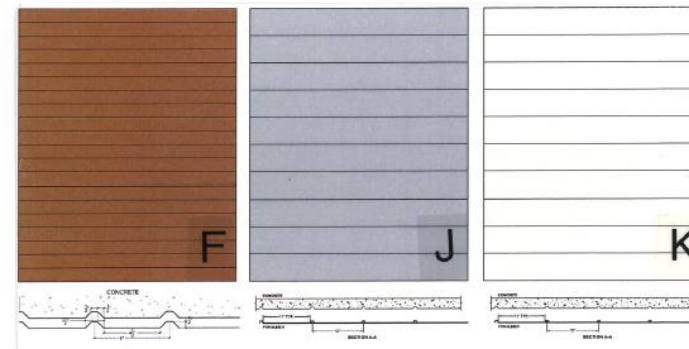


4 SOUTHEAST PERSPECTIVE
SCALE

Color and Material Board



EXTERIOR MATERIAL LEGEND	
A	DUNN EDWARDS PAINT DET648 WHITE PICKET FENCE
B	DUNN EDWARDS PAINT DET610 WOLVERINE
C	DUNN EDWARDS PAINT DET616 EQUINOX
D	DUNN EDWARDS PAINT DEA187 BLACK
E	DUNN EDWARDS PAINT DET686 AGED WHISKY
F	CONCRETE FORMLINER: FLUTED RIB 1/2" DEEP, 6" OC - PATTERN #4022 DUNN EDWARDS PAINT - DET686 AGED WHISKY
G	STOREFRONT SYSTEM: 1" INSULATED GLAZING, PPG AZURIA/SOLARBAN 70, IN CLEAR ANNOXIDIZED ALUMINUM FRAME
J	CONCRETE FORMLINER: FLUTED RIB 1/2" DEEP, 12" OC - FITZGERALD 14386 DUNN EDWARDS PAINT - DET610 WOLVERINE
K	CONCRETE FORMLINER: FLUTED RIB 1/2" DEEP, 12" OC FITZGERALD 14386 DUNN EDWARDS PAINT DET648 WHITE PICKET FENCE (METALLIC FINISH AT NON-LOADING DOCK WALLS)



Lighting



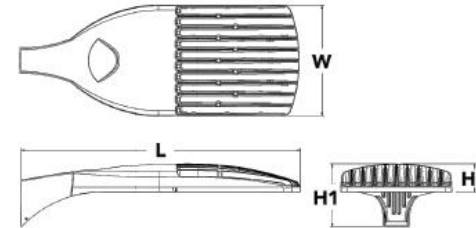
d#series

D-Series Size 1 LED Area Luminaire

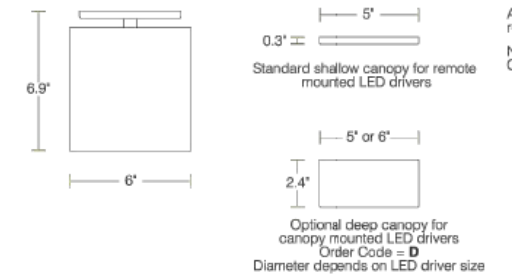


Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



QUBE 400 SX SURFACE MOUNT

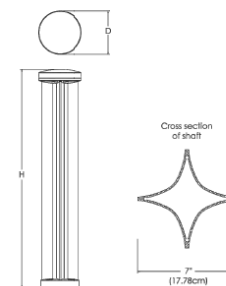


RADEAN Bollard LED Site Luminaire



Specifications

Diameter:	D = 8.25" (20.96cm)
Height:	H = 41.5" Standard (105.41cm)
Weight (max):	20lbs (9.07Kg)



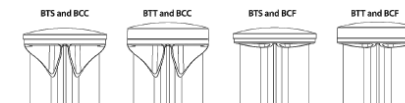
Catalog Number	
Notes	
Type	

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Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Design Guidelines

Section 11-7-3

✓	Design incorporates multiple materials
	<u>Wall articulation</u>
✓	South Elevation
✗	North Elevation
✗	Roof articulation
✗	No more than fifty percent (50%) of the total façade may be covered with one (1) single material

Design Guidelines

Alternative Compliance

Applicant Justification:

- The proposed alternatives are aesthetically complementary, contextually appropriate, improve local architectural appeal and meet or exceed the design objectives and the City's General Plan.

Summary

Findings

- Staff is seeking guidance on the following:
 - Wall articulation (north elevation)
 - Roof articulation
 - Building material composition
- Staff welcomes any feedback



DESIGN REVIEW BOARD

January 12, 2021